

Neighbours

B&A

Urban & Environmental

1st December 2025

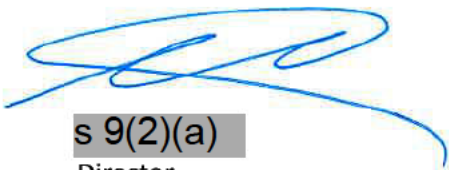
To the Fast-Track Approval committee

The Orchard Grove Application submitted for the FTAA is within the HT1 area north of Hamilton. This land has been recognised as future residential and will be included within the Hamilton boundary in the near future.

As landowners within this HT1 area we have an interest in approximately 410ha of this land and as such recognise the importance of getting the first large residential development off in a way that ensures growth without limiting already existing residential zoned land to the east and allowing the remaining HT1 area to develop to a high-quality residential area.

As such in principle we are supportive of the Orchard/ Grove referral to the Minister and supportive of the numerous consents that will need to be applied for as long as they do not conflict with the above objectives. We are also noting that this support does not restrict our interests or rights to take part in the substantive application should the applicant be successful.

Yours faithfully
Wattle Downs Limited



s 9(2)(a)

Director



s 9(2)(a)

Director

From: s 9(2)(a)
To: [Littcol](#)
Cc: s 9(2)(a) [Fraser McNutt](#)
Date: Wednesday, 29 October 2025 7:45:55 am

Dear Colin

We thank you and Fraser for sitting down with us to run through the development proposal that relates to your land holdings and ours (as noted on page 6 of the consultation document). We understand that a Referral application is the first step of the Fast Track Approvals Act and that is the fundamental reason you have approached us in the first instance. We understand that if the project is listed, then a more detailed application (being a substantive application) would then be put together and submitted to the EPA for acceptance and subsequent processing by a selected panel. A substantive application would include full detail from all relevant specialists and constitute further consultation with key stakeholders and adjoining landowners such as ourselves.

We agree to having our landholdings Legal description: Lot 2 DP 356758 s 9(2)(a) included in the referral application prepared and submitted by Barker & Associates.

We understand that by accepting our land to be included in the referral application:

That there is no obligation to sell our land.

There is no immediate requirement to develop our land – noting we would be in a later stage/sequence as indicated on the master plan.

The consent(s) if obtained would run with the land. If the land was sold onto another owner, the consent rights and compliance would move to the new land owner.

Through this process, the land will not be rezoned.

All rights to apply for additional consents under the Building Code and RMA remain.

Kind regards

s 9(2)(a)

From: [Fraser McNutt](#)
To: [Murray Wallace](#)
Cc: [Colin Litt](#); [Briar Belgrave](#)
Subject: Draft Consultation Pack for Orchard Grove (HT1)
Date: Monday, 25 August 2025 8:02:46 am
Attachments: [20082025 Consultation Pack.pdf](#)

Hello Murray.

Please see updated MP and associated consultation docs. We are near the point where we'd like to engage with some of the key neighbours.

Are you free for a catch up this week to discuss approaches for Scott and Juile Whyman and Kimptons in particular?

Cheers

Kind regards,

FRASER MCNUTT

Partner/Waikato Manager (MNZPI)

s 9(2)(a)

s 9(2)(a)

298 Victoria Street, Hamilton 3204

barker.co.nz



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From: [Fraser McNutt](#)
To: s 9(2)(a)
Cc: [Dean Morris](#); [Briar Belgrave](#); [Colin Litt](#); [Murray Wallace](#)
Subject: Orchard Grove FT Follow up
Date: Wednesday, 3 September 2025 7:06:23 pm
Attachments: [20082025 Consultation Pack.pdf](#)

Evening all

Recording that the two parties met online Tuesday 2nd September, 1-2pm to discuss the attached presentation.

Please feel free to edit the below and return Nick as per your recollection.

It was acknowledged that the proposal was being worked through the FT process for referral.

The level of detail required by the FTAA substantive application is far more significant than that required for a referral application. We would endeavour to do more detailed work across all expert fields as the application developed.

The discussion was without prejudice and in good faith between two neighbours.

In general, Kirkdale are supportive of the application proceeding through the FT process and support the proposed land use (being predominantly residential).

Key matters raised by Kirkdale were as follows:

- Potential transportation impacts on the local network, particularly to the east on existing zoned land and relevant intersections.
- Requirement for upgrades to local roads, particularly Osborne & Reynold Road.
- Potential and timing of intersection at Resolution Drive intersection with Reynolds Road.
- Potential impact on 3waters services capacity for existing zoned land within the City, particularly the Rototuna North area, potential to impact timing of already zoned land.

Further consultation is planned between the parties and the applicant with other key stakeholders.

Was shared that a hui and on site walk over with iwi was planned for next Monday as well as commencement of an archaeology report.

Was shared that a surface water take was to be applied for to enable potable water.

Any further questions, to come back at a time that works.

Ngā mihi | Kind regards,

FRASER MCNUTT
Partner/Waikato Manager (MNZPI)
s 9(2)(a)
s 9(2)(a)

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