

# Attachment 16 – Orchard Grove Consultation Summary

The tables below set out a summary of consultation undertaken with key stakeholders and iwi and hapū. A copy of the consultation pack that was presented and shared is also attached.

## Ngāti Haua

Date	Method	Person(s)	Purpose	Summary	Attachment(s)
6-Jun-25	Email – sent from B&A	Lisa Gardiner	Introduction to HT1	Introduction to HT1 project, confirm key contacts and request to consult.	Refer to email attachment
10-Jun-25	Email – sent from Ngāti Haua	B&A	Confirm Ngāti Haua contact	Ngāti Haua confirming Norm Hill will be key point of contact.	Refer to email attachment
11-Jun-25	Email – sent from Ngāti Haua	B&A	Request for site visit	Norm confirmed he will be point of contact. Request to undertake a site visit.	Refer to email attachment
11-Jun-25	Email – sent from B&A	Norm Hill	Project update and next steps	Outline that the work is in preliminary stages. Confirmed we will undertake a site visit with all hapu and iwi once the draft masterplan has been prepared.	Refer to email attachment
28-Oct-25	Email – sent to Ngāti Haua	Norm Hill	Request for meeting	Provided Norm a copy of the Orchard Grove consultation pack. Request to arrange a meeting with Ngāti Haua asap to talk through the consultation pack to see any comments and feedback.	Refer to email attachment

Date	Method	Person(s)	Purpose	Summary	Attachment(s)
9-Dec-25	Email / letter - sent to Ngāti Haua	B&A	Confirmation of consultation and support for referral application.	Letter from Ngati Haua confirming that consultation has occurred on the referral application prior to lodgement to ensure Ngati Haua values, perspectives and interests have been fully considered and integrated into the proposal. Support from Ngati Haua for lodging the application.	Refer to letter

## Ngāti Wairere

Date	Method	Person(s)	Purpose	Summary	Attachment(s)
6-Jun-25	Email – sent from B&A	Carol Henry	Introduction to HT1	Introduction to HT1 project, confirm key contacts and request to consult.	Refer to email attachment
9-Jun-25	Email – sent from Ngāti Wairere	B&A	Response to introduction email	Confirmation that Carol had received the introductory email. Coordinating an initial hui to meet to discuss the project.	Refer to email attachment
24-Jun-25	Email – sent from B&A	Carol Henry	Approach to iwi and hapū engagement	Determine Ngāti Wairere preference for overall iwi and hapū engagement, including with other mana whenua – confirm whether a combined approach between all iwi and	Refer to email attachment

Date	Method	Person(s)	Purpose	Summary	Attachment(s)
				hapū or more individualised approach is preferred.	
10-Jul-25	Email – sent from B&A	Carol Henry	Hui invitation	Invitation for Ngati Wairere to attend a preliminary hui to discuss the draft masterplan for Orchard Grove	Refer to email attachment
21-Aug-25	Hui	Carol Henry – Ngāti Wairere Kahurimu Flavell – Waikato Tainui Briar Belgrave – B&A	Initial hui and presentation of draft consultation pack	Present and discuss the draft consultation pack, discuss the preparation of a CIA, determine how we will work together including site walkovers and a future hui	Refer to meeting notes- Orchard Grove – Initial Presentation – Ngati Wairere and Waikato Tainui – 21 August
8-Sep-25	Hui	Carol Henry – Ngāti Wairere Wayne Te Kerei Harris - Ngāti Wairere Kahurimu Flavell – Waikato Tainui Briar Belgrave – B&A Fraser McNutt – B&A Kasey Zhai – B&A Dean Morris – Maven	On site walkover	Site walkover with iwi and hapū to understand the masterplan and discuss the proposal	Refer to meeting notes- Orchard Grove – Site Visit and Hui – 8 September 2025
31-Oct-25	Email	B&A	MOU and application cover letter	Refer to email	Refer to email, MOU and supporting letter

## Waikato Tainui

Date	Method	Person(s)	Purpose	Summary	Attachment(s)
6-Jun-25	Email – sent from B&A	Jaedyn Falwasser	Introduction to HT1	Introduction to HT1 project, confirm key contacts and request to consult.	Refer to email attachment
6-Jun-25	Email – sent from Waikato Tainui	B&A	Confirming receipt of email	Confirming introduction email had been received and providing contact details for appropriate person at Waikato Tainui.	Refer to email attachment
6-Jun-25	Email – sent from Waikato Tainui	B&A	Confirmation of interest in being involved in project	Waikato Tainui contact confirmed interest and ability to assist with project.	Refer to email attachment
15-Jul-25	Email	Te Makarini Mapu	Project update	Provide an overall project update on the development of the masterplan. Advising that B&A will look to present and seek input on draft masterplan in August.	Refer to email attachment
21-Aug-25	Hui	Carol Henry – Ngāti Wairere Kahurimu Flavell – Waikato Tainui Briar Belgrave – B&A	Initial hui and presentation of draft consultation pack	Present and discuss the draft consultation pack, discuss the preparation of a CIA, determine how we will work together including site walkovers and a future hui	Refer to meeting notes- Orchard Grove – Initial Presentation – Ngati Wairere and Waikato Tainui – 21 August
8-Sep-25	Hui	Carol Henry – Ngāti Wairere Wayne Te Kerei Harris - Ngāti Wairere	On site walkover	Site walkover with iwi and hapū to understand the masterplan and discuss the proposal	Refer to meeting notes- Orchard Grove – Site Visit and Hui – 8 September 2025

Date	Method	Person(s)	Purpose	Summary	Attachment(s)
		Kahurimu Flavell – Waikato Tainui Briar Belgrave – B&A Fraser McNutt – B&A Kasey Zhai – B&A Dean Morris – Maven			
11-Nov-2025	Email – sent from Waikato Tainui	Wayne Harris – Ngati Wairere Fraser McNutt – B&A	Support for MOU	Waikato Tainui acknowledgement and support for proactive engagement on Orchard Grove and the MOU signed and prepared by Ngati Wairere.	Refer to email

## Future Proof Partners

Date	Method	Person(s)	Purpose	Summary	Attachment(s)
21-Aug-25	Email	Hamilton City Council – Chris Dillon	Section 11 FTAA Consultation Requirements – request to consult	Introduction to Orchard Grove application and making an initial request to consult with Future Proof Partners.	Refer to email attachment
11-Sep-25	Meeting	Future Proof Partners – refer to minutes Fraser McNutt – B&A Leo Hills – Commute Dean Morris – Maven	Orchard Grove Meeting with relevant Future Proof Partners staff – pre lodgement consultation	Introduction to Orchard Grove, provide an overview of the consultation pack and discuss Future Proof Partners feedback	Refer to minutes – Future Proof Partners – Orchard Grove Meeting Minutes – 11 September 2025
5-Nov-25	Letter	Fraser McNutt – B&A Colin Litt – Applicant	Letter to support referral application	Letter confirms engagement with Future Proof Partners regarding the Orchard Grove referral application. Provides a summary of key considerations for urban development including infrastructure, transport, residential density, and urban design. Future Proof partners confirm they recognise the potential of the referral application and confirm they do not oppose the use of the Fast Track process for the proposal.	Refer to letter – HT1 (Orchard Grove) – Statement of Facts for Referral Application

## Hamilton City Council

Date	Method	Person(s)	Purpose	Summary	Attachment(s)
12-May-25	Meeting	See Attachment	Overview and introductory discussion on Orchard Grove	Discussion around overall development (residential housing), infrastructure servicing requirements, Fast-Track Referral application, next steps	12.05.25 HT1 Meeting with HCC
8-Aug-25	Meeting	Fraser McNutt – B&A Leo Hills – Commute Chris Dillon – HCC Tony Denton – HCC Robyn Denton – HCC Peter Henderson – WDC Brent Manning	Discuss Kay Road – potential road stopping	Discussion on the proposal for Orchard Grove and Kay Road stopping and its implications, particularly regarding the road stopping process and its impact on the Northern River Crossing and other strategic servicing. Follow up advice from HCC on Road Stop process and existing roading design. Follow up advice from WDC on Road Stop process.	Refer to meeting notes and attachments – FT_HT1_MN_001-20250808
30-Oct-25	Meeting	Fraser McNutt – B&A Colin Litt – Applicant Leo Hills – Commute Dean Morris – Maven Bryce Powell – HCC Mark Roberts – HCC Tony Denton – HCC Brent Manning – HCC Leslie Lao – HCC	Northern River Crossing	To discuss the northern river crossing alignment concerning the Orchard Grove block and the broader transport network.	Refer to meeting minutes

## Department of Conservation

Date	Method	Person(s)	Purpose	Summary	Attachment(s)
25-Aug-25	Email – sent from B&A	Department of Conservation	Section 11 FTAA Consultation Requirements – request to consult	Request to consult with DoC on Orchard Grove referral application.	Refer to email attachment
25-Aug-25	Email – sent from DoC	B&A	Acknowledge of receipt of email	Confirmation that DoC received consultation request. Outlining cost recovery process and need for an invoice for costs to be paid before consultation can commence.	Refer to email attachment
10-Sep-25	Email – sent from DoC	B&A	Pre-lodgement meeting with DoC	Notification of appointment of DoC manager for Orchard Grove. Request for time and dates for pre-lodgement meeting with DoC.	Refer to email attachment
24-Sep-25	Email – sent from B&A	Bridgette Munro – DoC	Meeting minutes	Draft meeting minutes circulated to DoC for confirmation	Refer to email attachment and meeting minutes
21-Oct-25	Email – sent from DoC	B&A	Consultation summary	Summary of information from DOC following pre-lodgement consultation	Refer to email and attachment

## Heritage New Zealand Pouhere Toanga

Date	Method	Person(s)	Purpose	Summary	Attachment(s)
19-Aug-25	Email	Rachel Darmody	Introduction to the project and request for HNZ to confirm no archaeology sites on the subject site	Refer to email	20250819 Referral Application Consultation – Orchard Grove_Flagstaff
1-Sep-25	Email	Rachel Darmody and Ben Pick	Update and confirmation the applicant is completing an archaeological assessment as requested	Refer to email	
26-Sep-25	Email	Rachel Darmody and Ben Pick	Archaeological assessment	Provide HNZ with the completed archaeology assessment and seeking confirmation that no heritage authority is required for the site.	Refer to email
13-Oct-25	Email – from HNZ	B&A	HNZ confirmation that no authority is required	Refer to email	Refer to email

## Ministry for the Environment

Date	Method	Person(s)	Purpose	Summary	Attachment(s)
20-Aug-25	Email	Ministry for the Environment – Admin Agency FTAA	Section 11 FTAA Consultation Requirements	Introduction to Orchard Grove and request for consultation with MfE under Section 11 of the FTAA	Refer to email attachment
27-Aug-25	Email	B&A	Section 11 Consultation Response	Response letter from MfE on national direction assessment requirements	Refer to email attachment

## Ministry of Education

Date	Method	Person(s)	Purpose	Summary	Attachment(s)
21-Aug-25	Email	Susan Henderson	Section 11 FTAA Consultation Requirements	Request to consult with MoE. Requesting key contact to engage with.	Refer to email attachment
22-Aug-25	Email	B&A	Acknowledgement of request to consult	Arranging meeting with MoE to discuss Orchard Grove referral application	Refer to email attachment
27-Aug-25	Meeting	Susan Henderson – MoE Partick Broman – MoE Gemma Hayes – MoE Briar Belgrave – B&A Kasey Zhai – B&A	Present Orchard Grove consultation pack and seek MoE feedback	Presented consultation pack. Discussed schooling capacity in the surrounding area – confirmed to be enough capacity to support the development.  Discussion on importance of safe to school walking and cycling routes for children.	Refer to email attachment. Refer to meeting minutes – Orchard Grove Fast Track Referral_Meeting Minutes_270825
27-Aug-25	Email	Susan Henderson	Follow up from meeting with MoE	Email to MoE providing a copy of the consultation pack presented and meeting notes for confirmation.	Refer to email attachment
3-Sep-25	Email	B&A	MoE feedback	MoE thank B&A for the opportunity to discuss the Orchard Grove referral application.  MoE confirm they have reviewed the consultation pack and circulated minutes and have no further feedback.	Refer to email attachment

## Adjacent and Adjoining Neighbours

Date	Method	Person(S)	Purpose	Summary	Attachment(s)
25-Aug-25	Email	s 9(2)(a)	Provide a copy of the consultation pack and request to consult with key neighbours	Refer to email	Refer to email – Draft Consultation Pack for Orchard Grove (HT1)
2-Sep-25	Meeting	Fraser McNutt – B&A Dean Morris – Maven Colin Litt – Client s 9(2)(a) s 9(2)(a)	Provide an update on Orchard Grove Fast Track Referral	General support for the application proceeding through the FT process. Support for the proposed land use – being predominately residential. Key issues raised in relation to the transport impacts on network, upgrading of road and three waters infrastructure. Agreed that further ongoing consultation between the parties would continue.	Refer to email attachment
3-Sep-25	Email	s 9(2)(a)	Summary of meeting	Record of meeting on 2 <sup>nd</sup> September and that ongoing consultation would occur. General support from the s 9(2)(a) for a predominately residential development. Discussion on key transport matters such as potential impacts on local road network, requirement for road upgrades.	Refer to email – Orchard Grove FT Follow Up

Date	Method	Person(S)	Purpose	Summary	Attachment(s)
9-Sep-25	Meeting	Colin Litt – Client Fraser McNutt – B&A s 9(2)(a)	Introduction to Orchard Grove	An introduction to the development proposal and explaining the fast-track process. Provide an update on where the project is at in the lead up to lodging a referral application. Outlining the opportunities the proposal could offer them as a potential party to the development as opposed to just an adjoining neighbour. Agreement to meet again in a few weeks to follow up.	
29-Oct-25	Email – from s 9(2)(a)	Colin Litt – Client Fraser McNutt – B&A	Follow up from engagement	Confirming the consultation that has occurred and that the latest version of the consultation pack has been reviewed. Agreement to having their landholding included in the referral application.	Refer to email – FW – Orchard Grove Consultation – s 9(2)(a)
1-Dec-25	Email – from s 9(2)(a)	Colin Litt – Client Fraser McNutt – B&A	Letter of support	Confirming interest in wider HT1 growth cells as landowners. Recognition of the importance of getting the first portion of HT1 away to support wider growth. Confirm support in principle of Orchard Grove referral application.	Refer to email and attachment.



# Orchard Grove Masterplan

Consultation Document | Hamilton | December 2025



Urban & Environmental

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**Document Controls**

Job number: 25880  
Project name: Orchard Grove Masterplan Development  
Issued date: December 2025

Prepared for: Colin Litt  
Prepared by: Barker & Associates Ltd  
Reviewed and Issued by: Barker & Associates Ltd

# 1.0 SITE CONTEXT AND ANALYSIS



Scale: 1:24,000 @ A3

## 1.1 Existing Regional and Local Context

Orchard Grove (formerly HT1) is a strategically identified growth cell located in Flagstaff, within the Waikato District, immediately north of Hamilton City. The area is earmarked for residential development and subject to a strategic boundary agreement to support Hamilton's long-term urban growth. Medium-density residential development is anticipated across the site.

Despite being in the Waikato District, the subject site adjoins the Hamilton City boundary and is only 10km from the centre of Hamilton.

The site is accessible via Reynolds Road to the north, Resolution Drive to the east, Kay Road to the south, and Osborne Road to the west. Kay Road lies within the shared jurisdiction of Waikato District and Hamilton City Councils, while Resolution Drive has been identified as an arterial route extending from Hamilton City.

### Proximity to Centres and Business Nodes

Orchard Grove is well located near existing centres and business nodes that provide services to meet the needs of future residents, as well as employment opportunities at both a local and sub-regional scale:

- The Borman Road Neighbourhood Centre (5-minute drive) and the and the Rotoruna Suburban Centre (8-minute drive) to provide for the day-to-day needs of future residents.
- The Te Rapa Sub-Regional centre (15-minute drive) offers higher-order

- retail and commercial services.
- The Hamilton City Centre (20-minute drive) provides a wider range of employment, services, and amenities.
- The Te Rapa North Industrial area, a 200- hectare sized industrial growth area within Hamilton City will provide significant employment opportunities.

### Proximity to Community Services and Other Infrastructure

The site is well supported by a range of existing community services and infrastructure:

- Te Ao Mārama, Hamilton Christian School and Horsham Downs Primary schools and Rotoruna High School.
- Several local childcare centres.
- Rotoruna Library.
- Horsham Downs Community Hall, supporting local events and gatherings.
- Destination Playground and sports field located off Borman Road.
- Pukete Wastewater Treatment Plant.

#### Legend

- |  |                            |
|--|----------------------------|
| HT1 Growth Cell                                | Waterbodies                |
| Subject Site                                   | Green Spaces and Esplanade |
| Area for Potential Connection to Resolution Dr | School and ECE             |
| Waikato Expressway / SH                        | Retail Shops               |
| Hamilton City Arterial Routes                  | Cafe / Restaurants         |
| Parks and Open Spaces                          | Community Hall / Church    |
| Existing Interchanges                          | Public Playgrounds         |
| Existing Roundabouts                           |                            |

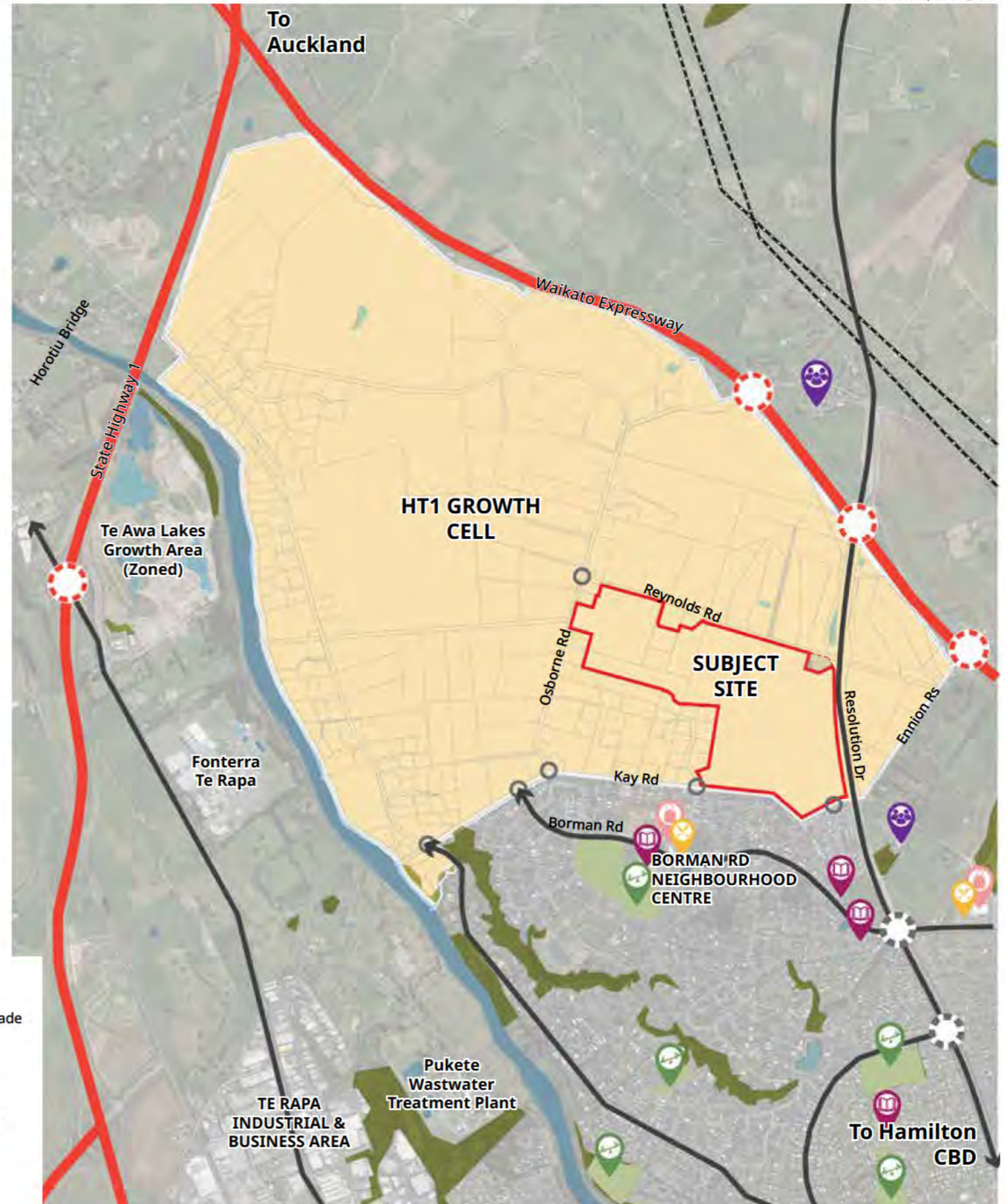


Figure 1 Local context

## 1.2 Planning Context

The site is zoned General Rural Zone under both the Operative Waikato District Plan Operative in Part (Figure 2) and Waikato Proposed District Plan Appeals Version. The eastern side of the site is within an NZTA designation overlay. It is also within the HT1 Urban Expansion Area.

Future development of the site, specifically for the areas adjoining existing urban areas, should carefully consider the planning context under the District Plan, in order to create a cohesive and comprehensive transition from the existing rural / semi rural environment context into an urban environment context.

For the development within the Rural Zone, consideration should be given to ensuring potential reverse sensitivity effects to not constrain surrounding rural and productive land use operations.

The Orchard Grove growth cell has been recognised in several key planning documents, including the 2024 Future Proof Strategy, Hamilton-Waikato Metropolitan Spatial Plan (2020), and Waikato District Growth Strategy (2020).

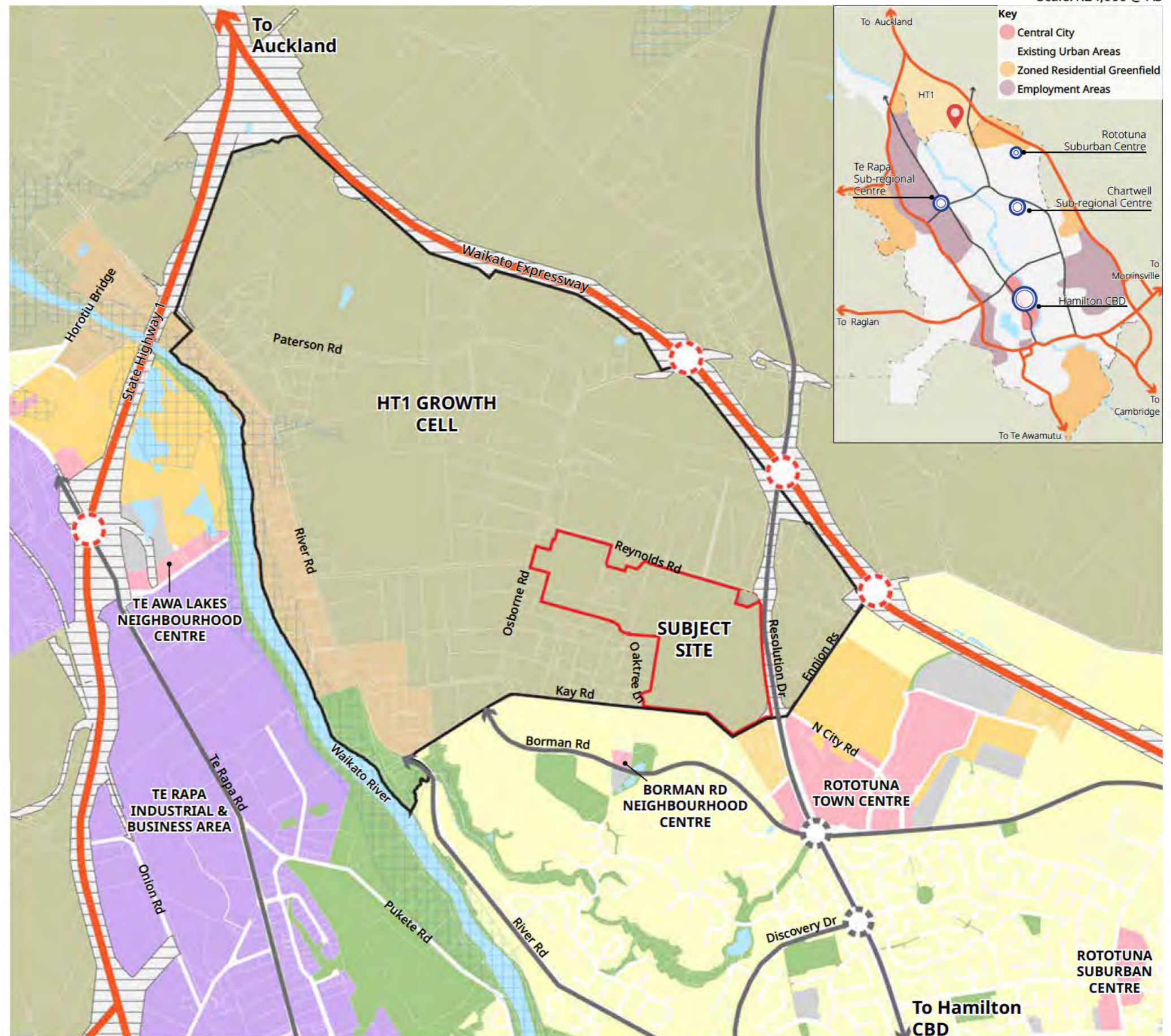


Figure 2 Hamilton City and Waikato District planning context

### 1.3 Cultural and Historic Context

The site is of identified cultural and resource management significance to Ngāti Haua, Ngāti Wairere, and Waikato-Tainui.

The Masterplan and associated development present an opportunity to embed a cultural narrative that acknowledges and respects the significance of this whenua and the Waikato Te Awa. These opportunities will be identified together with tangata whenua.

Scale: 1:24,000 @ A3

- Legend**
- HT1 Growth Cell
  - Subject Site
  - Area for Potential Connection to Resolution Dr
  - Waterbodies
  - Regional Flood Hazards Extent
  - Green Spaces and Parks
  - Significant Natural Area and Outstanding Landscape Area (WDC)
  - Sites and areas of significance to Maaori (WDC)
  - Significant Archaeological Sites (HCC)



Figure 3 Identified sites and areas of significance to Maaori and archaeological sites

# 1.4 Ownership and Land Uses



Scale: 1:7,500 @ A3

- Ownership: s 9(2)(a) & other  
Legal description: Lot 1 DP 440812  
Land use: Rural residential - Waikato  
Approx. area: 0.5002 ha

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- Ownership: s 9(2)(a) & other  
Legal description: Lot 2 DP 440812  
Land use: Rural residential - Waikato  
Approx. area: 0.5002 ha

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- Ownership: s 9(2)(a) & other  
Legal description: Lot 3 DP 440812  
Land use: Rural residential - Waikato  
Approx. area: 0.9349 ha

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- Ownership: s 9(2)(a) & others  
Legal description: Lot 1 DP 537963  
Land use: Rural residential - Waikato  
Approx. area: 0.8978 ha

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- Ownership: Colin Litt & others**
- Legal description: Lot 2 DP 537963, Lot 4 DP 440812, Lot 2 DP 353756, Lot 3 DP 353756  
Land use: Orchard  
Approx. area: 18.24 ha

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- Ownership: s 9(2)(a)**
- Legal description: Lot 2 DP 356758  
Land use: Rural Residential - Waikato  
Approx. area: 3.1248 ha

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- Ownership: s 9(2)(a)**
- Legal description: Lot 15 DP 327052  
Land use: Farming  
Approx. area: 50.53 ha

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- Ownership: Multiple  
Land use: Rural Residential/Large Lot Residential - Waikato  
Area = n/a

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- Ownership: Multiple  
Land use: Residential & Medium Density Residential - Hamilton City  
Area = n/a

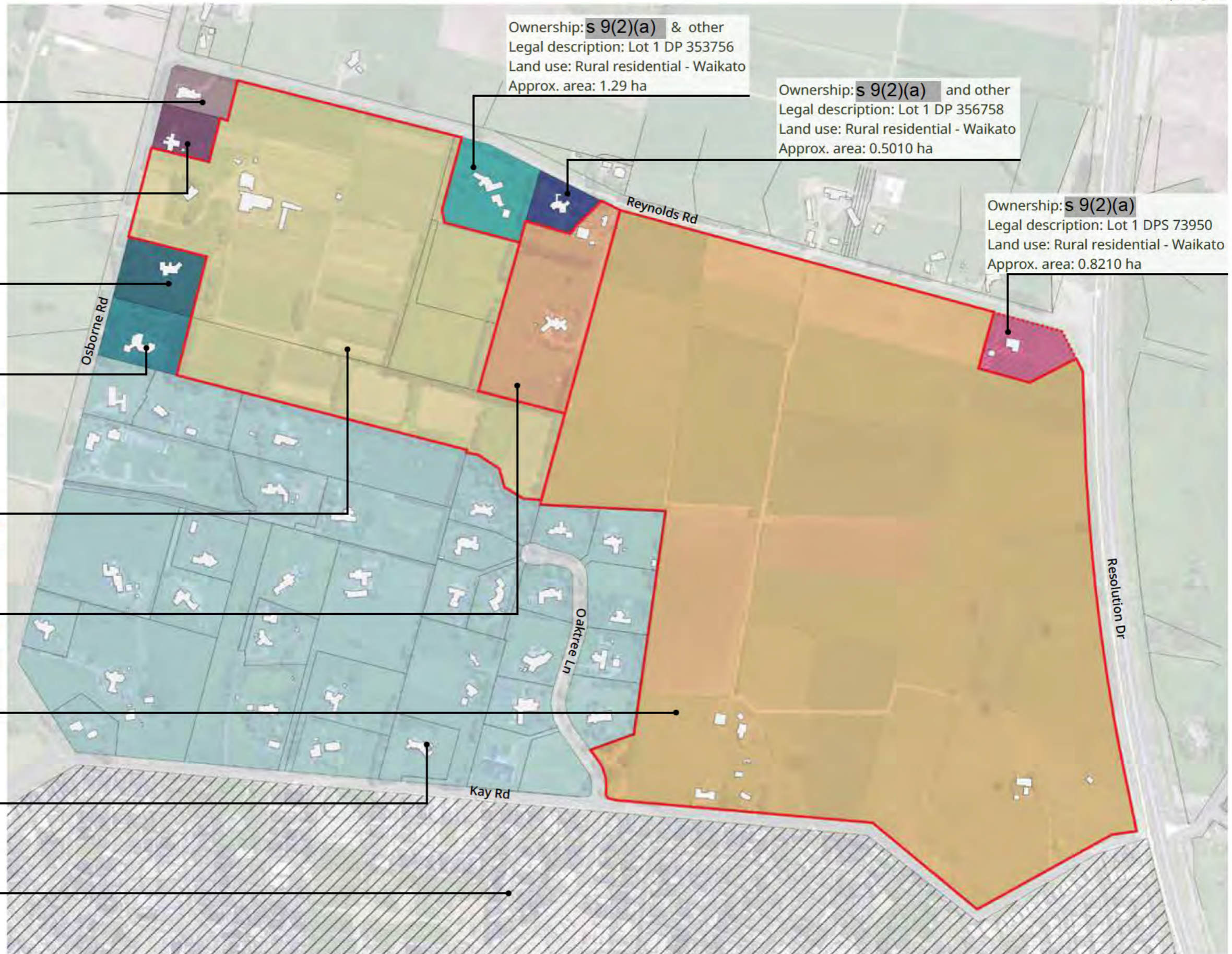


Figure 4 Existing ownership context map

# 1.5 Ecological and Blue-green Network



Scale: 1:7,500 @ A3

The Orchard Grove Masterplan has been designed to integrate with existing natural features to achieve a cohesive and connected open space network.

The Otama-ngenge Stream will be incorporated into an extensive central green open space area running between Osborne Road and Resolution Drive. This green space will provide opportunities for recreation, visual amenity, and ecological enhancement.

A centrally located neighbourhood park will also be delivered as part of the masterplan, offering key amenity for future residents.

The HT1 growth cell is bound by the Waikato River to the east, and is being developed in accordance with water-sensitive design principles. These principles aim to protect and enhance the health of the Waikato River. The green open space area will also incorporate features to manage water quality and quantity.

**Legend**

- Site Boundary
- Area for Potential Connection to Resolution Dr
- Potential Trees to Retain
- Existing Mature Trees
- Barberry Hedgerow
- Shelterbelt
- Existing Farm Drain
- Existing Farm Drain - dry
- Modified Stream
- Watercourse
- Potential Wetland (under investigation)
- Artificial Pond
- Existing Building Footprint
- Parcels

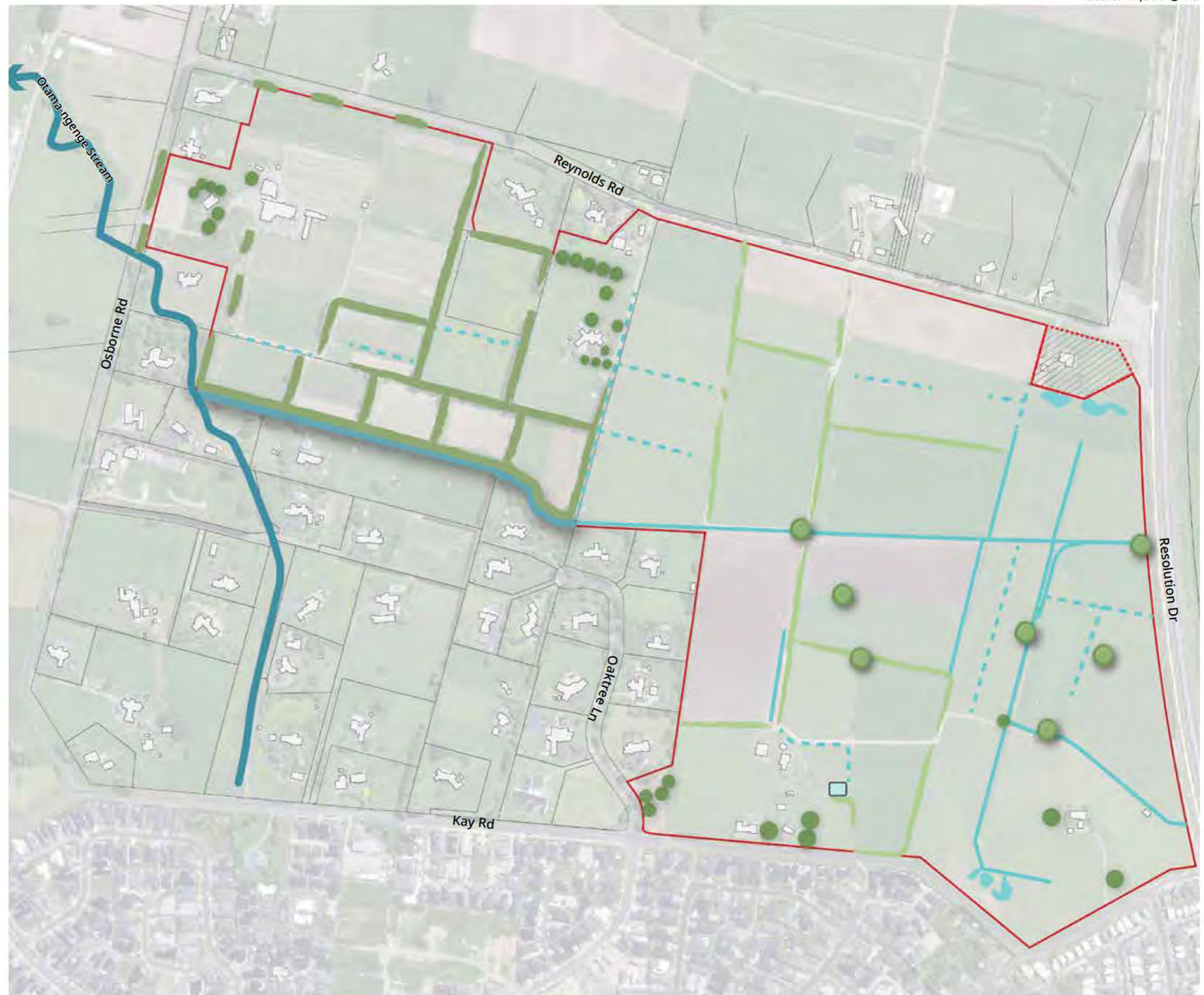


Figure 5 Identified ecological features map

# 1.6 Transport and Accessibility - Transport Options



Scale: 1 to 24,000 @ A3

The HT1 growth cell is bound by the Waikato Expressway to the eastern boundary and State Highway 1C at the north, with direct access to both key transport corridors. The wider transport network will connect Orchard Grove to Hamilton City and the Waikato District.

The local transport network will also be upgraded to support the Orchard Grove development, as shown in the Masterplan.

- Legend**
- HT1 Growth Cell
  - Subject Site
  - Area for Potential Connection to Resolution Dr
  - Waikato Expressway / State Highway
  - Designation
  - Hamilton City Major Arterial Routes
  - Proposed Major Arterial Routes (as per HCC District Plan)
  - Hamilton City Minor Arterial Routes
  - Proposed Minor Arterial Routes (as per HCC District Plan)
  - Hamilton City Collector Routes
  - Hamilton City Local Routes
  - Indicative Future Arterial Route on Reynolds Rd
  - Future Northern River Crossing Option 1
  - Future Northern River Crossing Option 2
  - Walking Paths
  - Bus-stops
  - Existing Interchanges
  - Existing Roundabouts
  - Existing Intersections
  - Waterbodies
  - Green Spaces / Parks

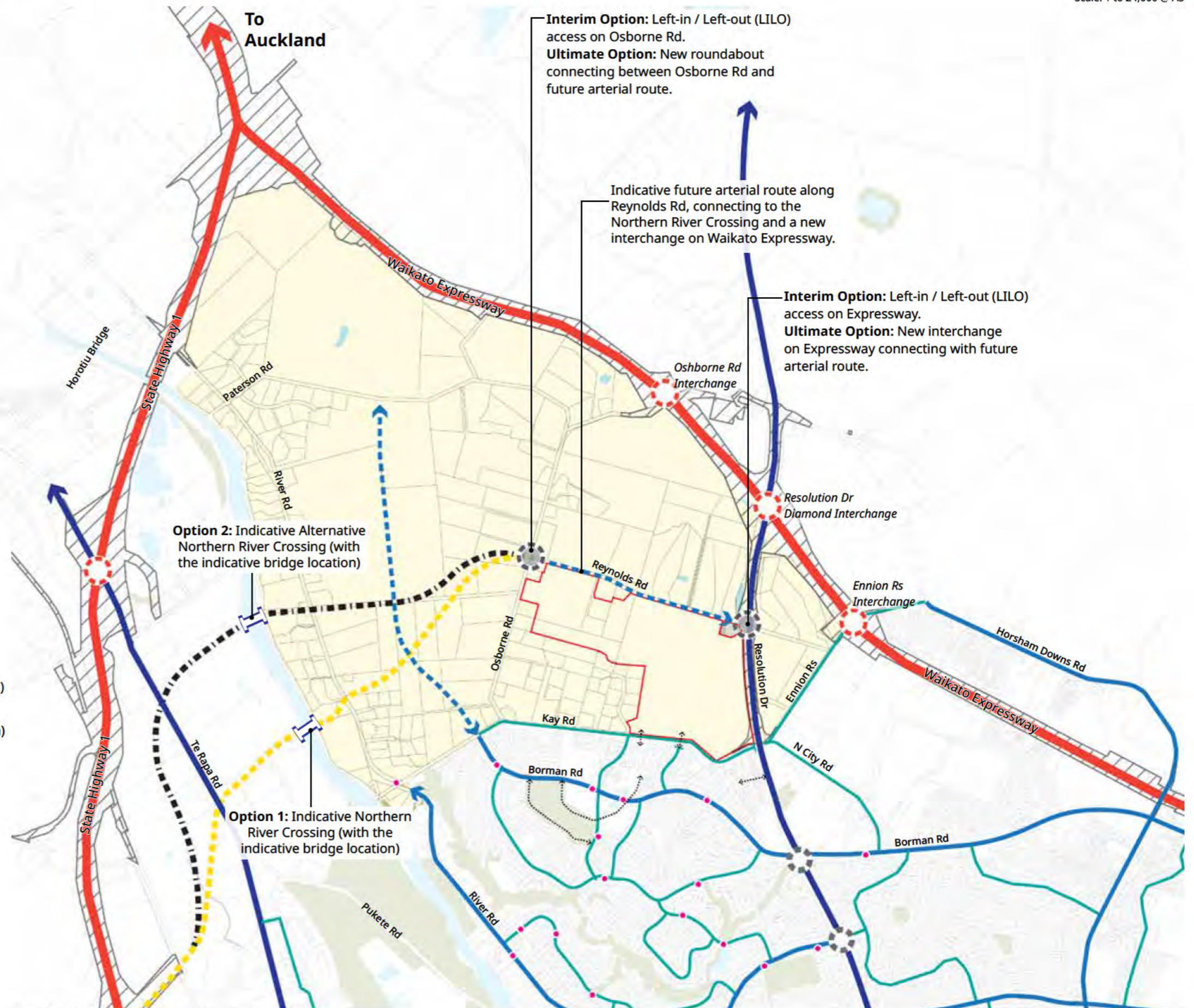


Figure 6 Wider connectivity and movement map

## 1.7 Existing Site Features and Opportunities

The site has several key features and opportunities identified by the various technical specialists engaged including, stormwater engineers, transport engineers and ecologists.

- Existing land use is predominantly rural in character, with operational dairy farming, fruit orchards, pasture and rural lifestyle living.
- The site is irregular in shape and topographical analysis has also been carried out to identify steep slopes. Certain areas may present slope challenges requiring tailored design responses.
- There is a low presence of indigenous vegetation and highly modified watercourses, including a central farm drainage discharging to the Otamangenge Stream.
- Small areas may qualify as degraded natural inland wetlands and would require further site investigation and assessment to confirm their spatial extent and status.
- Accessibility to the site is currently limited, in particular Kay Road and Resolution Drive currently provide limited vehicular access.
- Existing pedestrian and cycling walkways within the vicinity provides potential integration points for active transport, yet currently lacks direct connectivity to the site.

Further analysis will likely be required to understand how the site's challenges, features and existing connections might inform design and spatial outcomes that may contribute to high quality urban neighbourhoods.

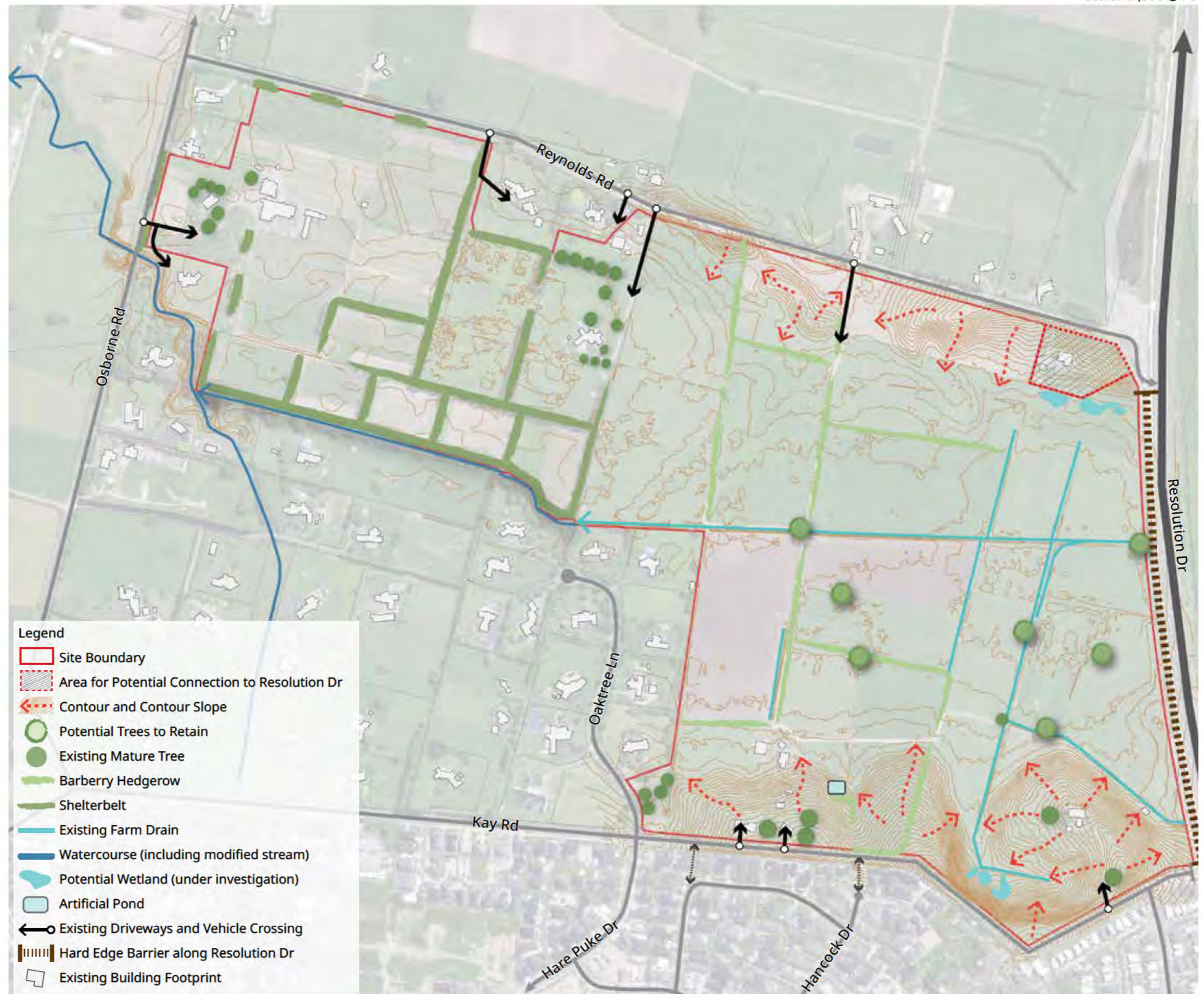


Figure 7 Site features and opportunities map

# 2.0 High-Level Masterplan



Scale: 1:5,000 @ A3

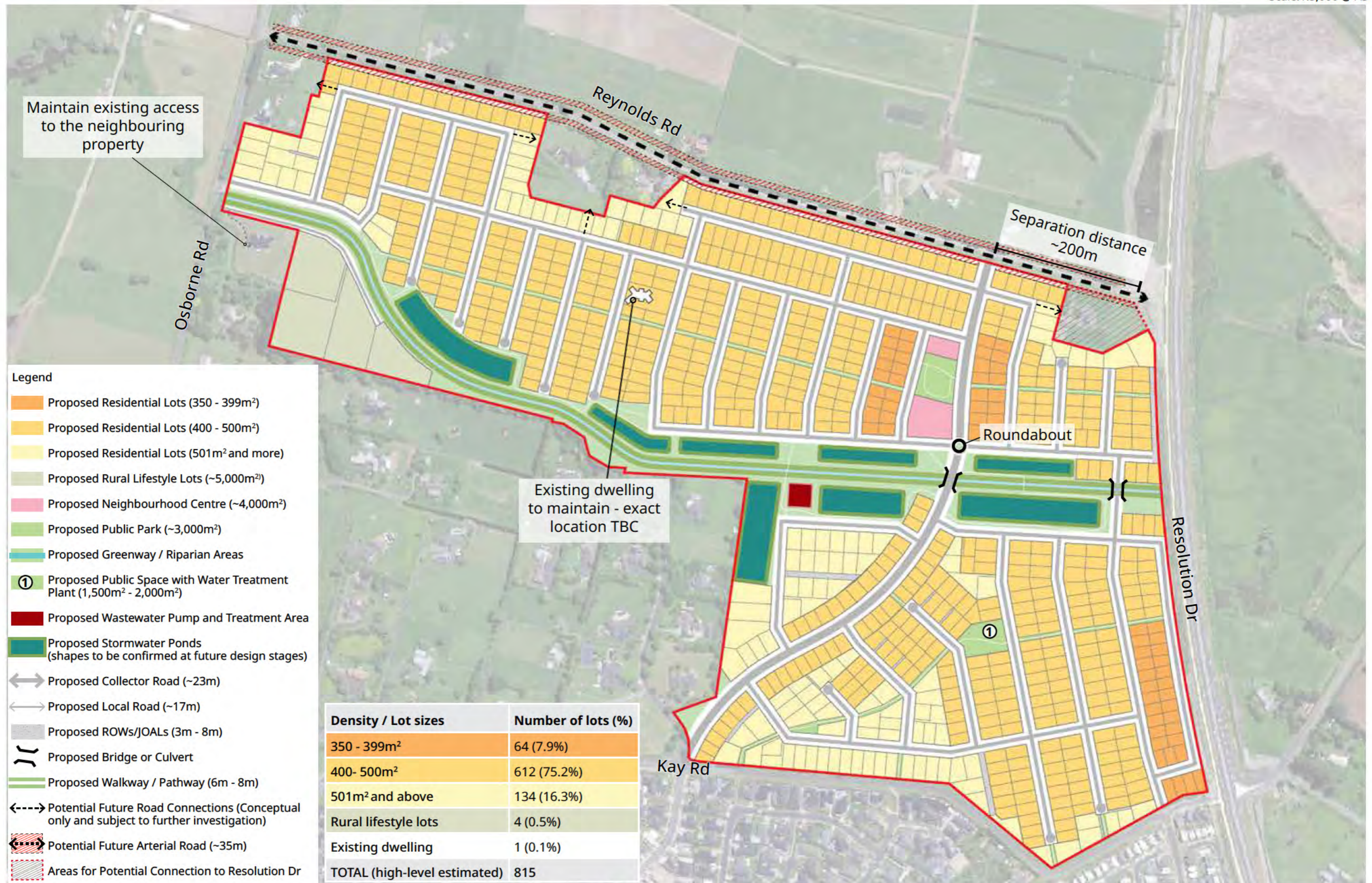
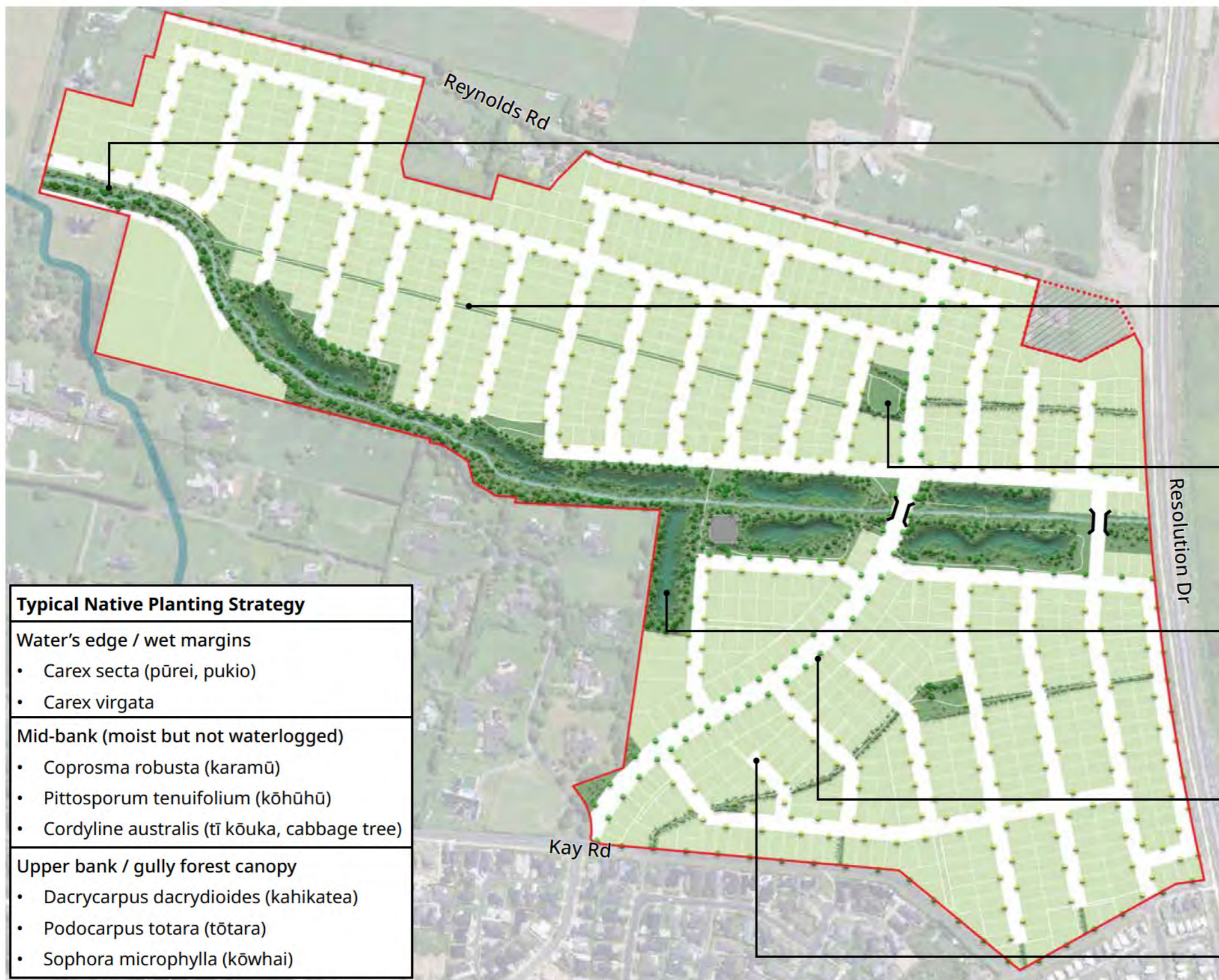


Figure 8 High-level Masterplan

## 2.1 Landscape Strategy

Scale: 1:5,000 @ A3



**Stream Restoration:**  
Enhance riparian corridor & increase area of native vegetation.



**Pedestrian Connections:**  
Provide for pedestrian & cycling links to the broader landscape.



**Community Spaces:**  
Provide high quality public amenity and open green spaces.



**Wetland Restoration:**  
Restoring existing wetlands and increasing ecological values.



**Comprehensive Tree Planting:**  
Increasing street amenity and ecological values of the road network.



**Local connections:**  
Provide local pedestrian links within the development.



Typical Native Planting Strategy	
Water's edge / wet margins	<ul style="list-style-type: none"> <li>Carex secta (pūrei, pukio)</li> <li>Carex virgata</li> </ul>
Mid-bank (moist but not waterlogged)	<ul style="list-style-type: none"> <li>Coprosma robusta (karamū)</li> <li>Pittosporum tenuifolium (kōhūhū)</li> <li>Cordyline australis (tī kōuka, cabbage tree)</li> </ul>
Upper bank / gully forest canopy	<ul style="list-style-type: none"> <li>Dacrycarpus dacrydioides (kahikatea)</li> <li>Podocarpus totara (tōtara)</li> <li>Sophora microphylla (kōwhai)</li> </ul>

Figure 9 Landscaping strategy and opportunities

## 2.2 Lot Sizes and Housing Typologies Test

The masterplan for the site has been carefully designed to provide a range of lot sizes and housing types that respond to market demand, urban design best practice, and the site's context within the wider HT1 growth cell.

### Design Outcomes

Across all lot sizes, the width and depth parameters have been set to:

- Enable a variety of housing typologies, from standalone homes to duplexes, ensuring a diverse and attractive streetscape.
- Support good on-site functionality, including parking, outdoor living areas, and landscaping.
- Maintain compatibility with neighbouring developments and provide a clear transition between different densities.
- Ensure garages and driveways can be accommodated without dominating the street frontage, maintaining an attractive public realm.

### Market Choice and Community Benefit

- This mix of lot sizes meets a range of household needs — from first-home buyers seeking more compact homes to families wanting larger outdoor spaces. By offering a broader spectrum of housing than many recent higher-density developments, the masterplan responds to a gap in the local housing market, creating a balanced and resilient neighbourhood.

### Typical Lot Design Testing

For the purposes of illustrating realistic scale and bulk for this residential proposal, the residential standards under Hamilton Operative District Plan are used as a baseline.

There are three residential density ranges proposed across the majority of the development, being:

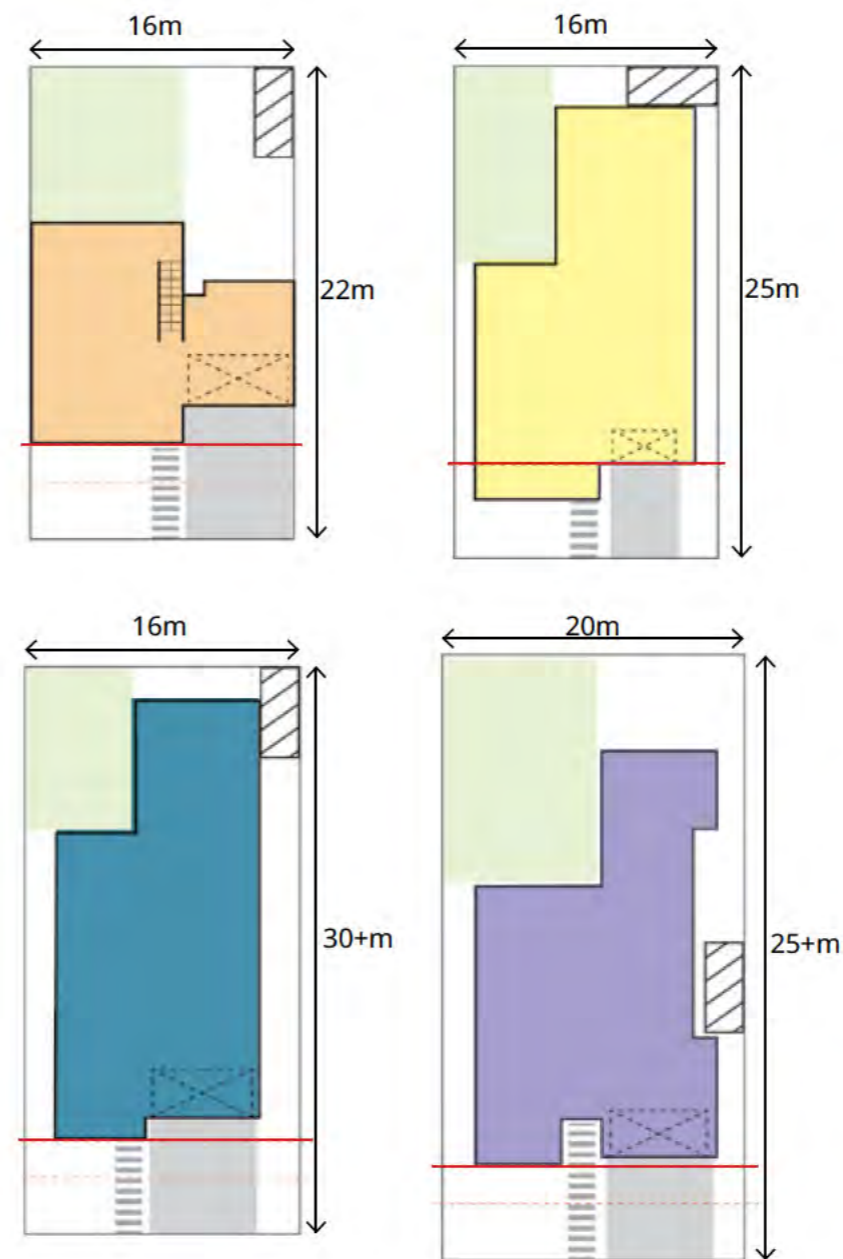
- 350–399m<sup>2</sup> residential lots
- 400–500m<sup>2</sup> residential lots
- 501m<sup>2</sup> and above residential lots.

All of these lots generally have their lot width of no less than 16m, which will allow for attached dwelling (duplex) or detached dwelling with single or double garage, while still allowing good street frontage and landscaping, and providing ample space for outdoor living areas, landscaping, and onsite parking.

Lot depths are ranging between 22m to 30m, which can support better private outdoor living, sunlight access, and design flexibility for relatively higher density typology. Typical lot dimensions are:

- 16m x 22m;
- 16m x 25m;
- 16m x 30m;
- 16m x 32m;
- 20m x 25m; and
- 20m x 30m.

### Typical Lot Design Testing



#### Legend

- Outdoor living area (45+m<sup>2</sup>)
- Service area (10m<sup>2</sup>)
- Driveway
- Pedestrian path
- Frontage setback (5m)
- Frontage setback (3m)
- Two storey 3 bedrooms duplex/terraces with double garage
- 3 bedrooms standalone with single garage
- 3 bedrooms standalone with double garage
- 4+ bedrooms standalone with double garage

### Housing Typologies Precedents



## 2.3 Movement and Connectivity

Figure 10 identifies the indicative movement network that will provide connections within the site and to the surrounding transport network. The road layout has been designed to follow the natural topography of the site.

The Orchard Grove movement network has been designed to create a safe, inclusive and sustainable transport environment for all users. Two new main roads running north-south and east-west orientation will service the development and provide direct access to the four existing public roads which border the site.

The new internal local road network will prioritise convenient access, safe and attractive streets, and a walkable block layout.

- Legend
- Subject Site
  - Areas for Potential Connection to Resolution Dr
  - Proposed Collector Road (~23m)
  - Proposed Reserve / Greenway Edge Road (~17m)
  - Proposed Residential Local Road (~17m)
  - Proposed Residential Cul-de-sac (~17m)
  - Proposed Greenway
  - Proposed Bridge or Culvert
  - Possible Future Road Connections
  - Connection Points to Existing Roading Network
  - Existing Major Arterial Road
  - Existing Collector Road
  - Existing Local Road / Local Cul-de-sac
  - Hamilton City Proposed Major Arterial Route

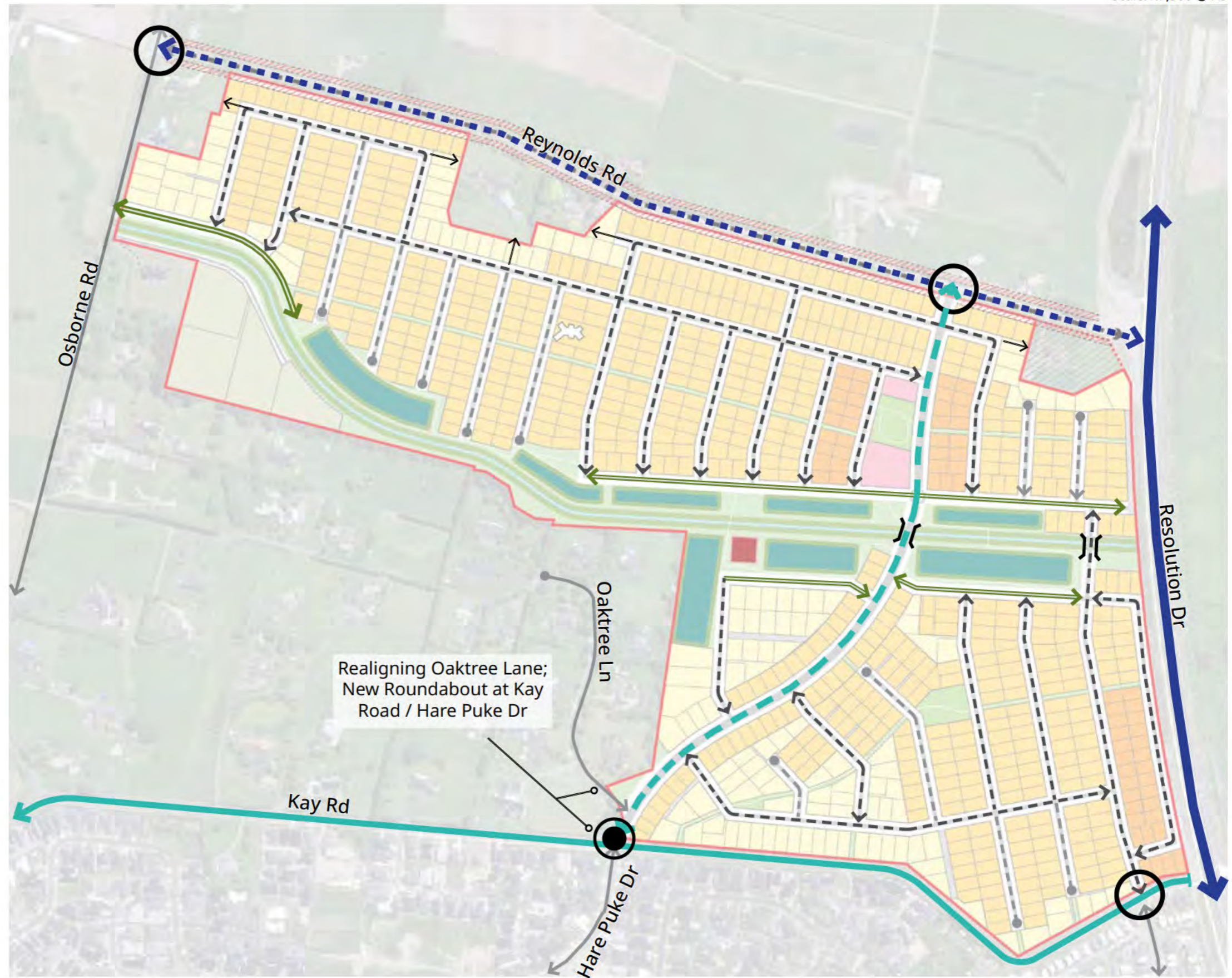
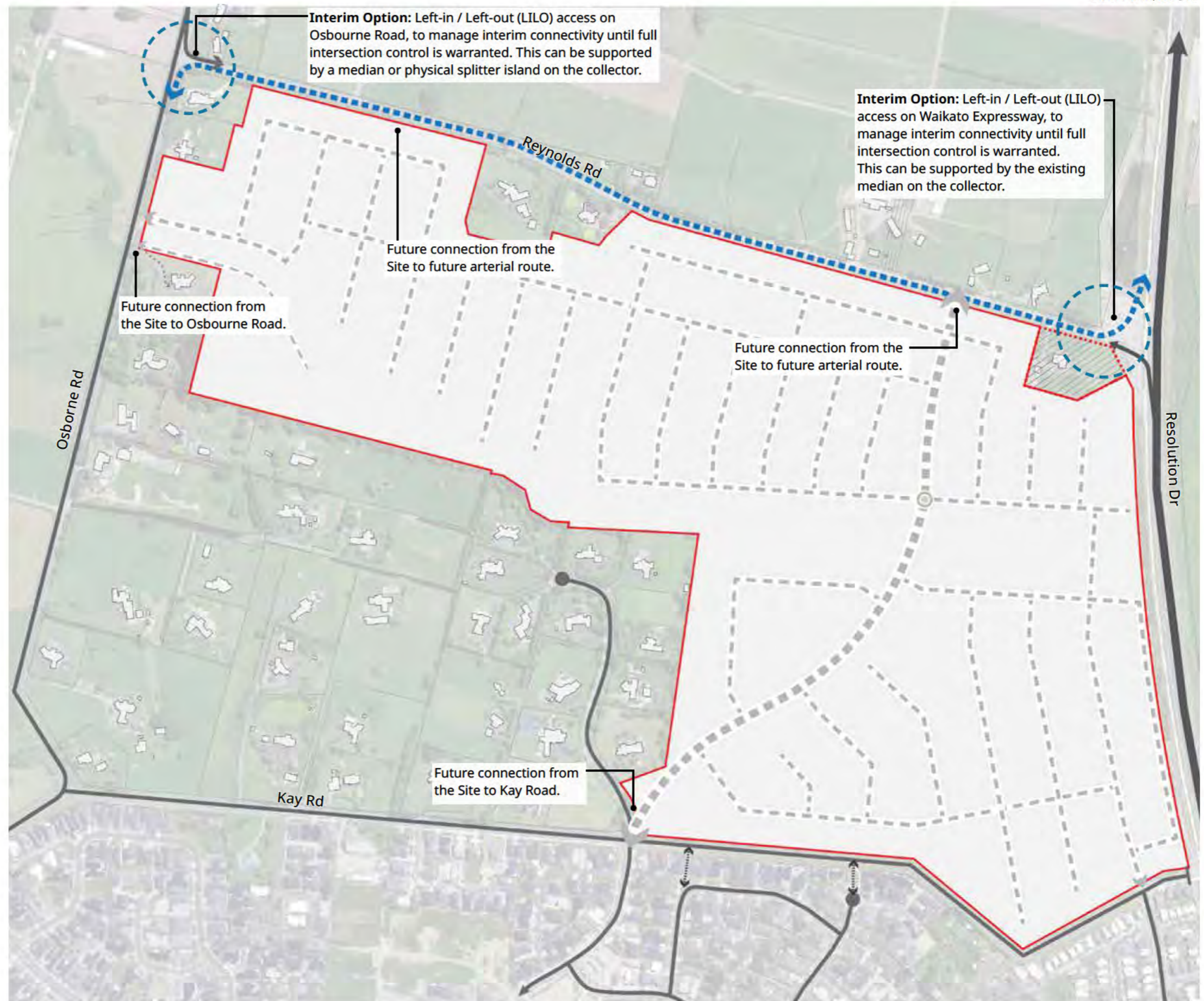


Figure 10 Movement network and roading hierarchy

## 2.3 Movement and Connectivity - Interim solution

Figure 11 illustrates the interim solution for Reynolds Road connections to the existing roading network. In the interim, the intersection will operate as a left-in/left-out (LILO) arrangement with appropriate channelisation measures such as medians, splitter islands, and signage to manage safety and efficiency until the two new roundabouts are constructed.

The figure also demonstrates how the proposed internal road network will align with and support the future upgrade of Reynolds Road once the ultimate roundabout intersections are delivered.



Scale: 1 to 24,000 @ A3

- Legend**
- Subject Site
  - Area for Potential Connection to Resolution Dr
  - Existing Major Arterial Route
  - Existing Local Roads
  - Indicative Future Arterial Route on Reynolds Rd
  - Proposed Collector Roads within the Site
  - Proposed Local Roads/cul-de-sac within the Site
  - Walking Paths
  - Existing Buildings

Figure 11 Wider connectivity and movement map

## 2.4 Walking and Cycling Network



Scale: 1:7,500 @ A3

For the walking and cycling network, the key design responses for the Orchard Grove masterplan include:

- Two-way cycleway along the collector road providing a direct, protected spine for everyday trips to the neighbourhood centre and park.
- Shared paths along the greenway and reserve edge roads to form a continuous recreational loop and off-road commuter option.
- Pedestrian accessways (~6 m) used strategically to shorten walking catchments and connect cul-de-sacs to parks, bus stops and the local centre.
- Safe crossing points (raised tables/refuges) at collector-local intersections and where paths meet streets.
- Direct links to existing paths on Resolution Drive, with an indicative future connection on Kay Road to complete the wider network.
- Optimised the CPTED-led design by having active frontages to paths, good lighting/sightlines, low or visually permeable fencing to public edges.

- Legend
- Subject Site
  - Area for Potential Connection to Resolution Dr
  - Two-way Cycleway along Proposed Collector Road
  - Pedestrian Paths along Proposed Reserve / Greenway Edge Road
  - Recreational Walking and Cycling Paths along Proposed Greenway/Riparian Areas
  - Proposed Pedestrian Pathways/Accessways (~6m)
  - Proposed Greenway
  - Proposed Bridge or Culvert
  - Possible Future Walking and Cycling Paths on Kay Road
  - Existing Walking and Cycling Paths on Resolution Drive / Existing Pedestrian Pathways/Accessways

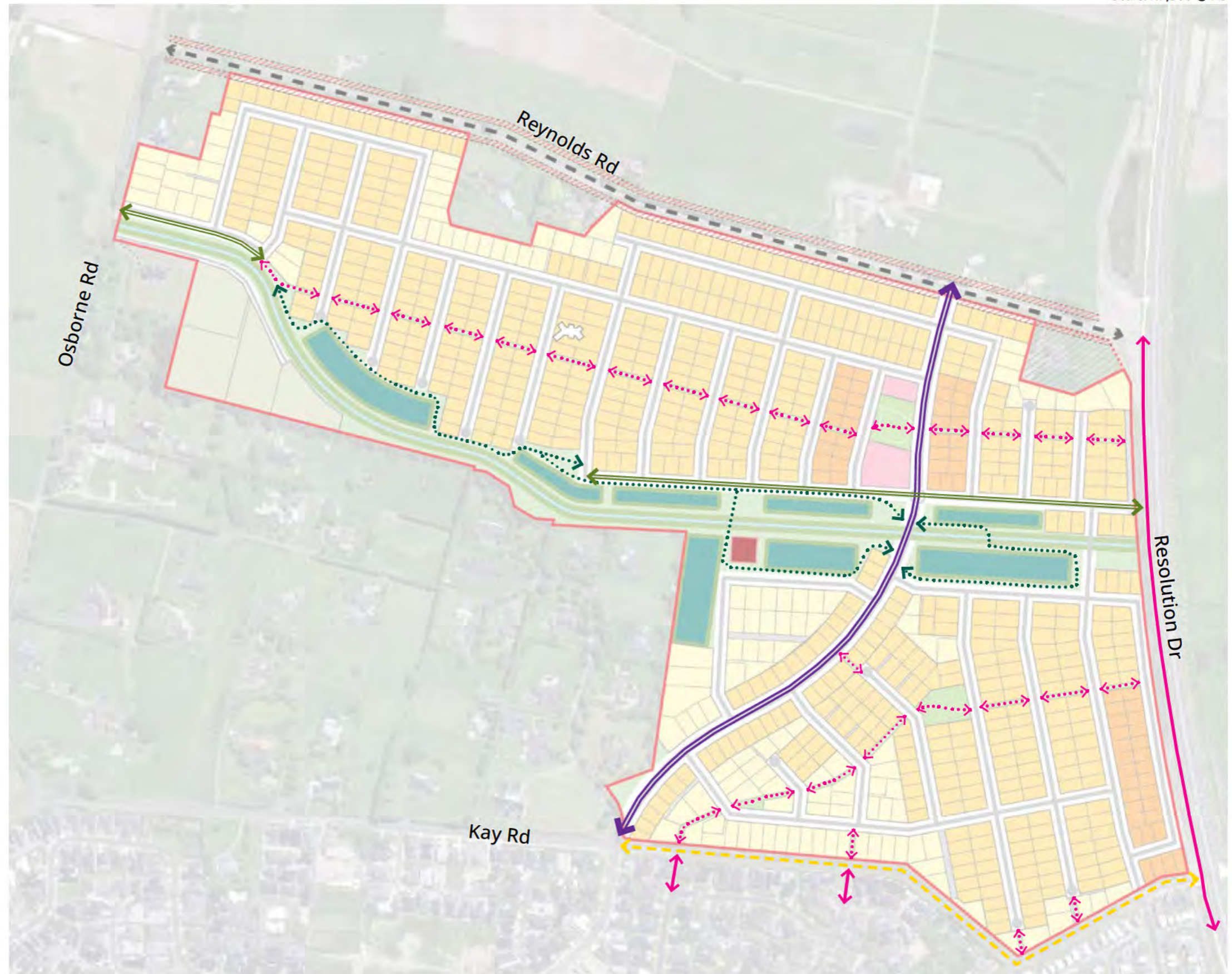


Figure 12 Walking and cycling connectivity network









## 2.5 Stormwater

Stormwater runoff within Orchard Grove will be managed to ensure that run off from all areas such as roading, new houses, berms and driveways does not create flooding or ponding within the proposed development and downstream of Orchard Grove.

The key stormwater management feature within Orchard Grove is a new east-west centrally placed Greenway. All runoff from the site will be directed into a total of eight stormwater ponds, and will discharge into the Greenway at a controlled rate which reflects existing discharges. The objective of the proposed stormwater management approach is to ensure that stormwater flows from the site are improved from the pre-development levels. The central greenway also acts as a conveyance channel, that not only provides outlets from the stormwater ponds but the eastern catchment that runs underneath Resolution Drive.

Furthermore, the proposed stormwater ponds will also combine within the ponds stormwater treatment bio retention which protects the quality of the discharge from the proposed urbanised areas. This will be designed with planting established post construction allowing treatment of the stormwater but also allows habitats to be formed for ecology.

### Legend

-  Proposed Greenway
-  Proposed Bridge or Culvert
-  Proposed Stormwater Ponds
-  Indicative Stormwater Flow Directions
-  Proposed Wastewater Discharge and Treatment Area
-  Proposed Water Treatment Plant Area
-  Existing Farm Drain (to be realigned/dis-established)
-  Existing Identified Stream as per Ecological Memo

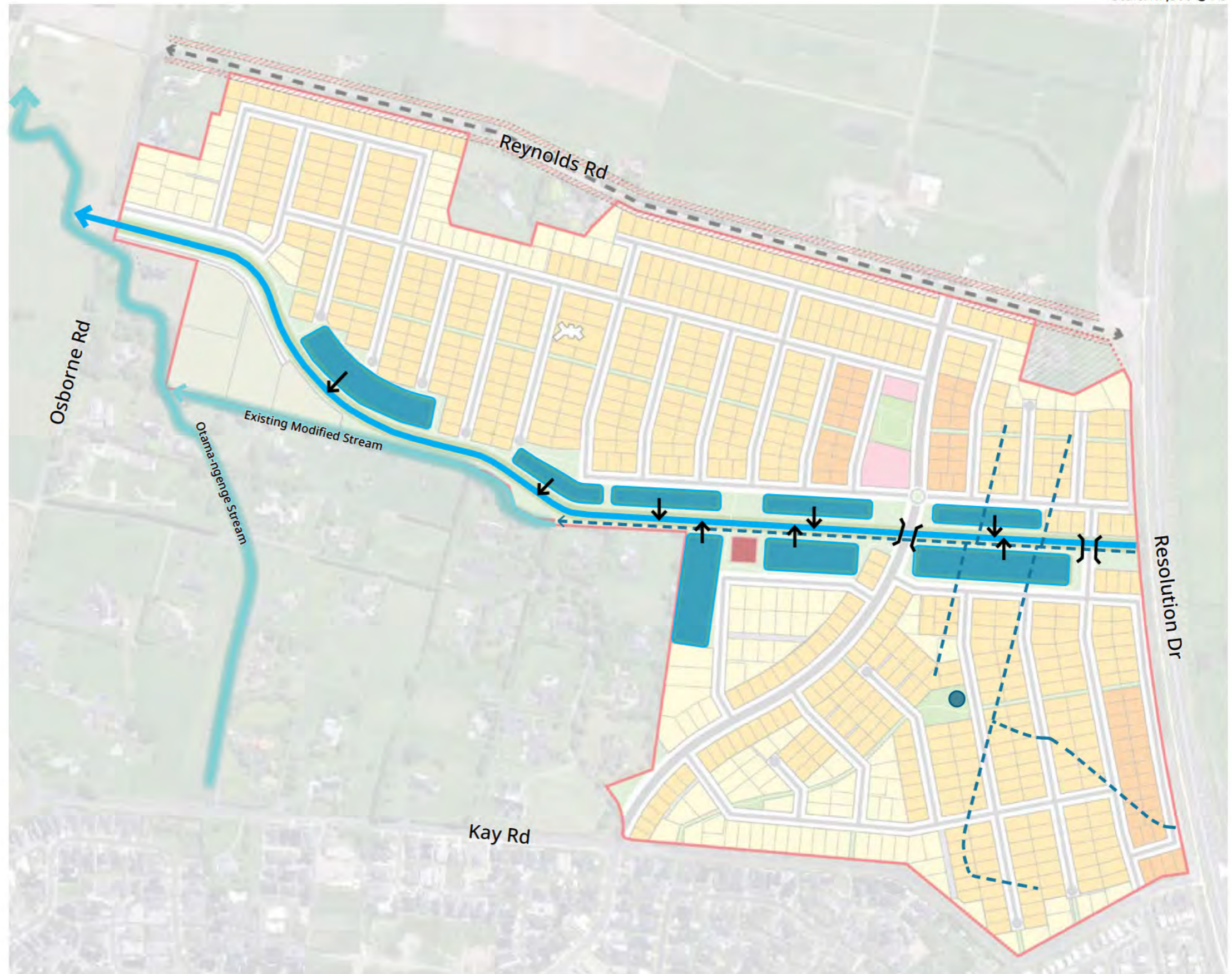


Figure 13 Proposed stormwater network

Scale: 1:7,500 @ A3

## 2.6 Water and Wastewater

### Water

Potable water supply options are still being explored which will likely include a combination of supply from the existing public network and multiple private bores. The water treatment plant is also proposed as part of Orchard Grove to ensure that any water sourced from the bore for use as potable water will be treated to the required drinking water standards.

There are multiple existing water bores across the site which will also be utilised during the construction phase of the project. This will aid in reducing dust in the drier months when bulk earthworks and civil work is being undertaken.

### Wastewater

Similar to water, wastewater for Orchard Grove options are being explored to cater for the developed land via connection to the public network which includes a central Wastewater Pump station or a central Wastewater Treatment Plant. Within the urban areas of the development gravity wastewater will be conveyed via underground piping which will then either be treated onsite or pumped to the public network.

If the treated option became the only option, the treatment would be to a required standard and be discharged via land to the central greenway to help provide baseflows for plants to grow even through the drier months.

The wastewater infrastructure approach has been designed to prioritise the health of land and water, as well as that of future residents.

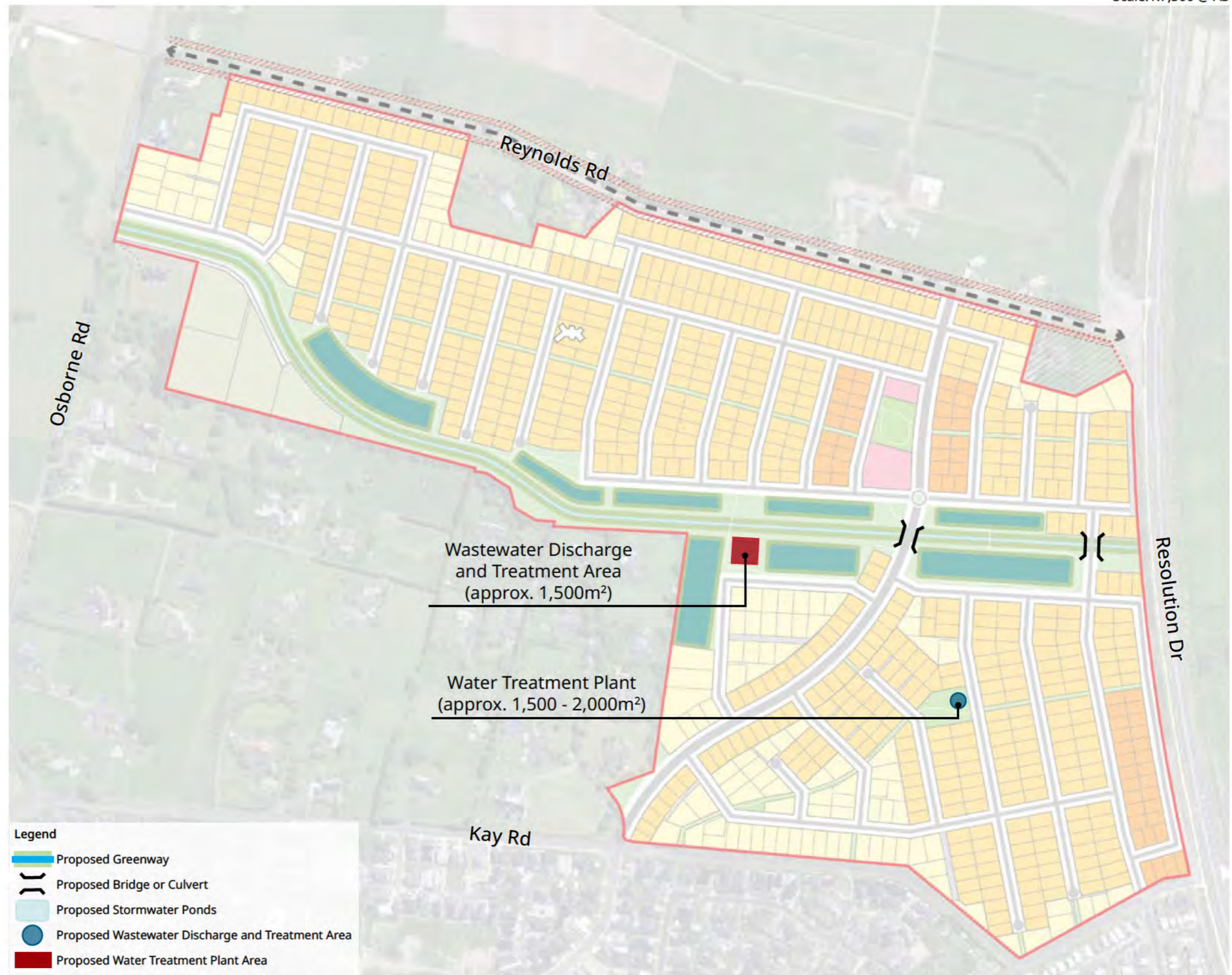


Figure 14 Proposed water infrastructure and wastewater network

## 2.7 Staging

The development will be delivered through a carefully planned and staged approach aligned closely with infrastructure provision, particularly stormwater management and transportation infrastructure.

- The proposed staging is indicative only and subject to change based on detailed technical assessments, infrastructure investigations, and further design refinement. Final staging will be confirmed and determined through the substantive application process.
- Each stage has been designed to deliver approximately 100 residential lots along with selected infrastructure and/or amenity facilities, such as public parks. This approach ensures steady market absorption and avoids an oversupply of housing, while maintaining momentum and continuity in development delivery.
- Apart from Stage 1, the subsequent stages may be delivered in any order. The actual sequencing of stages beyond Stage 1 will respond flexibly to market demands, infrastructure provision, and specific inputs from specialist technical assessments.
- Each stage of residential development would align with clear infrastructure milestones, ensuring sustainable management of stormwater and clear transportation connectivity.

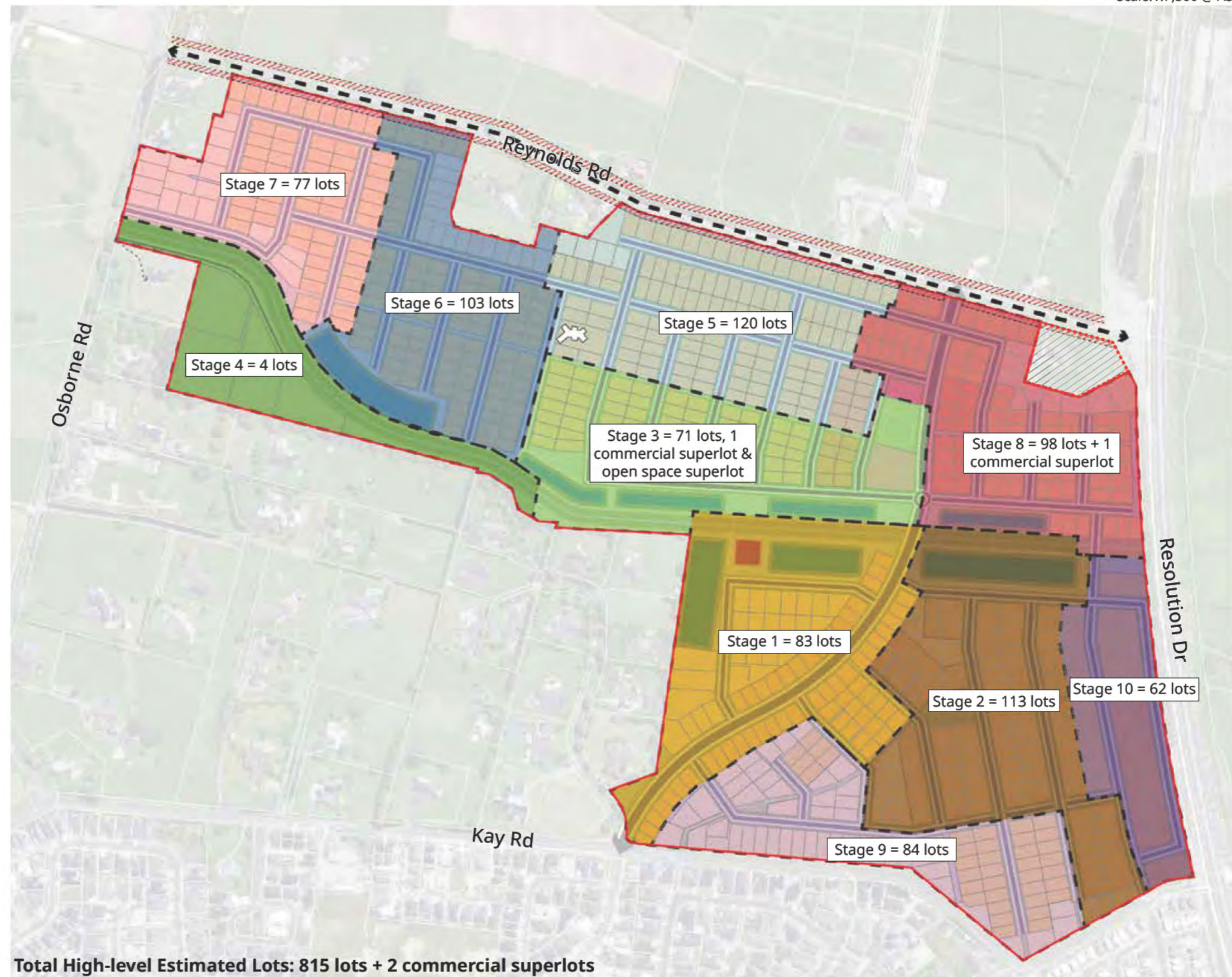


Figure 15 Proposed staging