

4 September 2026

Environmental Protection Agency (EPA)
Attn: Fast Track Consenting Administration
Via email: contact@fasttrack.govt.nz

Dear Fast Track Consenting Administration

Southern Links 1 Fast Track Substantive Application – SL1 Consortium

We write as individual owners of land forming part of the **SL1 Consortium landholding** and wish to express our strong support for the Southern Links 1 FTAA Project.

The **SL1 Consortium** supports the **Southern Links 1 Project**, as the first project within the SL1 Growth Cell to progress to a lodged substantive application, and the wider holistic shared infrastructure opportunities and comprehensive master plan outcomes that can be achieved where growth cell led planning is occurring.

In summary, the **Southern Links 1 Project** includes 938 residential dwellings over 46ha and 22 strategic industrial lots over 60ha.

Over the past seven years B&A have advised the SL1 Consortium interests in a range of wider strategic planning and associated processes. This is summarised below;

- Submitting on the Draft Future Proof Strategy 2021;
- Submitting on the Draft Future Proof Strategy 2024;
- Letter to HCC on Emerging Areas Study 2024
- Establishment of a strategic boundary agreement between the SL1 Consortium landowners, Waipā District and Hamilton City for the transfer of this land to Hamilton City 2022;
- Submission on North Waipā – South Hamilton Spatial Study 2025
- Submission on Hamilton to Tauranga Corridor Plan 2025
- Submission on IAWAI Water Services Strategy 2026-2036
- Resource consent granted for SL1 Consortium application for surface water take from Waikato Regional Council to service the SL1 Consortium landholding with municipal take – granted June 2026

The SL1 Consortium is a group of landowners who represent the majority of the SL1 Growth Cell (circa 330ha or 75% of the growth cell land area) and have been collaboratively progressing the SL1 Growth Cells holistic infrastructure, planning and servicing considerations.

Outlined below are the individual owners of land forming part of the SL1 Consortium landholding include:

- Ohaupo Land Limited Partnership C/- GD Jones
- Chinamas Hills Limited C/- Kenneth Rowe & Selwyn Mexted
- Golden Valley Farms Limited C/- Selwyn & Judith Mexted, Shawn Rodgers and Murray Porter
- Golden Ridge Farm Limited C/- Selwyn & Judith Mexted, Shawn Rodgers and Murray Porter
- Golden Ridge Park Limited C/- Selwyn & Judith Mexted
- Theodoor Bongers
- Southpark Agri Development Limited C/- Leslie & Karen Harrison
- Indstre Property Rua Limited C/- David Ritchie and David Green
- Graeme Rogerson

The **SL1 Consortium** comprises a significant and strategically located landholding which, collectively, provides an opportunity for the comprehensive and coordinated development of an area capable of accommodating a range of future land uses. The longer-term aspirations for the SL1 area include a mix of development outcomes, including industrial, residential and other complementary land uses, supported by the necessary infrastructure, transport connections and associated services.

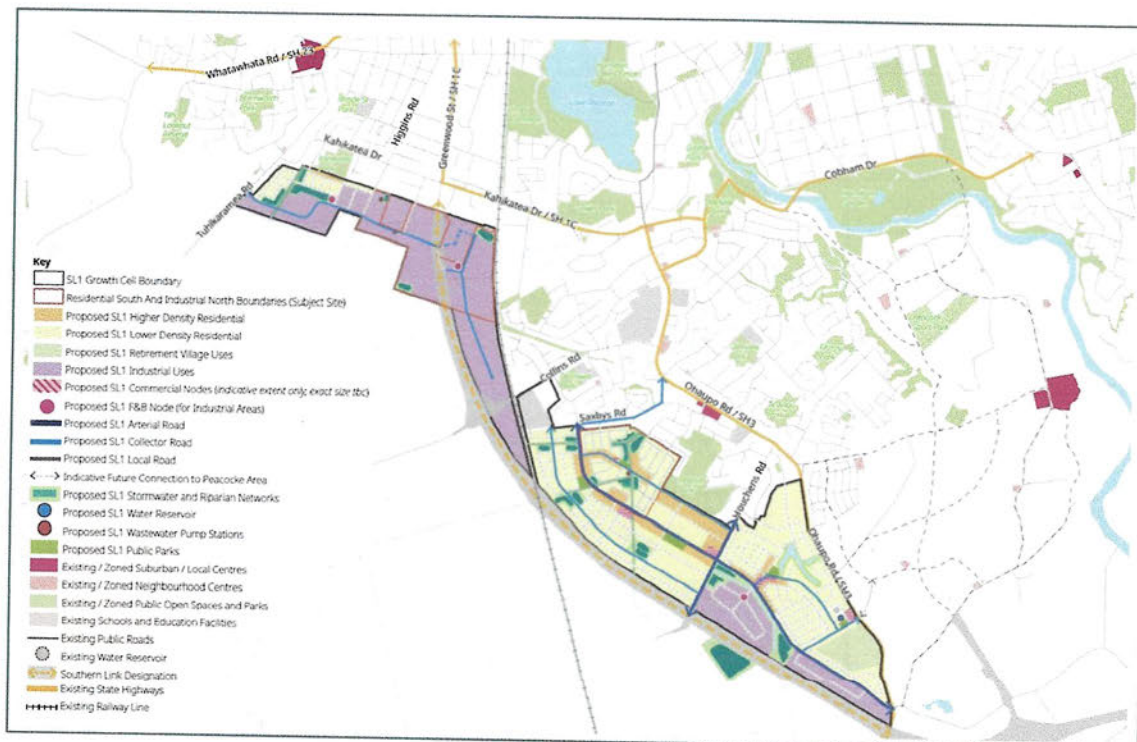


Figure 1 SL1 Overall Concept Plan

The SL1 Consortium landholding is substantial in scale and comprises areas that are anticipated to accommodate different forms of development over time. The intention is not that the entire area be developed for a single purpose, but rather that different parts of the landholding be developed in a coordinated manner having regard to their individual characteristics, servicing requirements, surrounding land uses and the wider strategic outcomes sought for the area.

In this context, the SL1 Consortium consider the **Southern Links 1** Project to be an important component of the broader SL1 Growth Cell, and a catalyst for continued investment and strategic planning. The **Southern Links 1** Project represents a significant opportunity to facilitate productive use and development of part of the wider landholding and to contribute to the establishment of the infrastructure, investment and economic activity necessary to support the wider development of the area over time.

The **SL1 Consortium** have been made aware of the nature and general scope of the proposed project, and have had ongoing updates as the substantive application has been developed, and understand the basis on which the Substantive Fast-track application has been prepared. Having considered the proposal, we support the project proceeding and support its consideration and determination through the Substantive Fast-track process.

As landowners within the **SL1 Consortium**, we recognise the importance of enabling appropriate development within the broader landholding while maintaining flexibility for the different areas of SL1 Growth Cell to accommodate their intended future uses. We consider that the current proposal is consistent with that approach and has the potential to make a meaningful contribution to the longer-term development of the area.

We also recognise the broader benefits that the project may provide. In our view, enabling the project to proceed will assist in progressing the wider aspirations for the SL1 Growth Cell and provide a positive catalyst for the coordinated development of the surrounding landholding and regionally significant infrastructure investments, like Hamilton Southern Links and the Southern Wastewater Treatment Plant.

Our support is provided in our capacity as individual landowners within the **SL1 Consortium**. We understand that the application will be assessed on its merits and that the Administrator and relevant decision-makers will consider the effects of the proposal and the appropriate conditions of consent.

We respectfully request that our support for the project, and our broader aspirations for the coordinated development of the SL1 Growth Cell landholding, be taken into account when considering the application.

Yours sincerely | Nāku noa, nā

Ohaupo Land Limited Partnership



[Mobile no.] | email

Chinama's Hills Limited C/- Kenneth Rowe & Selwyn Mexted



[Mobile no.] | email

Golden Valley Farms Limited C/- Selwyn & Judith Mexted, Shawn Rodgers and Murray Porter



[Mobile no.] | email

Golden Ridge Farm Limited C/- Selwyn & Judith Mexted, Shawn Rodgers and Murray Porter



[Mobile no.] | email

Golden Ridge Park Limited C/- Selwyn & Judith Mexted



[Mobile no.] | email

Theodoor Bongers



[Mobile no.] | email

Southpark Agri Development Limited C/- Leslie & Karen Harrison

[Mobile no.] | email

Industre Property Rua Limited C/- David Ritchie and David Green

[Mobile no.] | email

Graeme Rogerson



4 September 2026

Environmental Protection Agency (EPA)
Attn: Fast Track Consenting Administration
Via email: contact@fasttrack.govt.nz

Dear Fast Track Consenting Administration

Southern Links 1 Fast Track Substantive Application – SL1 Consortium

We write as individual owners of land forming part of the **SL1 Consortium landholding** and wish to express our strong support for the Southern Links 1 FTAA Project.

The **SL1 Consortium** supports the **Southern Links 1** Project, as the first project within the SL1 Growth Cell to progress to a lodged substantive application, and the wider holistic shared infrastructure opportunities and comprehensive master plan outcomes that can be achieved where growth cell led planning is occurring.

In summary, the **Southern Links 1** Project includes 938 residential dwellings over 46ha and 22 strategic industrial lots over 60ha.

Over the past seven years B&A have advised the SL1 Consortium interests in a range of wider strategic planning and associated processes. This is summarised below;

- Submitting on the Draft Future Proof Strategy 2021;
- Submitting on the Draft Future Proof Strategy 2024;
- Letter to HCC on Emerging Areas Study 2024
- Establishment of a strategic boundary agreement between the SL1 Consortium landowners, Waipā District and Hamilton City for the transfer of this land to Hamilton City 2022;
- Submission on North Waipā – South Hamilton Spatial Study 2025
- Submission on Hamilton to Tauranga Corridor Plan 2025
- Submission on IAWAI Water Services Strategy 2026-2036
- Resource consent granted for SL1 Consortium application for surface water take from Waikato Regional Council to service the SL1 Consortium landholding with municipal take – granted June 2026

The SL1 Consortium is a group of landowners who represent the majority of the SL1 Growth Cell (circa 330ha or 75% of the growth cell land area) and have been collaboratively progressing the SL1 Growth Cells holistic infrastructure, planning and servicing considerations.

Outlined below are the individual owners of land forming part of the SL1 Consortium landholding include:

- Ohaupo Land Limited Partnership C/- GD Jones
- Chinamas Hills Limited C/- Kenneth Rowe & Selwyn Mexted
- Golden Valley Farms Limited C/- Selwyn & Judith Mexted, Shawn Rodgers and Murray Porter
- Golden Ridge Farm Limited C/- Selwyn & Judith Mexted, Shawn Rodgers and Murray Porter
- Golden Ridge Park Limited C/- Selwyn & Judith Mexted
- Theodoor Bongers
- Southpark Agri Development Limited C/- Leslie & Karen Harrison
- Industrie Property Rua Limited C/- David Ritchie and David Green
- Graeme Rogerson

The **SL1 Consortium** comprises a significant and strategically located landholding which, collectively, provides an opportunity for the comprehensive and coordinated development of an area capable of accommodating a range of future land uses. The longer-term aspirations for the SL1 area include a mix of development outcomes, including industrial, residential and other complementary land uses, supported by the necessary infrastructure, transport connections and associated services.

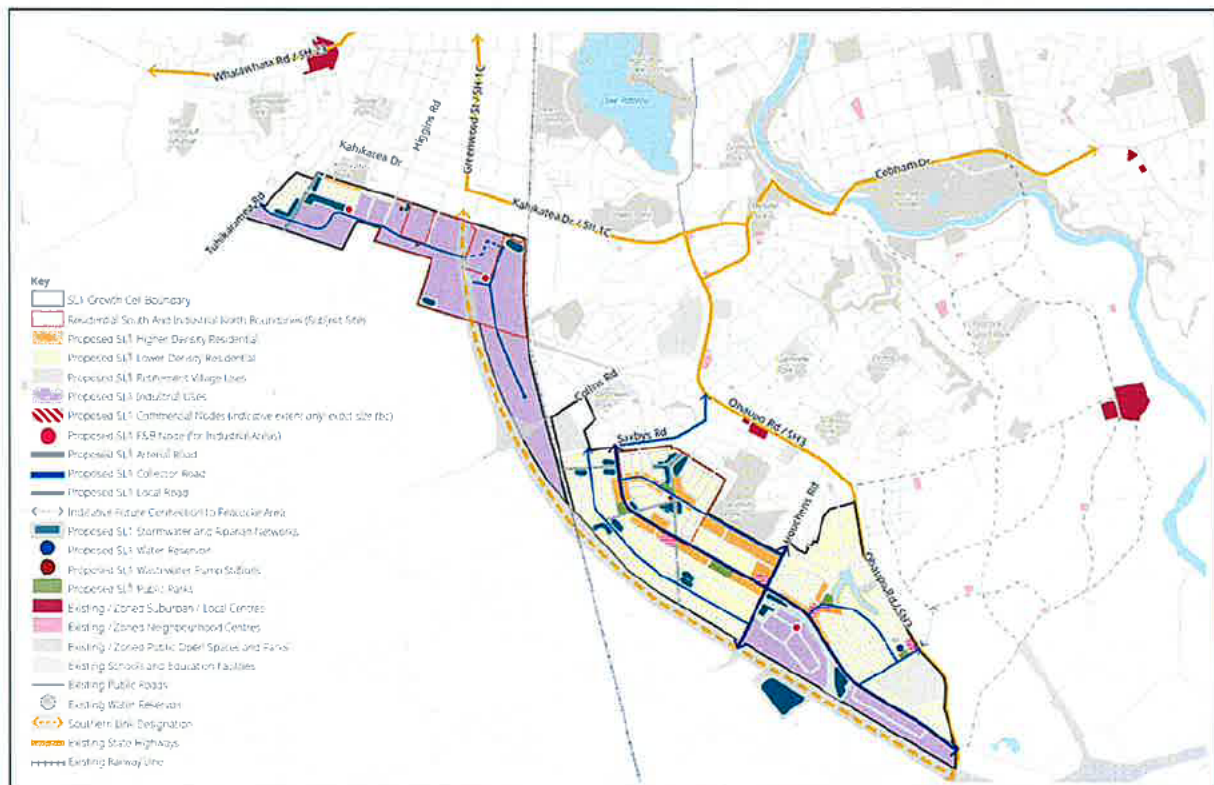


Figure 1 SL1 Overall Concept Plan

The SL1 Consortium landholding is substantial in scale and comprises areas that are anticipated to accommodate different forms of development over time. The intention is not that the entire area be developed for a single purpose, but rather that different parts of the landholding be developed in a coordinated manner having regard to their individual characteristics, servicing requirements, surrounding land uses and the wider strategic outcomes sought for the area.

In this context, the SL1 Consortium consider the **Southern Links 1 Project** to be an important component of the broader SL1 Growth Cell, and a catalyst for continued investment and strategic planning. The **Southern Links 1 Project** represents a significant opportunity to facilitate productive use and development of part of the wider landholding and to contribute to the establishment of the infrastructure, investment and economic activity necessary to support the wider development of the area over time.

The **SL1 Consortium** have been made aware of the nature and general scope of the proposed project, and have had ongoing updates as the substantive application has been developed, and understand the basis on which the Substantive Fast-track application has been prepared. Having considered the proposal, we support the project proceeding and support its consideration and determination through the Substantive Fast-track process.

As landowners within the **SL1 Consortium**, we recognise the importance of enabling appropriate development within the broader landholding while maintaining flexibility for the different areas of SL1 Growth Cell to accommodate their intended future uses. We consider that the current proposal is consistent with that approach and has the potential to make a meaningful contribution to the longer-term development of the area.

We also recognise the broader benefits that the project may provide. In our view, enabling the project to proceed will assist in progressing the wider aspirations for the SL1 Growth Cell and provide a positive catalyst for the coordinated development of the surrounding landholding and regionally significant infrastructure investments, like Hamilton Southern Links and the Southern Wastewater Treatment Plant.

Our support is provided in our capacity as individual landowners within the **SL1 Consortium**. We understand that the application will be assessed on its merits and that the Administrator and relevant decision-makers will consider the effects of the proposal and the appropriate conditions of consent.

We respectfully request that our support for the project, and our broader aspirations for the coordinated development of the SL1 Growth Cell landholding, be taken into account when considering the application.

Yours sincerely | Nāku noa, nā

Ohaupo Land Limited Partnership



[Mobile no.] | email

Chinama's Hills Limited C/- Kenneth Rowe & Selwyn Mexted



[Mobile no.] | email

Golden Valley Farms Limited C/- Selwyn & Judith Mexted, Shawn Rodgers and Murray Porter



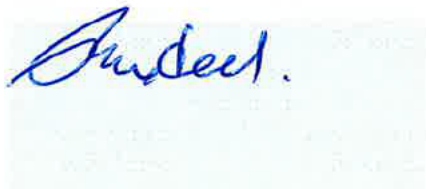
[Mobile no.] | email

Golden Ridge Farm Limited C/- Selwyn & Judith Mexted, Shawn Rodgers and Murray Porter



[Mobile no.] | email

Golden Ridge Park Limited C/- Selwyn & Judith Mexted



[Mobile no.] | email

Theodoor Bongers



[Mobile no.] | email

Southpark Agri Development Limited C/- Leslie & Karen Harrison



[Mobile no.] | email

Industre Property Ruā Limited C/- David Ritchie and David Green



[Mobile no.] | email

Graeme Rodgeron



[Mobile no.] | email

27 August 2026

Environmental Protection Agency (EPA)
Attn: Fast Track Consenting Administration
Via email: contact@fasttrack.govt.nz

Dear Fast Track Consenting Administration

Southern Links 1 Fast Track Substantive Application – Adjoining Property Letter of Support – 129 Saxbys Road, Hamilton

I (Theodoor Bongers) write in my capacity as the owner of the land adjoining (129 Saxbys Road, Hamilton) the proposed Southern Links 1 Residential South Project.

I understand that Golden Ridge Farm Limited and Golden Ridge Park Limited are seeking consent for a residential development with associated services and infrastructure. I have been made aware of the nature and general scope of the proposal and understand that the application is being progressed under the Substantive Fast-track process.



Figure 1 SL1 Residential South Proposed Masterplan

Having considered the proposal and acknowledging I am a landowner who is part of the wider SL1 Consortium, I confirm that I **support the project and have no objection to the application being considered and determined through the Substantive Fast-track process.**

As the adjoining landowner, I am familiar with the surrounding area and consider that the proposed development is an appropriate use of the site. I recognise the benefits associated with the project.

I understand that the applicant has undertaken assessment of the potential effects of the proposal and has proposed measures to manage those effects. Based on my understanding of the proposal, I am supportive of the project proceeding and do not consider that the proposal will give rise to effects on my property that would warrant opposing the application.

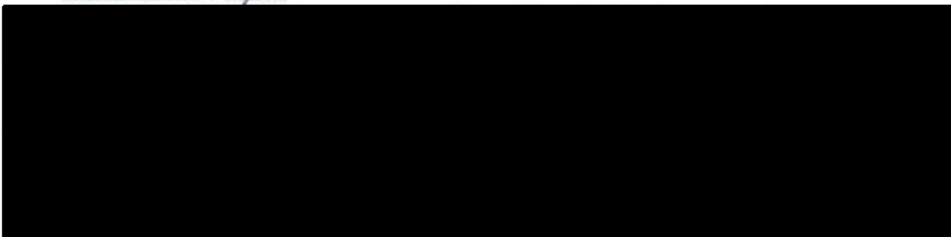
Accordingly, I respectfully ask that the Administrator take this letter into account when considering the application. I support the range of the required consents and the project proceeding as proposed, subject to the conditions considered appropriate by the consenting authority.

Please do not hesitate to contact myself should any further information be required regarding my position as the adjoining landowner.

Yours sincerely | Nāku noa, nā

Theodoor Bongers

[Mobile no.] | email



4 September 2026

Environmental Protection Agency (EPA)
Attn: Fast Track Consenting Administration
Via email: contact@fasttrack.govt.nz

Dear Fast Track Consenting Administration

Southern Links 1 Fast Track Substantive Application – SL1 Consortium

We write as individual owners of land forming part of the SL1 Consortium landholding and wish to express our strong support for the Southern Links 1 FTAA Project.

The **SL1 Consortium** supports the **Southern Links 1** Project, as the first project within the SL1 Growth Cell to progress to a lodged substantive application, and the wider holistic shared infrastructure opportunities and comprehensive master plan outcomes that can be achieved where growth cell led planning is occurring.

In summary, the **Southern Links 1** Project includes 938 residential dwellings over 46ha and 22 strategic industrial lots over 60ha.

Over the past seven years B&A have advised the SL1 Consortium interests in a range of wider strategic planning and associated processes. This is summarised below;

- Submitting on the Draft Future Proof Strategy 2021;
- Submitting on the Draft Future Proof Strategy 2024;
- Letter to HCC on Emerging Areas Study 2024
- Establishment of a strategic boundary agreement between the SL1 Consortium landowners, Waipā District and Hamilton City for the transfer of this land to Hamilton City 2022;
- Submission on North Waipā – South Hamilton Spatial Study 2025
- Submission on Hamilton to Tauranga Corridor Plan 2025
- Submission on IAWAI Water Services Strategy 2026-2036
- Resource consent granted for SL1 Consortium application for surface water take from Waikato Regional Council to service the SL1 Consortium landholding with municipal take – granted June 2026

The SL1 Consortium is a group of landowners who represent the majority of the SL1 Growth Cell (circa 330ha or 75% of the growth cell land area) and have been collaboratively progressing the SL1 Growth Cells holistic infrastructure, planning and servicing considerations.

Outlined below are the individual owners of land forming part of the SL1 Consortium landholding include:

- Ohaupo Land Limited Partnership C/- GD Jones
- Chinamas Hills Limited C/- Kenneth Rowe & Selwyn Mexted
- Golden Valley Farms Limited C/- Selwyn & Judith Mexted, Shawn Rodgers and Murray Porter
- Golden Ridge Farm Limited C/- Selwyn & Judith Mexted, Shawn Rodgers and Murray Porter
- Golden Ridge Park Limited C/- Selwyn & Judith Mexted
- Theodoor Bongers
- Southpark Agri Development Limited C/- Leslie & Karen Harrison
- Indstre Property Rua Limited C/- David Ritchie and David Green
- Graeme Rogerson

The **SL1 Consortium** comprises a significant and strategically located landholding which, collectively, provides an opportunity for the comprehensive and coordinated development of an area capable of accommodating a range of future land uses. The longer-term aspirations for the SL1 area include a mix of development outcomes, including industrial, residential and other complementary land uses, supported by the necessary infrastructure, transport connections and associated services.

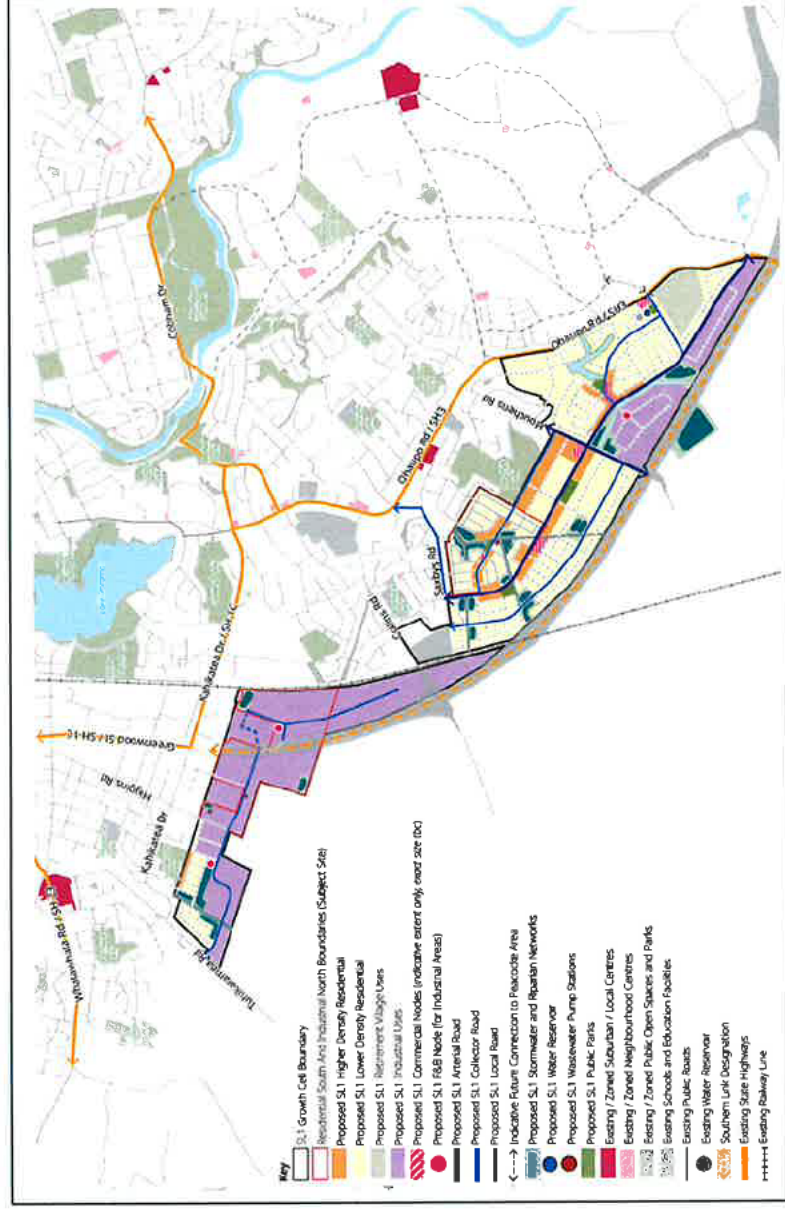


Figure 1 SL1 Overall Concept Plan

The SL1 Consortium landholding is substantial in scale and comprises areas that are anticipated to accommodate different forms of development over time. The intention is not that the entire area be developed for a single purpose, but rather that different parts of the landholding be developed in a coordinated manner having regard to their individual characteristics, servicing requirements, surrounding land uses and the wider strategic outcomes sought for the area.

In this context, the SL1 Consortium consider the **Southern Links 1 Project** to be an important component of the broader SL1 Growth Cell, and a catalyst for continued investment and strategic planning. The **Southern Links 1 Project** represents a significant opportunity to facilitate productive use and development of part of the wider landholding and to contribute to the establishment of the infrastructure, investment and economic activity necessary to support the wider development of the area over time.

The **SL1 Consortium** have been made aware of the nature and general scope of the proposed project, and have had ongoing updates as the substantive application has been developed, and understand the basis on which the Substantive Fast-track application has been prepared. Having considered the proposal, we support the project proceeding and support its consideration and determination through the Substantive Fast-track process.

As landowners within the **SL1 Consortium**, we recognise the importance of enabling appropriate development within the broader landholding while maintaining flexibility for the different areas of SL1 Growth Cell to accommodate their intended future uses. We consider that the current proposal is consistent with that approach and has the potential to make a meaningful contribution to the longer-term development of the area.

We also recognise the broader benefits that the project may provide. In our view, enabling the project to proceed will assist in progressing the wider aspirations for the SL1 Growth Cell and provide a positive catalyst for the coordinated development of the surrounding landholding and regionally significant infrastructure investments, like Hamilton Southern Links and the Southern Wastewater Treatment Plant.

Our support is provided in our capacity as individual landowners within the **SL1 Consortium**. We understand that the application will be assessed on its merits and that the Administrator and relevant decision-makers will consider the effects of the proposal and the appropriate conditions of consent.

We respectfully request that our support for the project, and our broader aspirations for the coordinated development of the SL1 Growth Cell landholding, be taken into account when considering the application.

Yours sincerely | Nāku noa, nā

Ohaupo Land Limited Partnership



[Mobile no.] | email

Chinama's Hills Limited C/- Kenneth Rowe & Selwyn Mexted



[Mobile no.] | email



Golden Valley Farms Limited C/- Selwyn & Judith Mexted, Shawn Rodgers and Murray Porter



[Mobile no.] | email

Golden Ridge Farm Limited C/- Selwyn & Judith Mexted, Shawn Rodgers and Murray Porter



[Mobile no.] | email

Golden Ridge Park Limited C/- Selwyn & Judith Mexted



[Mobile no.] | email

Theodoor Bongers



[Mobile no.] | email

Southpark Agri Development Limited C/- Leslie & Karen Harrison



[Mobile no.] | email

Industre Property Rua Limited C/- David Ritchie and David Green



[Mobile no.] | email

Graeme Rodgerson



[Mobile no.] | email

4 September 2026

Environmental Protection Agency (EPA)
Attn: Fast Track Consenting Administration
Via email: contact@fasttrack.govt.nz

Dear Fast Track Consenting Administration

Southern Links 1 Fast Track Substantive Application – SL1 Consortium

We write as individual owners of land forming part of the **SL1 Consortium landholding** and wish to express our strong support for the Southern Links 1 FTAA Project.

The **SL1 Consortium** supports the **Southern Links 1** Project, as the first project within the SL1 Growth Cell to progress to a lodged substantive application, and the wider holistic shared infrastructure opportunities and comprehensive master plan outcomes that can be achieved where growth cell led planning is occurring.

In summary, the **Southern Links 1** Project includes 938 residential dwellings over 46ha and 22 strategic industrial lots over 60ha.

Over the past seven years B&A have advised the SL1 Consortium interests in a range of wider strategic planning and associated processes. This is summarised below;

- Submitting on the Draft Future Proof Strategy 2021;
- Submitting on the Draft Future Proof Strategy 2024;
- Letter to HCC on Emerging Areas Study 2024
- Establishment of a strategic boundary agreement between the SL1 Consortium landowners, Waipā District and Hamilton City for the transfer of this land to Hamilton City 2022;
- Submission on North Waipā – South Hamilton Spatial Study 2025
- Submission on Hamilton to Tauranga Corridor Plan 2025
- Submission on IAWAI Water Services Strategy 2026-2036
- Resource consent granted for SL1 Consortium application for surface water take from Waikato Regional Council to service the SL1 Consortium landholding with municipal take – granted June 2026

The SL1 Consortium is a group of landowners who represent the majority of the SL1 Growth Cell (circa 330ha or 75% of the growth cell land area) and have been collaboratively progressing the SL1 Growth Cells holistic infrastructure, planning and servicing considerations.

Outlined below are the individual owners of land forming part of the SL1 Consortium landholding include:

- Ohaupo Land Limited Partnership C/- GD Jones
- Chinamas Hills Limited C/- Kenneth Rowe & Selwyn Mexted
- Golden Valley Farms Limited C/- Selwyn & Judith Mexted, Shawn Rodgers and Murray Porter
- Golden Ridge Farm Limited C/- Selwyn & Judith Mexted, Shawn Rodgers and Murray Porter
- Golden Ridge Park Limited C/- Selwyn & Judith Mexted
- Theodoor Bongers
- Southpark Agri Development Limited C/- Leslie & Karen Harrison
- Industrie Property Rua Limited C/- David Ritchie and David Green
- Graeme Rogerson

The **SL1 Consortium** comprises a significant and strategically located landholding which, collectively, provides an opportunity for the comprehensive and coordinated development of an area capable of accommodating a range of future land uses. The longer-term aspirations for the SL1 area include a mix of development outcomes, including industrial, residential and other complementary land uses, supported by the necessary infrastructure, transport connections and associated services.

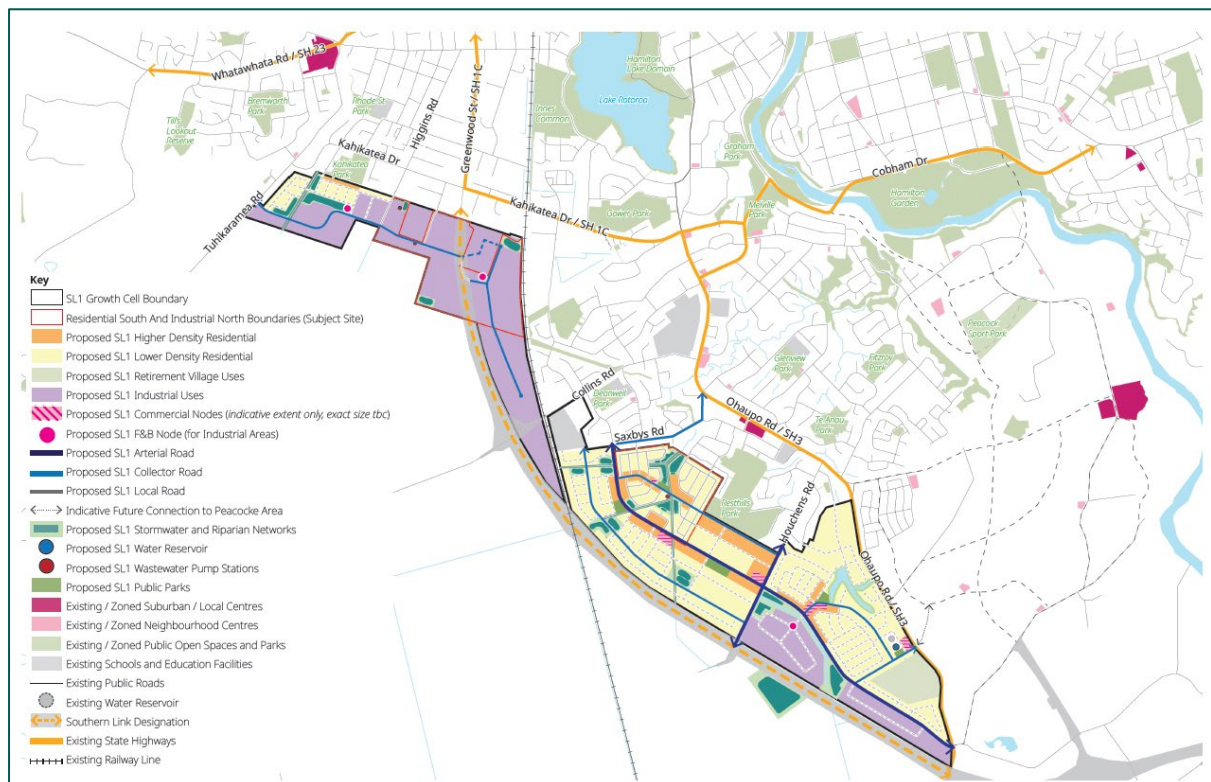


Figure 1 SL1 Overall Concept Plan

The SL1 Consortium landholding is substantial in scale and comprises areas that are anticipated to accommodate different forms of development over time. The intention is not that the entire area be developed for a single purpose, but rather that different parts of the landholding be developed in a coordinated manner having regard to their individual characteristics, servicing requirements, surrounding land uses and the wider strategic outcomes sought for the area.

In this context, the SL1 Consortium consider the **Southern Links 1** Project to be an important component of the broader SL1 Growth Cell, and a catalyst for continued investment and strategic planning. The **Southern Links 1** Project represents a significant opportunity to facilitate productive use and development of part of the wider landholding and to contribute to the establishment of the infrastructure, investment and economic activity necessary to support the wider development of the area over time.

The **SL1 Consortium** have been made aware of the nature and general scope of the proposed project, and have had ongoing updates as the substantive application has been developed, and understand the basis on which the Substantive Fast-track application has been prepared. Having considered the proposal, we support the project proceeding and support its consideration and determination through the Substantive Fast-track process.

As landowners within the **SL1 Consortium**, we recognise the importance of enabling appropriate development within the broader landholding while maintaining flexibility for the different areas of SL1 Growth Cell to accommodate their intended future uses. We consider that the current proposal is consistent with that approach and has the potential to make a meaningful contribution to the longer-term development of the area.

We also recognise the broader benefits that the project may provide. In our view, enabling the project to proceed will assist in progressing the wider aspirations for the SL1 Growth Cell and provide a positive catalyst for the coordinated development of the surrounding landholding and regionally significant infrastructure investments, like Hamilton Southern Links and the Southern Wastewater Treatment Plant.

Our support is provided in our capacity as individual landowners within the **SL1 Consortium**. We understand that the application will be assessed on its merits and that the Administrator and relevant decision-makers will consider the effects of the proposal and the appropriate conditions of consent.

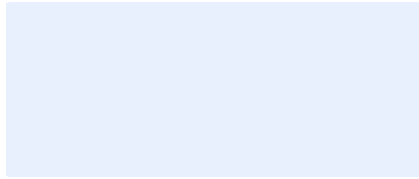
We respectfully request that our support for the project, and our broader aspirations for the coordinated development of the SL1 Growth Cell landholding, be taken into account when considering the application.

Yours sincerely | Nāku noa, nā

Ohaupo Land Limited Partnership

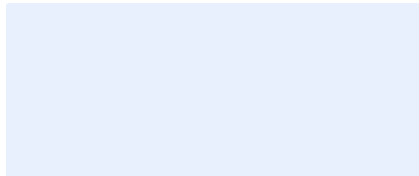


Chinama's Hills Limited C/- Kenneth Rowe & Selwyn Mexted



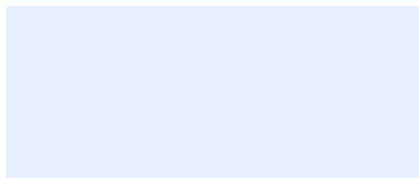
[Mobile no.] | email

Golden Valley Farms Limited C/- Selwyn & Judith Mexted, Shawn Rodgers and Murray Porter



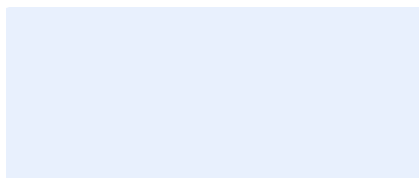
[Mobile no.] | email

Golden Ridge Farm Limited C/- Selwyn & Judith Mexted, Shawn Rodgers and Murray Porter



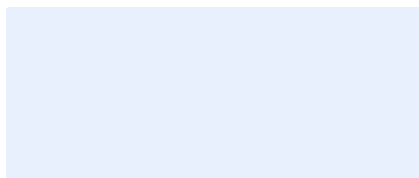
[Mobile no.] | email

Golden Ridge Park Limited C/- Selwyn & Judith Mexted



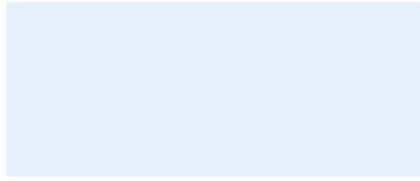
[Mobile no.] | email

Theodoor Bongers



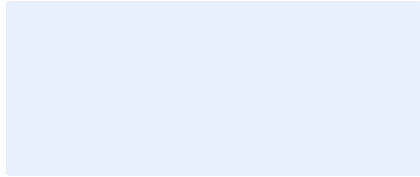
[Mobile no.] | email

Southpark Agri Development Limited C/- Leslie & Karen Harrison



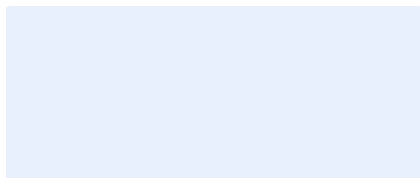
[Mobile no.] | email

Industre Property Rua Limited C/- David Ritchie and David Green



[Mobile no.] | email

Graeme Rodgers



[Mobile no.] | email

4 September 2026

Environmental Protection Agency (EPA)
Attn: Fast Track Consenting Administration
Via email: contact@fasttrack.govt.nz

Dear Fast Track Consenting Administration

Southern Links 1 Fast Track Substantive Application – SL1 Consortium

We write as individual owners of land forming part of the **SL1 Consortium landholding** and wish to express our strong support for the Southern Links 1 FTAA Project.

The **SL1 Consortium** supports the **Southern Links 1** Project, as the first project within the SL1 Growth Cell to progress to a lodged substantive application, and the wider holistic shared infrastructure opportunities and comprehensive master plan outcomes that can be achieved where growth cell led planning is occurring.

In summary, the **Southern Links 1** Project includes 938 residential dwellings over 46ha and 22 strategic industrial lots over 60ha.

Over the past seven years B&A have advised the SL1 Consortium interests in a range of wider strategic planning and associated processes. This is summarised below;

- Submitting on the Draft Future Proof Strategy 2021;
- Submitting on the Draft Future Proof Strategy 2024;
- Letter to HCC on Emerging Areas Study 2024
- Establishment of a strategic boundary agreement between the SL1 Consortium landowners, Waipā District and Hamilton City for the transfer of this land to Hamilton City 2022;
- Submission on North Waipā – South Hamilton Spatial Study 2025
- Submission on Hamilton to Tauranga Corridor Plan 2025
- Submission on IAWAI Water Services Strategy 2026-2036
- Resource consent granted for SL1 Consortium application for surface water take from Waikato Regional Council to service the SL1 Consortium landholding with municipal take – granted June 2026

The SL1 Consortium is a group of landowners who represent the majority of the SL1 Growth Cell (circa 330ha or 75% of the growth cell land area) and have been collaboratively progressing the SL1 Growth Cells holistic infrastructure, planning and servicing considerations.

Outlined below are the individual owners of land forming part of the SL1 Consortium landholding include:

- Ohaupo Land Limited Partnership C/- GD Jones
- Chinamas Hills Limited C/- Kenneth Rowe & Selwyn Mexted
- Golden Valley Farms Limited C/- Selwyn & Judith Mexted, Shawn Rodgers and Murray Porter
- Golden Ridge Farm Limited C/- Selwyn & Judith Mexted, Shawn Rodgers and Murray Porter
- Golden Ridge Park Limited C/- Selwyn & Judith Mexted
- Theodoor Bongers
- Southpark Agri Development Limited C/- Leslie & Karen Harrison
- Industrie Property Rua Limited C/- David Ritchie and David Green
- Graeme Rogerson

The **SL1 Consortium** comprises a significant and strategically located landholding which, collectively, provides an opportunity for the comprehensive and coordinated development of an area capable of accommodating a range of future land uses. The longer-term aspirations for the SL1 area include a mix of development outcomes, including industrial, residential and other complementary land uses, supported by the necessary infrastructure, transport connections and associated services.

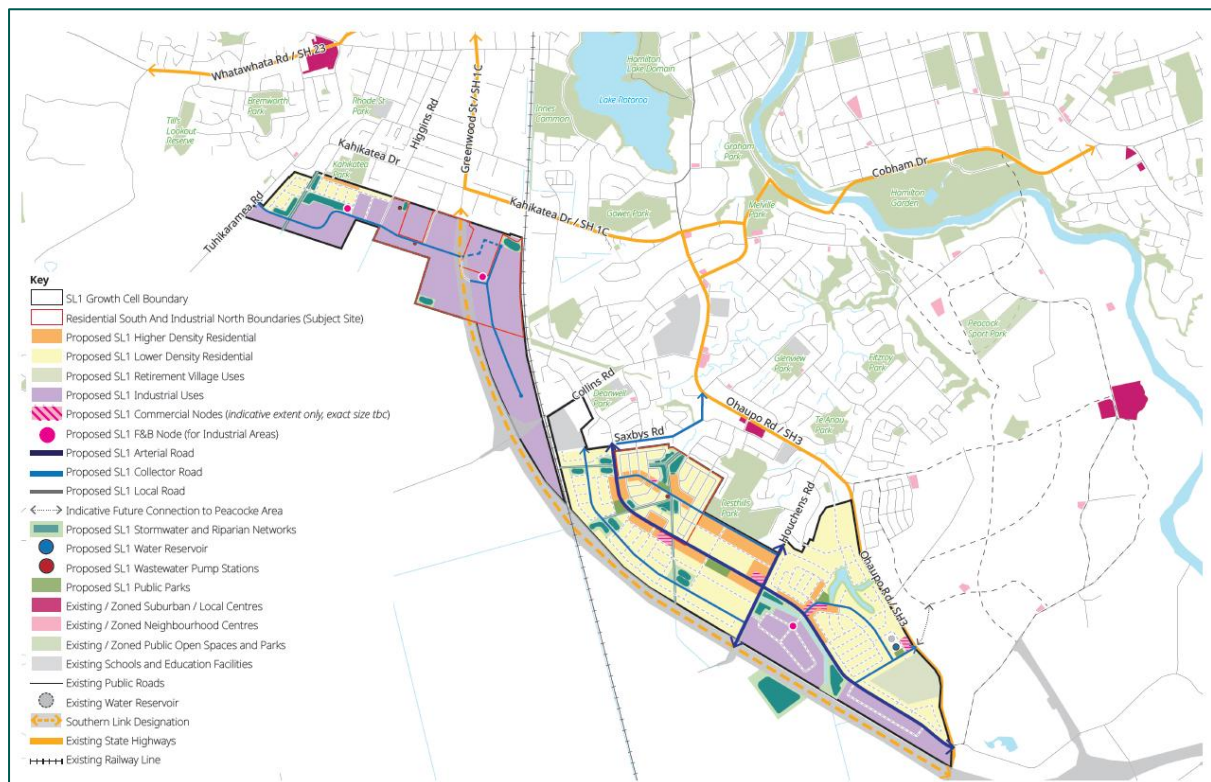


Figure 1 SL1 Overall Concept Plan

The SL1 Consortium landholding is substantial in scale and comprises areas that are anticipated to accommodate different forms of development over time. The intention is not that the entire area be developed for a single purpose, but rather that different parts of the landholding be developed in a coordinated manner having regard to their individual characteristics, servicing requirements, surrounding land uses and the wider strategic outcomes sought for the area.

In this context, the SL1 Consortium consider the **Southern Links 1** Project to be an important component of the broader SL1 Growth Cell, and a catalyst for continued investment and strategic planning. The **Southern Links 1** Project represents a significant opportunity to facilitate productive use and development of part of the wider landholding and to contribute to the establishment of the infrastructure, investment and economic activity necessary to support the wider development of the area over time.

The **SL1 Consortium** have been made aware of the nature and general scope of the proposed project, and have had ongoing updates as the substantive application has been developed, and understand the basis on which the Substantive Fast-track application has been prepared. Having considered the proposal, we support the project proceeding and support its consideration and determination through the Substantive Fast-track process.

As landowners within the **SL1 Consortium**, we recognise the importance of enabling appropriate development within the broader landholding while maintaining flexibility for the different areas of SL1 Growth Cell to accommodate their intended future uses. We consider that the current proposal is consistent with that approach and has the potential to make a meaningful contribution to the longer-term development of the area.

We also recognise the broader benefits that the project may provide. In our view, enabling the project to proceed will assist in progressing the wider aspirations for the SL1 Growth Cell and provide a positive catalyst for the coordinated development of the surrounding landholding and regionally significant infrastructure investments, like Hamilton Southern Links and the Southern Wastewater Treatment Plant.

Our support is provided in our capacity as individual landowners within the **SL1 Consortium**. We understand that the application will be assessed on its merits and that the Administrator and relevant decision-makers will consider the effects of the proposal and the appropriate conditions of consent.

We respectfully request that our support for the project, and our broader aspirations for the coordinated development of the SL1 Growth Cell landholding, be taken into account when considering the application.

Yours sincerely | Nāku noa, nā

Industre Property Rua Limited C/- Adam Lilley



Stride Investment Management Limited – Chief Investment Officer

[Redacted signature]