

Attachment 1: Substantive Application Information Table

SUBSTANTIVE APPLICATION		
Requirements of the Act		Comment
Requirements for Substantive Application		
43(1)	A substantive application— (a) must be lodged in the form and manner approved by the EPA; and (b) must— (i) explain how the project to which the application relates is consistent with the purpose of this Act; or (ii) for a project referred under section 21(1)(a),— (A) explain how both the stage to which the application relates and the whole project are consistent with the purpose of this Act; and (B) contain information relating to the likelihood that any later stages of the project will be completed; and (c) must demonstrate that the project does not involve any ineligible activities; and (d) must, if the application is lodged by more than 1 authorised person, state the proposed approval to be held by each person; and (e) must comply with (i) any information requirements specified by the Minister under section 27(3)(b)(ii); and	a) The substantive application is to be lodged in the form and manner approved by the EPA. b) Brymer is a Referred Project. The application is made by Brymer Farms Limited under s42 of the FTAA and seeks resource consent approvals under s42(4)(a). Explanation on how the Project is consistent with the purpose of the Act is provided at Section 10 of the Overview Report and Section 1.3 and 11.4 of the AEE. c) The Project does not involve ineligible activities. Refer to Overview Report Section 11.0. The report confirms, among other matters, that the application sites are not identified Māori land, a customary marine title area, Māori customary land or Māori reservation land; the proposal is not aquaculture and does not require a Crown Minerals Act access arrangement. d) The application is lodged by 1 authorised person (Brymer Farms) as outlined in Section 6.1 of the Overview Report and Section 2.5 of the AEE. e) The Minister did not specify an additional information that must be included in the substantive application under Section 27(3)(b)(ii) in the referral decision letter dated 4 September 2025.

	(ii) the requirements listed in subsection (3) that apply to the approvals sought; and (f) must, if the authorised person has applied under section 39 for a determination under section 23 or 24, include a copy of the notice under section 39(4); and (g) must, if the application seeks an approval for an activity that is the subject of a determination under section 23, set out the steps taken to secure the agreement referred to in section 5(1)(a); and (h) must state whether the application relates to a priority project and, if so, include confirmation that, to the best of the applicant's knowledge, there are no competing applications; and (i) must be made by the deadline specified in the notice under section 28(3)(d); and (j) must not lodge a substantive application unless any fee, charge, or levy payable under regulations in respect of the application is paid.	f) The authorised person has not applied under Section 39 for a determination under section 23 or 24. g) Approval for an activity that is the subject of a determination under Section 23 is not sought. h) The application does not relate to a priority project. i) The application is made by the deadline specified in the notice under section 28(3)(d), which is 4 September 2027. j) The Overview Report confirms that all fees, charges or levies payable under regulations have been paid (Section 5.2).
--	--	---

Resource Consent - Clauses 5 to 9 of Schedule 5

Clause 5 of Schedule 5 - Information required in consent application

5(1)(a)	A description of the proposed activity	Refer to Overview Report Section 8.0 (Proposal), including Sections 8.1-8.5. Brymer is a comprehensively planned, multi-staged development providing approximately 1,043 residential units, approximately 2,184 m² of commercial GFA in a neighbourhood centre, open space and ecological networks, and supporting transport and three-waters infrastructure. Refer to Section 4 of the Brymer Farms AEE in Volume 2.
5(1)(b)	A description and map of the site at which the activity is to occur, including whether the site is within or adjacent to—	Refer to Overview Report Section 7.0 (Site Context), including Sections 7.1-7.5 , and Figure 1 . Refer to AEE Section 3 in Volume 2.

	(i) a statutory area (as defined in the relevant Treaty settlement Act); or (ii) ngā rohe moana o ngā hapū o Ngāti Porou; or (iii) a protected customary rights area under the Marine and Coastal Area (Takutai Moana) Act 2011;	The application site is approximately 81 ha at 127 Brymer Road / Whatawhata Road, Waikato District. The site is not within or adjacent to a Statutory Acknowledgement Area, ngā rohe moana o ngā hapū o Ngāti Porou, or a protected customary rights area under the Marine and Coastal Area (Takutai Moana) Act 2011.
5(1)(c)	Confirmation that the consent application complies with section 46(2)(a), (b), and (d): A substantive application complies with this subsection if a) the application complies with: a. section 42 (Authorised person may lodge substantive application for approvals); and b. sections 43 (Requirements for substantive application) and 44 (Information must be specified in sufficient detail); and b) the application relates solely to a listed project or a referred project; and c) the EPA considers that, on the face of the application, the project does not appear to involve an ineligible activity; and d) any fee, charge, or levy payable under regulations in respect of the application is paid.	Refer to Overview Report Section 5.2 and Section 2.4 and 2.5 of the AEE. a) The application complies with Section 42 as Brymer Farms Limited lodged the referral application and is the person authorised to lodge a substantive application for the project under section 27(2). This is confirmed in the <i>Notice of Decisions on application for referral of the Brymer project under the Fast-track Approvals Act 2024</i>. The requirements of the substantive application are addressed above in this table and throughout Volumes 1 and 2 of the application. As detailed in Section 5.2 of the Overview Report and Section 2.4 of the AEE, the information provided in this application is sufficiently detailed to correspond to the scale and significance of the matters that will be assessed in considering whether to grant the approvals sought, including any adverse effects of the activities to which the approvals relate. This takes into account any proposal by the applicant to manage the adverse effects of an activity through conditions. This application complies with Section 44.

		b) The application relates solely to the Brymer referred project. c) As outlined above in this table and in Section 11.0 of the Overview Report and Section 2.4 of the AEE, the Project does not involve an ineligible activity. d) Any fee, charge or levy payable under regulations in respect of the application has been paid.
5(1)(d)	The full name and address of: i. each owner of the site and of land adjacent to the site; and ii. each occupier of the site and of land adjacent to the site whom the applicant is unable to identify after reasonable inquiry; and	Refer to Overview Report Sections 7.2 and 7.6 and Appendix 3 (Owners and Occupiers of the Site and Adjacent Landowners). Also refer to Section 3.3.5 of the AEE in Volume 2.
5(1)(e)	A description of any other activities that are part of the proposal to which the consent application relates.	Refer to Overview Report Sections 8.5 and 8.6. The Project includes supporting infrastructure and other development-related activities. A precautionary Wildlife Act authorisation application has been made to DOC and an archaeological authority application has been made to Heritage New Zealand Pouhere Taonga; these are described as separate approvals rather than approvals sought through this FTAA substantive application. Also refer to Section 4.16 of the AEE.
5(1)(f)	A description of any other resource consents, notices of requirement for designations, or alterations to designations required for the project to which the consent application relates	Refer to Overview Report Section 8.6. The report states that no other resource consents, notices of requirement for designations, or alterations to designations are required before works commence. Separate precautionary applications have been made for a Wildlife Act authorisation and an archaeological authority.
5(1)(g)	An assessment of the activity against sections 5, 6, and 7 of the Resource Management Act 1991; and	Refer to Overview Report Section 17.5. Also refer to Section 11 of the AEE.

5(1)(h)	An assessment of the activity against any relevant provisions in any of the documents listed in subclause (2); (2) The documents referred to in subclause (1)(h) are the following: i. a national environmental standard: ii. other regulations made under the Resource Management Act 1991: iii. a national policy statement: iv. a New Zealand coastal policy statement: v. a regional policy statement or proposed regional policy statement: vi. a plan or proposed plan: vii. a planning document recognised by a relevant iwi authority and lodged with a local authority. An assessment under subclause (1)(h) must include an assessment of the activity against: a) any relevant objectives, policies, or rules in a document listed in subclause (2); and b) any requirement, condition, or permission in any rules in any of those documents; and c) any other requirements in any of those documents.	Refer to Overview Report Section 17.0, including Sections 17.1-17.4, and Volume 2 for the detailed assessment against relevant national environmental standards, national policy statements, the Waikato regional policy/planning framework, the Waikato District Plan, and relevant iwi planning documents. Refer to Section 17 of the Overview Report. Also refer to Section 9 of the AEE, which provides an assessment against: a) a national environmental standard: b) other regulations made under the Resource Management Act 1991, noting c) a national policy statement: d) a New Zealand coastal policy statement: e) a regional policy statement or proposed regional policy statement: f) a plan or proposed plan: g) a planning document recognised by a relevant iwi authority and lodged with a local authority. This assessment relates to any relevant objectives, policies, rules, requirements, conditions, or permissions contained in the applicable documents, as well as any other requirements set out within those documents that are relevant to the Project.
5(1)(i)	Information about any Treaty settlements that apply in the area covered by the consent application, including— i. identification of the relevant provisions in those Treaty settlements; and	Refer to Overview Report Section 15.5 (Treaty Settlement Provisions and Redress). The report assesses relevant settlement legislation and records that no other statutory acknowledgement areas, cultural redress properties or deeds of recognition affect the application site. Refer to Section 7.1 and Attachment 9 of the AEE in Volume 2.

	ii. a summary of any redress provided by those settlements that affects natural and physical resources relevant to the project or project area	
5(1)(j)	A list of any relevant customary marine title groups, protected customary rights groups, ngā hapū o Ngāti Porou (where an application is within, adjacent to or directly affecting ngā rohe moana o ngā hapū o Ngāti Porou), or applicants under the Marine and Coastal Area (Takutai Moana) Act 2011; and	Refer to Overview Report Sections 15.6 and 15.7 and AEE Section 7.3 and 7.4 . The report records that no customary marine titles affect the proposal and no protected customary rights relate to the site.
5(1)(k)	The conditions that the applicant proposes for the resource consent	Refer to Overview Report Section 8.8 and Section 12 of the AEE. Proposed resource consent conditions are included within Volume 2.
5(1)(l)	If a notice under section 30(3)(b) or (5) has been received,— (i) A copy of that notice showing that it was received within the time frame specified in section 30(6)(b); and (ii) If a notice has been received under section 30(5), any more up-to-date information that the applicant is aware of about the existing resource consent referred to in the notice.	Refer to Attachment 5
5(4)	A consent application must include an assessment of the activity's effects on the environment that (a) includes the information required by clause 6; and (b) covers the matters specified in clause 7.	See below in this table. Refer also to Overview Report Section 16.0 (Strategic Assessment of Effects) and Volume 2 for the detailed AEE.
5(5)(a)	If a permitted activity is part of the proposal to which the consent application relates, a description that demonstrates that the activity complies with the requirements, conditions, and permissions for the	Refer to Section 5.11 of AEE

	permitted activity (so that a resource consent is not required for that activity under section 87A(1) of the Resource Management Act 1991);	
5(5)(b)	If the activity is to occur in an area that is within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011 or the environmental covenant prepared by ngā hapū o Ngāti Porou under section 19 of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, an assessment of the activity against any resource management matters set out in that document.	Not applicable. Refer to Overview Report Section 15.6 . No customary marine title affects the proposal and the activity will not occur within the scope of a planning document prepared by a customary marine title group.
5(5)(c)	If the activity is to occur in an area that is a taiāpure-local fishery, a mātaihai reserve, or an area that is subject to bylaws made under Part 9 of the Fisheries Act 1996, an assessment of the effects of the activity on the use or management of the area.	Not applicable, the activity is not to occur in an area that is a taiāpure-local fishery, a mātaihai reserve, or an area that is subject to bylaws made under Part 9 of the Fisheries Act 1996.
5(6)	If the applicant is not able to supply the name and address of the owner and each occupier of the site and of land adjacent to the site because the land is Māori land in multiple ownership, the applicant must include a statement to that effect.	Not applicable, the land adjacent to the site is not Māori land in multiple ownership.
5(7)	If the substantive application is to be lodged by more than 1 authorised person, the references to the applicant in subclauses (1)(d), (k), (l) and (6) must be read as references to the authorised person who is to be identified in the application as the proposed holder of the resource consent.	Not applicable, the substantive application is lodged by 1 authorised person.
Clause 6 of Schedule 5 - Information Required to Assess Environmental Effects		
6(1)	The assessment of an activity's effects on the environment under clause 5(4) must include the following information:	See below.

I. An assessment of the actual or potential effects on the environment	Refer to Section 8 of the AEE.
II. If the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use	Not applicable, the activity does not include the use of hazardous installations.
If a permitted activity is part of the proposal to which the consent application relates, a description that demonstrates that the activity complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1) of the Resource Management Act 1991);	Refer to Section 5.11 of AEE and Attachment 8
III. A description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect of the activity.	Refer to Overview Report Section 8.7 and Attachment 6 . Refer to Section 4.13 and 8.20 of the AEE.
IV. Identification of persons who may be affected by the activity and any response to the views of any persons consulted, including the views of iwi or hapū that have been consulted in relation to the proposal	Refer to Overview Report Section 14.0, including Sections 14.1-14.5, and Appendix 1D (Engagement and Consultation Summary Report). Potentially affected landowners are addressed in Section 14.5 and mana whenua engagement in Section 14.3.
V. If iwi or hapū elect not to respond when consulted on the proposal, any reasons that they have specified for that decision.	N/A – iwi responded when consulted.
VI. If the scale and significance of the activity's effects are such that monitoring is required, a description of how the effects will be monitored and by whom, if the activity is approved.	Refer to Section 4.13 and 8.20 of the AEE.

	VII. An assessment of any effects of the activity on the exercise of a protected customary right	Not applicable. Refer to Overview Report Section 15.7 , which records that there are no protected customary rights relating to the site.
--	--	---

Clause 7 of Schedule 5 - Matters to be Covered in Assessment of Environmental Effects

The assessment of an activity's effects on the environment under Clause 5(4) must cover:

7(a)	Any effect on the people in the neighbourhood and, if relevant, the wider community, including any social, economic, or cultural effects.	Refer to Overview Report Section 16.0 and Section 8 of the AEE in Volume 2.
7(b)	Any physical effect on the locality, including landscape and visual effects	Refer to Overview Report Section 16.0 and Section 8 of the AEE in Volume 2.
7(c)	Any effect on ecosystems, including effects on plants or animals and physical disturbance of habitats in the vicinity	Refer to Overview Report Section 16.0 and Section 8 of the AEE in Volume 2.
7(d)	Any effect on natural and physical resources that have aesthetic, historical, spiritual, or cultural value, or other special value, for present or future generations.	Refer to Overview Report Sections 15.0-15.5 and 16.0 and Section 8 of the AEE in Volume 2.
7(e)	Any discharge of contaminants into the environment and options for the treatment and disposal of contaminants	Refer to Section 8 of the AEE
7(f)	Any unreasonable emission of noise	Refer to Overview Report Section 16.0 and Section 8 of the AEE in Volume 2.
7(g)	Any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations	Refer to Overview Report Section 16.0 and Section 8 of the AEE in Volume 2 where flooding and natural hazard effects are considered.

Clause 8 of Schedule 5 - Information required in application for subdivision or reclamation

8(1) Information required for subdivision consent

In addition to the information required under [clause 5](#), a consent application for a subdivision must include information that adequately defines the following

(a)	the position of all new boundaries; and	Refer to the Scheme Plan identified in the Overview Report appendices and Volume 2. All new boundaries are shown on the Scheme Plan attached to the AEE as Appendix 5 .
(b)	the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan; and	Refer to the Scheme Plan identified in the Overview Report appendices and Volume 2. All new allotment areas are shown on the Scheme Plan attached to the AEE as Appendix 5 .
(c)	the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips; and	Refer to Scheme Plan attached to the AEE as Appendix 5 .
(d)	the locations and areas of existing esplanade reserves, esplanade strips, and access strips; and	N/A - none existing
(e)	the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A of the Resource Management Act 1991; and	N/A no part of the bed of a river or lake is to be vested in a territorial authority under section 237A .
(f)	the locations and areas of any land within the coastal marine area that is to become part of the common marine and coastal area under section 237A of the Resource Management Act 1991; and	N/A there is no part of the Project area that is subject to a coastal marine area.
(g)	The locations and areas of land to be set aside as new roads.	All locations and areas of land to be set aside as new roads are shown on the Scheme Plan attached to the AEE as Appendix 5 .
Clause 9 of Schedule 5 - Information required in application including standard freshwater fisheries activity		
9	For the purposes of section 43(3)(a) , a consent application for a project that includes a standard freshwater fisheries activity must include the information set out in clause 3 of Schedule 9.	Clause 9 of Schedule 5 is not applicable as the project does not include a standard freshwater fisheries activity.

Wildlife Approval - Clause 2 of Schedule 7

(1) For the purposes of section 43(3)(h), an application for a wildlife approval must.

a.	Specify the purpose of the proposed activity.	The Wildlife Act approval is not sought through this Fast-track substantive application. The Applicant has applied separately to the Department of Conservation for a Wildlife Act authorisation, on a precautionary basis should lizard relocation be required during construction. Refer to Overview Report Section 8.6 , and the Ecological Management Plan (Appendix 23). Also refer to Section 8.11 of the AEE. The purpose of the separate authorisation is to enable any necessary handling and/or relocation of protected lizards encountered during construction.
b.	Identify the actions the applicant wishes to carry out involving protected wildlife and where they will be carried out (whether on or off public conservation land).	As noted above. The separate application addresses the actions proposed in relation to protected lizards and where those actions may occur, this includes the capture, handling and relocation methods against the separate Wildlife Act application and Ecological Management Plan.
c.	Include an assessment of the activity and its impacts against the purpose of the Wildlife Act 1953	Ecological Impact Assessment (Appendix 23), Effects on lizards are summarised in the attached lizard management plan (Page 21 of Appendix 23 Ecological Impact Assessment).
d.	List protected wildlife species known or predicted to be in the area and, where possible, the numbers of wildlife present and numbers likely to be impacted.	Refer to Appendix 23
e.	Outline impacts on threatened, data deficient, and at-risk wildlife species (as defined in the New Zealand Threat Classification System).	As outlined in the lizard management plan Page 21 of Appendix 23 (Ecological Impact Assessment) which provides a full detailed assessment.

f.	State how the methods proposed to be used to conduct the actions specified under paragraph (b) will ensure that best practice standards are met.	Refer to the Lizard Management Plan Page 21 of Appendix 23 .
g.	Describe the methods to be used to safely, efficiently, and humanely catch, hold, or kill the animals and identify relevant animal ethics processes.	Refer to the Lizard Management Plan Page 21 of Appendix 23 .
h.	State the location or locations in which the activity will be carried out, including a map (and GPS co-ordinates if available).	Refer to the Lizard Management Plan Page 21 of Appendix 23 .
i.	State whether authorisation is sought to temporarily hold or relocate wildlife.	Refer to the Lizard Management Plan Page 21 of Appendix 23 .
j.	List all actual and potential wildlife effects (adverse or positive) of the proposed activity, including effects on the target species, other indigenous species, and the ecosystems at the site.	As outlined in the Lizard Management Plan Page 21 of Appendix 23 (Ecological Impact Assessment) which provides a full detailed assessment.
k.	Where adverse effects are identified, state what methods will be used to avoid and minimise those effects, and any offsetting or compensation proposed to address unmitigated adverse effects (including steps taken before the project begins, such as surveying, salvaging, and relocating protected wildlife).	As outlined in the Lizard Management Plan Page 21 of Appendix 23 (Ecological Impact Assessment) which provides a full detailed assessment.
l.	State whether the applicant or any company director, trustee, partner, or anyone else involved with the application has been convicted of any offence under the Wildlife Act 1953.	N/A - the applicant or any company director, trustee, partner, or anyone else involved with the application has not been convicted of any offence under the Wildlife Act 1953
m.	State whether the applicant or any company director, trustee, partner, or anyone else involved with the application has any current criminal charges under the Wildlife Act 1953 pending before a court.	N/A – the applicant or any company director, trustee, partner, or anyone else involved with the application does not have any current criminal charges under the Wildlife Act 1953 pending before a court.

n.	Provide proof and details of all consultation, including with hapū or iwi, on the application specific to wildlife impacts.	Not applicable to approvals sought
o.	Provide any additional written expert views, advice, or opinions the applicant has obtained concerning their proposal.	Not applicable to approvals sought
2.	If the substantive application is to be lodged by more than 1 authorised person, the reference to the applicant in subclause (1)(b) must be read as a reference to the authorised person who is to be identified in the application as the proposed holder of the wildlife approval.	The substantive application is only lodged by 1 authorised person.

Archaeological Authority - Clause 2 of Schedule 8

For the purposes of section 43(3)(i), an application for an archaeological authority must include the following information

a.	a legal description of the land or, if one is not available, a description that is sufficient to identify the land to which the application relates; and	The archaeological authority is not sought through this Fast-track substantive application. The Applicant has separately applied to Heritage New Zealand Pouhere Taonga for an Archaeological Authority under the Heritage New Zealand Pouhere Taonga Act 2014. Refer to Overview Report Section 8.6 and the Archaeological Site Management Plan prepared by RedOx (appendix reference to be confirmed). The application site is approximately 81 ha at 127 Brymer Road / Whatawhata Road, Waikato District. Legal descriptions are identified in Overview Report Section 7.2 and Records of Title at Appendix 1A. Confirm the legal description relied on in the separate authority application.
b.	the name of the owner of the relevant land, if the applicant is not the owner of the land; and	N/A

c.	proof of consent, if the owner has consented to the proposed activity; and	The Applicant (Brymer Farms Limited) currently owns the land and will be the owner of the land at the time the activity is undertaken refer to Appendix 1 .
d.	confirmation that the application complies with section 46(2)(a), (b), and (d); and	Refer to Overview Report Section 8.6 and Brymer AEE Section 2.3
e.	a description of each archaeological site to which the application relates and the location of each site; and	The archaeological authority is not sought through this Fast-track substantive application. The Applicant has separately applied to Heritage New Zealand Pouhere Taonga for an Archaeological Authority under the Heritage New Zealand Pouhere Taonga Act 2014. Refer to Overview Report Section 8.6 . Also refer to Archaeological Assessment at Appendix 25 .
f.	a description of the activity for which the authority is sought; and	The archaeological authority is not sought through this Fast-track substantive application. The Applicant has separately applied to Heritage New Zealand Pouhere Taonga for an Archaeological Authority under the Heritage New Zealand Pouhere Taonga Act 2014. Refer to Overview Report Section 8.6 . Also refer to Archaeological Assessment at Appendix 25 .
g.	a description of how the proposed activity will modify or destroy each archaeological site; and	The archaeological authority is not sought through this Fast-track substantive application. The Applicant has separately applied to Heritage New Zealand Pouhere Taonga for an Archaeological Authority under the Heritage New Zealand Pouhere Taonga Act 2014. Refer to Overview Report Section 8.6 . Also refer to Archaeological Assessment at Appendix 25 .
h.	except in the case of an approval described in section 44(b) of the HNZPT Act, an assessment of – i. the archaeological, Māori, and other relevant values of the archaeological site in the detail that is appropriate to the scale	The archaeological authority is not sought through this Fast-track substantive application. The Applicant has separately applied to Heritage New Zealand Pouhere Taonga for an Archaeological Authority under the Heritage New Zealand Pouhere Taonga Act

	and significance of the proposed activity and the proposed modification or destruction of the archaeological site; and ii. the effect of the proposed activity on those values; and	2014. Refer to Overview Report Section 8.6. Also refer to Archaeological Assessment at Appendix 25.
i.	a statement as to whether consultation with tangata whenua, the owner of the relevant land (if the applicant is not the owner), or any other person likely to be affected— (i) has taken place, with details of the consultation, including the names of the parties and the tenor of the views expressed; or (ii) has not taken place or been completed, with the reasons why consultation has not occurred or been completed (as applicable).	The archaeological authority is not sought through this Fast-track substantive application. The Applicant has separately applied to Heritage New Zealand Pouhere Taonga for an Archaeological Authority under the Heritage New Zealand Pouhere Taonga Act 2014. Refer to Overview Report Section 8.6. Also refer to Archaeological Assessment at Appendix 25.