

Appendix 7

Southern Links 1 Listed Schedule



Urban & Environmental



Fast-track Approvals (Southpark Agri Development Limited and Others) Order 2025

Cindy Kiro, Governor-General

Order in Council

At Wellington this 26th day of May 2025

Present:

Her Excellency the Governor-General in Council

This order is made under section 117 of the Fast-track Approvals Act 2024—

- (a) on the advice and with the consent of the Executive Council; and
- (b) on the recommendation of the Minister for Infrastructure made in accordance with section 117 of that Act.

Contents

		Page
1	Title	1
2	Commencement	2
3	Principal Act	2
4	Schedule 2 amended	2

Order

1 Title

This order is the Fast-track Approvals (Southpark Agri Development Limited and Others) Order 2025.

2 Commencement

This order comes into force on 30 May 2025.

3 Principal Act

This order amends the Fast-track Approvals Act 2024.

4 Schedule 2 amended

- (1) In Schedule 2, item relating to Southern Links 1, replace “Southern Park Agri Development Limited, Theodoor Bongers, Limited” with “Southpark Agri Development Limited, Theodoor Bongers Limited, Hamilton City Council”.
- (2) In Schedule 2, item relating to Carrington Residential Development, replace “Marutūāha Rōpū Tuarua Limited Partnership” with “Marutūāhu Rōpū Tuarua Limited Partnership”.

Nicola Purvis,
Acting Clerk of the Executive Council.

Explanatory note

This note is not part of the order but is intended to indicate its general effect.

This order, which comes into force on 30 May 2025, amends Schedule 2 of the Fast-track Approvals Act 2024 to—

- change the authorised person for the Southern Links 1 listed project to Golden Ridge Farm Limited, Golden Ridge Park Limited, Industrie Property Rua Limited, Southpark Agri Development Limited, Theodoor Bongers Limited, and Hamilton City Council; and
- change the authorised person for the Carrington Residential Development listed project to Ministry of Housing and Urban Development, Marutūāhu Rōpū Tuarua Limited Partnership, Ngāti Whātua Rōpū Limited Partnership, and Waiohūa-Tāmaki Alliance Limited Partnership.

Issued under the authority of the Legislation Act 2019.

Date of notification in *Gazette*: 29 May 2025.

This order is administered by the Ministry for the Environment.

Appendix 8

Owner Occupier Letter



Urban & Environmental

3 July 2026

Occupier
Hamilton
Waikato

Dear Owner / Occupier

Southern Links 1 FAST-TRACK PROJECT

Golden Ridge Farm Ltd, Golden Ridge Park Limited, Industrie Property Rua Limited, Southpark Agri Development Limited, representative landowners, are in the process of preparing and applying for resource consents from the relevant authorities under the Fast-Track Approvals Act 2024 ('FTAA'). The purpose of the FTAA is to provide a consenting process to fast-track projects that have significant regional benefits in terms of boosting employment and local economies. Further details on the FTAA can be found on the Fast Track website: www.fasttrack.govt.nz.

The Southern Links 1 project was successfully listed by the Minister for Infrastructure on 19 October 2024, which means that a substantive application may now be lodged with the Environmental Protection Agency (EPA). You can view further information on the project on the Fast Track website: <https://www.fasttrack.govt.nz/projects/southern-links-1>. Please note that the EPA is not administered by any of the local District Territorial Authorities.

Southern Links 1 is a combined residential development (SL1 Residential South) and industrial development (SL1 Industrial North) located on Hamilton City's urban fringe which seeks to provide for:

SL1 Residential South (Residential)

- A 46ha masterplanned residential community
- Circa 945 residential units;
- Local neighbourhood commercial node;
- Neighbourhood open space reserve, linear open space, including ecological restoration, esplanade provision and riparian vegetation;
- Transport infrastructure including local roads, cycle connections and pedestrian pathways; and
- Services infrastructure including pump stations, wastewater discharge and treatment area, stormwater ponds.

SL1 Industrial North (Industrial)

- Circa 60ha of industrial development
- Transport infrastructure including local roads, cycle connections and pedestrian pathways; and
- Services infrastructure including pump stations, wastewater discharge and treatment area, stormwater ponds.

The project will be delivered in stages with associated infrastructure and earthworks. The respective sites and draft masterplans are shown below.



Figure 1 – SL1 Residential South (Source: EMaps)



Figure 2 – SL1 Industrial North (Source: EMaps)

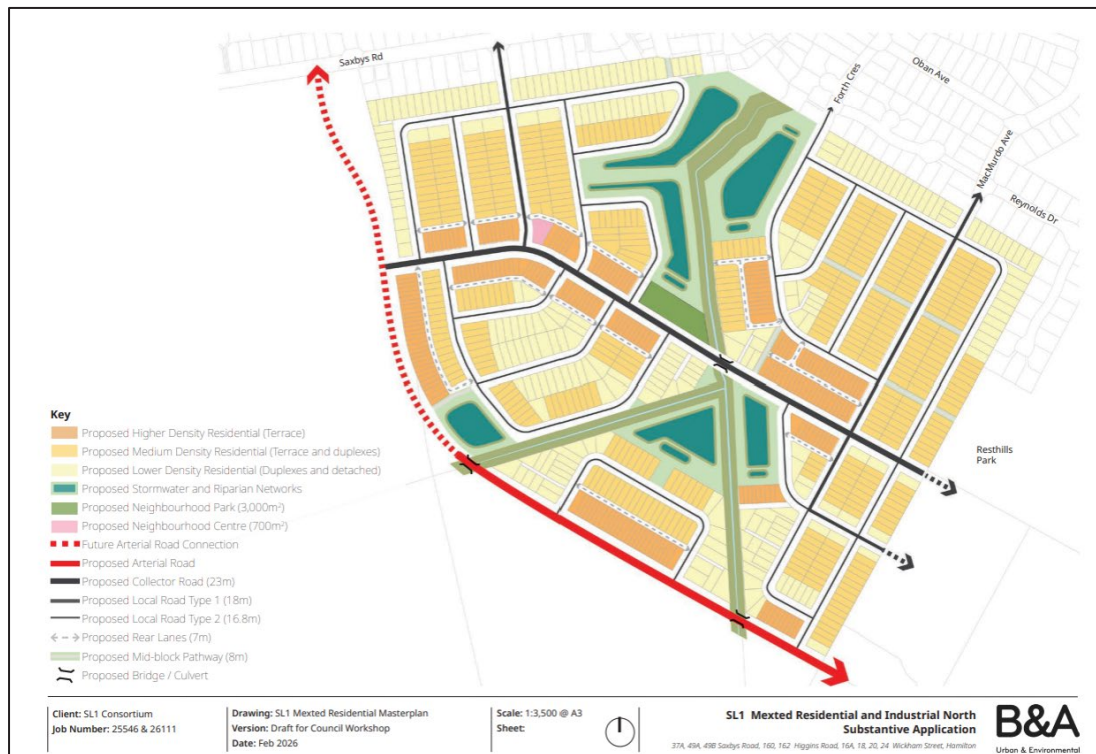


Figure 3 – SL1 Residential South Draft Master Plan (Source: B&A)

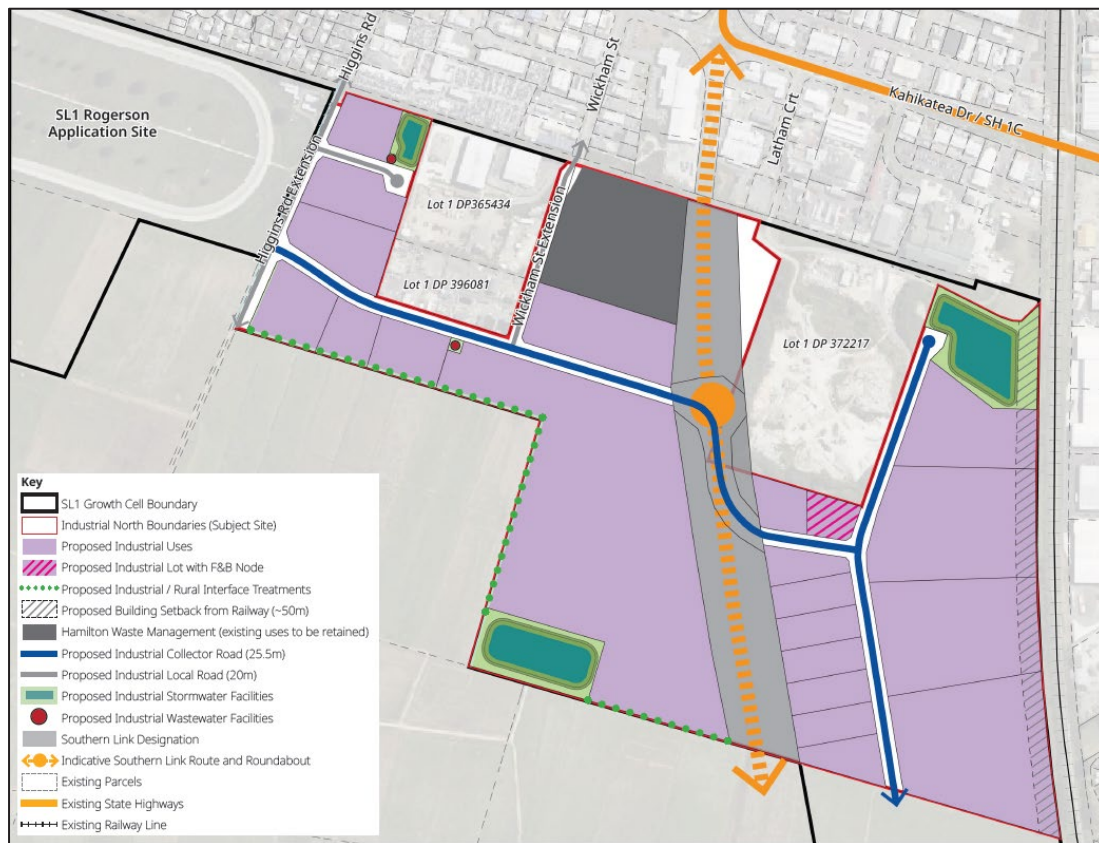


Figure 4 – SL1 Industrial North Draft Master Plan (Source: B&A)

As part of the application requirements (Schedule 5 of the Act), the applicant is required to identify and confirm the *owners and occupiers* of properties that *adjoin or are adjacent to the site*, including their full names and contact addresses. This information is provided to the EPA so that the expert consenting panel can contact you to invite you to comment on the application once the application is deemed complete and lodged.

Our records indicate that you *may* be an owner and/or occupier of land adjoining or adjacent to the proposed development site. We would therefore appreciate it if you could confirm the following details:

- Full name of the property owner(s)
- Full name of the current occupier(s) (if different from the owner)
- Postal address for correspondence
- Email address or contact phone number (optional)

If you are an occupier of this property, you may provide your details if you would like to be included in any potential consultation. However, you are under no obligation to provide this as an occupier.

It would be much appreciated if you could please respond with the information required above via email [REDACTED] by **Friday 17 July 2026**.

Please note, the information you provide will only be shared with the EPA, who may contact you regarding the Southern Links 1 project. Once the expert consenting panel process has been completed, your personal information will be destroyed.

Once the substantive application is lodged and accepted as complete, the Fast-track Expert Panel is required under Section 53(2)(h) and Section 53(2)(i) to provide all adjacent owners or occupiers of the land the opportunity to comment on the substantive application. This will be your opportunity to review the complete application in detail and share your views. You will receive information on how to access the application documents and how to provide comments to the Expert Panel.

If you have any questions or would like further information about the proposed development, please feel free to contact us as the applicants representee at Colliers. We will consider any feedback ahead of lodging the substantive application.

Thank you for your assistance.

Yours sincerely | Nāku noa, nā

Barker & Associates Limited



Sam Le Heron

Senior Associate



Colliers Project Leaders



Dillon Kelliher

Project Manager: Project Leaders



From: [REDACTED]
To: [REDACTED]
Subject: 18 Reynolds drove
Date: Wednesday, 8 July 2026 1:48:04 pm

From: [REDACTED]
To: [REDACTED]
Subject: 40 Macmurdo Ave - SL1 Fast-Track
Date: Saturday, 11 July 2026 10:49:48 am
Attachments: [letter B&A SL1 fastrack.pdf](#)
[occupancy details 20 Manmurdo Ave.docx](#)

You don't often get email from [REDACTED]

[Learn why this is important](#)

Hi Sam

Please find attached a response to your letter of 3 July 2026 regarding properties bounding SL1 fast track project

attached a copy of the letter and information of the owner / occupier

please advise receipt of this information

Regards

[REDACTED]

Ph:

Email:

[REDACTED]

3 July 2026

Occupier
Hamilton
Waikato

Dear Owner / Occupier

Southern Links 1 FAST-TRACK PROJECT

Golden Ridge Farm Ltd, Golden Ridge Park Limited, Industrie Property Rua Limited, Southpark Agri Development Limited, representative landowners, are in the process of preparing and applying for resource consents from the relevant authorities under the Fast-Track Approvals Act 2024 ('FTAA'). The purpose of the FTAA is to provide a consenting process to fast-track projects that have significant regional benefits in terms of boosting employment and local economies. Further details on the FTAA can be found on the Fast Track website: www.fasttrack.govt.nz.

The Southern Links 1 project was successfully listed by the Minister for Infrastructure on 19 October 2024, which means that a substantive application may now be lodged with the Environmental Protection Agency (EPA). You can view further information on the project on the Fast Track website: <https://www.fasttrack.govt.nz/projects/southern-links-1>. Please note that the EPA is not administered by any of the local District Territorial Authorities.

Southern Links 1 is a combined residential development (SL1 Residential South) and industrial development (SL1 Industrial North) located on Hamilton City's urban fringe which seeks to provide for:

SL1 Residential South (Residential)

- A 46ha masterplanned residential community
- Circa 945 residential units;
- Local neighbourhood commercial node;
- Neighbourhood open space reserve, linear open space, including ecological restoration, esplanade provision and riparian vegetation;
- Transport infrastructure including local roads, cycle connections and pedestrian pathways; and
- Services infrastructure including pump stations, wastewater discharge and treatment area, stormwater ponds.

SL1 Industrial North (Industrial)

- Circa 60ha of industrial development
- Transport infrastructure including local roads, cycle connections and pedestrian pathways; and
- Services infrastructure including pump stations, wastewater discharge and treatment area, stormwater ponds.

The project will be delivered in stages with associated infrastructure and earthworks. The respective sites and draft masterplans are shown below.



Figure 1 – SL1 Residential South (Source: EMaps)



Figure 2 – SL1 Industrial North (Source: EMaps)



Figure 3 – SL1 Residential South Draft Master Plan (Source: B&A)

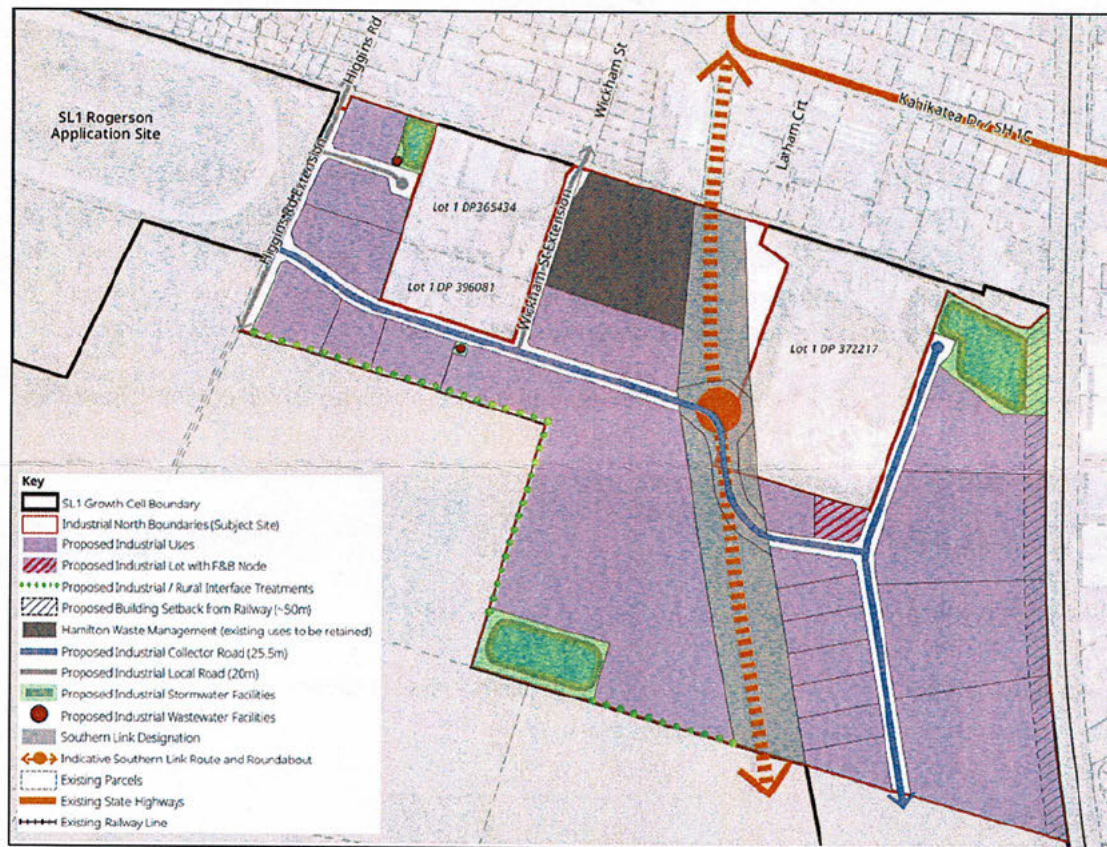


Figure 4 – SL1 Industrial North Draft Master Plan (Source: B&A)

As part of the application requirements (Schedule 5 of the Act), the applicant is required to identify and confirm the *owners and occupiers* of properties that *adjoin or are adjacent to the site*, including their full names and contact addresses. This information is provided to the EPA so that the expert consenting panel can contact you to invite you to comment on the application once the application is deemed complete and lodged.

Our records indicate that you *may* be an owner and/or occupier of land adjoining or adjacent to the proposed development site. We would therefore appreciate it if you could confirm the following details:

- Full name of the property owner(s)
- Full name of the current occupier(s) (if different from the owner)
- Postal address for correspondence
- Email address or contact phone number (optional)

If you are an occupier of this property, you may provide your details if you would like to be included in any potential consultation. However, you are under no obligation to provide this as an occupier.

It would be much appreciated if you could please respond with the information required above via email [REDACTED] by Friday 17 July 2026.



Please note, the information you provide will only be shared with the EPA, who may contact you regarding the Southern Links 1 project. Once the expert consenting panel process has been completed, your personal information will be destroyed.

Once the substantive application is lodged and accepted as complete, the Fast-track Expert Panel is required under Section 53(2)(h) and Section 53(2)(i) to provide all adjacent owners or occupiers of the land the opportunity to comment on the substantive application. This will be your opportunity to review the complete application in detail and share your views. You will receive information on how to access the application documents and how to provide comments to the Expert Panel.

If you have any questions or would like further information about the proposed development, please feel free to contact us as the applicants representee at Colliers. We will consider any feedback ahead of lodging the substantive application.

Thank you for your assistance.

Yours sincerely | Nāku noa, nā

Barker & Associates Limited

Colliers Project Leaders

Sam Le Heron

Senior Associate



Dillon Kelliher

Project Manager: Project Leaders



Hi Sam

Further to your letter dated 3 July 2026.

We, [REDACTED] are the owners and occupiers of 40 MacMurdo Ave, a property that bounds the area of land detailed as SL3 in Figure 3.

Our postal address is:

40 MacMurdo Ave

Glenview

Hamilton 3206

Email: [REDACTED]

Phone: [REDACTED]

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: 67b saxbys road.
Date: Wednesday, 15 July 2026 7:20:44 pm

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi There,

We are the occupiers at 67b saxbys road have have recently received your letter, please find out information below. Would love to be involved in consultation and how this project is progressing.

Property owners: [REDACTED]
Postal address: 67b saxbys road, deanwell 3206
Contact number: [REDACTED]

Any correspondence would be greatly appreciated as this could affect our long term plans.

Kind Regards

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: 73b saxbys road
Date: Wednesday, 8 July 2026 8:09:53 pm

You don't often get email from [REDACTED] [Learn why this is important](#)

[REDACTED]
I am the owner and also person living in the house
you can contact me by this email [REDACTED]

will these house being built be nz house /kio ranga houses?

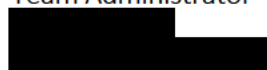
From: [REDACTED]
To: [REDACTED]
Subject: FW: Southern Links Fast Project
Date: Tuesday, 21 July 2026 1:17:15 pm

Morning [REDACTED]

I believe this is for you

Ngā mihi | Kind regards,

PAIGE GEORGE
Team Administrator



PO Box 1986,
Shortland Street, Auckland 1140
Level 4, Old South British Building,
3-13 Shortland Street, Auckland

barker.co.nz



B&A Logo



Kerikeri | Whangārei | Warkworth |
Auckland | Hamilton | Cambridge |
Tauranga | Havelock North | Wellington |
Christchurch | Wānaka & Queenstown

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

From: [REDACTED]
Sent: Friday, 17 July 2026 5:52 pm
To: Admin [REDACTED]
Subject: Fwd: Southern Links Fast Project

You don't often get email from [REDACTED] [Learn why this is important](#)

Below email address had a bounce back

----- Forwarded message -----

From: [REDACTED]
Date: Fri, 17 Jul 2026 at 5:49 PM
Subject: Southern Links Fast Project
To: [REDACTED]

Hi there

We would like to register to receive information regarding the Southern Links 1 Fast Track Project. Our rural property adjoins both Resthills Park and the proposed property

development.

Details:

[REDACTED] (owner occupiers)

Postal Address: 54 Croft Lane, RD 2, Hamilton 3282

Email: [REDACTED]

We would like to understand what is proposed along our boundary line.

Many thanks

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: Fwd: Southern Links 1 FAST-TRACK PROJECT
Date: Wednesday, 5 August 2026 8:31:12 pm

You don't often get email from [REDACTED] [Learn why this is important](#)

Hello Mr Barker

I refer to my e-mail forwarded herewith dated 3 July 2026.

A month has passed by with no response from you.

Kindly reply by close of business Friday 7 August 2026.

Regards, [REDACTED]

----- Forwarded message -----

From: [REDACTED]
Date: Fri, Jul 3, 2026 at 5:10 PM
Subject: Southern Links 1 FAST-TRACK PROJECT
To: [REDACTED]

Hello Mr Barker

We received a letter addressed to "owner/occupier" dated today found in our mailbox at 18 Caesar Roose Drive, Glenview, Hamilton regarding the subject heading matter.

We have, and will continue to have into the future, questions that need answers. Please therefore provide me with the names, designations and email addresses of appropriately qualified and fully informed persons at the following organisations who can receive and respond to our correspondence (either directed at them or cc'd to them);

1. Barker and Associates, Hamilton
2. Golden Ridge Farm Limited
3. Golden Ridge Park Limited
4. Industre Property Rua Limited
5. Southpark Agri Development Limited

Thank you.

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: Information request - SL1 Fast-track project
Date: Saturday, 11 July 2026 10:34:08 am
Attachments: [letter B&A SL1 fastrack.pdf](#)
[occupancy details 4 caesar roose dr.docx](#)

You don't often get email from [REDACTED]

[Learn why this is important](#)

Hi Sam

Please find attached information as requested in your letter of 3 July

also attached a copy of that letter.

please note receipt of this information

Regards

[REDACTED]

Ph:

Email:

[REDACTED]

3 July 2026

Occupier
Hamilton
Waikato

Dear Owner / Occupier

Southern Links 1 FAST-TRACK PROJECT

Golden Ridge Farm Ltd, Golden Ridge Park Limited, Industrie Property Rua Limited, Southpark Agri Development Limited, representative landowners, are in the process of preparing and applying for resource consents from the relevant authorities under the Fast-Track Approvals Act 2024 ('FTAA'). The purpose of the FTAA is to provide a consenting process to fast-track projects that have significant regional benefits in terms of boosting employment and local economies. Further details on the FTAA can be found on the Fast Track website: www.fasttrack.govt.nz.

The Southern Links 1 project was successfully listed by the Minister for Infrastructure on 19 October 2024, which means that a substantive application may now be lodged with the Environmental Protection Agency (EPA). You can view further information on the project on the Fast Track website: <https://www.fasttrack.govt.nz/projects/southern-links-1>. Please note that the EPA is not administered by any of the local District Territorial Authorities.

Southern Links 1 is a combined residential development (SL1 Residential South) and industrial development (SL1 Industrial North) located on Hamilton City's urban fringe which seeks to provide for:

SL1 Residential South (Residential)

- A 46ha masterplanned residential community
- Circa 945 residential units;
- Local neighbourhood commercial node;
- Neighbourhood open space reserve, linear open space, including ecological restoration, esplanade provision and riparian vegetation;
- Transport infrastructure including local roads, cycle connections and pedestrian pathways; and
- Services infrastructure including pump stations, wastewater discharge and treatment area, stormwater ponds.

SL1 Industrial North (Industrial)

- Circa 60ha of industrial development
- Transport infrastructure including local roads, cycle connections and pedestrian pathways; and
- Services infrastructure including pump stations, wastewater discharge and treatment area, stormwater ponds.

The project will be delivered in stages with associated infrastructure and earthworks. The respective sites and draft masterplans are shown below.



Figure 1 – SL1 Residential South (Source: EMaps)



Figure 2 – SL1 Industrial North (Source: EMaps)



Figure 3 – SL1 Residential South Draft Master Plan (Source: B&A)

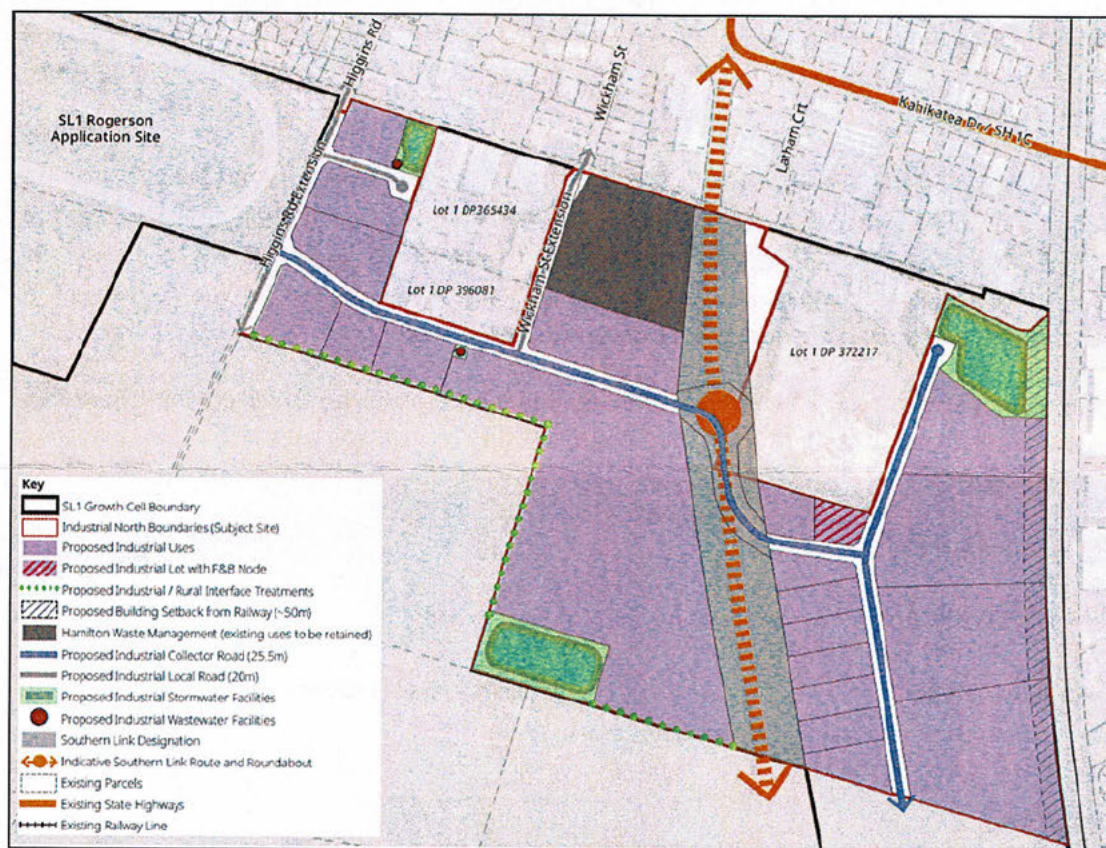


Figure 4 – SL1 Industrial North Draft Master Plan (Source: B&A)

As part of the application requirements (Schedule 5 of the Act), the applicant is required to identify and confirm the *owners and occupiers* of properties that *adjoin or are adjacent to the site*, including their full names and contact addresses. This information is provided to the EPA so that the expert consenting panel can contact you to invite you to comment on the application once the application is deemed complete and lodged.

Our records indicate that you *may* be an owner and/or occupier of land adjoining or adjacent to the proposed development site. We would therefore appreciate it if you could confirm the following details:

- Full name of the property owner(s)
- Full name of the current occupier(s) (if different from the owner)
- Postal address for correspondence
- Email address or contact phone number (optional)

If you are an occupier of this property, you may provide your details if you would like to be included in any potential consultation. However, you are under no obligation to provide this as an occupier.

It would be much appreciated if you could please respond with the information required above via email [REDACTED] by Friday 17 July 2026.



Please note, the information you provide will only be shared with the EPA, who may contact you regarding the Southern Links 1 project. Once the expert consenting panel process has been completed, your personal information will be destroyed.

Once the substantive application is lodged and accepted as complete, the Fast-track Expert Panel is required under Section 53(2)(h) and Section 53(2)(i) to provide all adjacent owners or occupiers of the land the opportunity to comment on the substantive application. This will be your opportunity to review the complete application in detail and share your views. You will receive information on how to access the application documents and how to provide comments to the Expert Panel.

If you have any questions or would like further information about the proposed development, please feel free to contact us as the applicants representee at Colliers. We will consider any feedback ahead of lodging the substantive application.

Thank you for your assistance.

Yours sincerely | Nāku noa, nā

Barker & Associates Limited

Colliers Project Leaders

Sam Le Heron

Senior Associate



Dillon Kelliher

Project Manager: Project Leaders



Hi Sam

Further to your letter dated 3 July 2026 (and copy attached).

[REDACTED] are the occupiers of 4 Caesar Roose Drive, the property that bounds the are of land detailed as SL3 in Figure 3.

The ownership is by [REDACTED] and the trustees are:

[REDACTED]

[REDACTED]

[REDACTED]

Our postal address is:

4 Caesar Roose Drive

Glenview

Hamilton 3206

Email: [REDACTED]

Phone: [REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: Re SouthernLinks 1Fast Track Project.
Date: Wednesday, 15 July 2026 11:35:39 am

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Good morning

We live in Reynolds Drive Hamilton. Have received a letter to give you information regarding our names etc.

[REDACTED]
20 Reynolds Drive
Glenview
Hamilton 3206.

Email: [REDACTED]
Contact phone number: [REDACTED]

We are not looking forward to the 945 houses that is going to ruin our rural outlook.
We have had 33 years of the outlook and peace so we have been very lucky.

Regards

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: SL1 Industrial North - adjoining owner
Date: Monday, 27 July 2026 10:13:39 pm
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hi Sam

I'm not sure we will get this. They are currently in a legal dispute with Southpark Agri and this is the landowner [REDACTED] who wanted to join late in the piece.

I can try although don't like our chances.

What do you want included in the letter?

Robert Dol
Project Director | Project Leaders
Direct: [REDACTED] | Mobile: [REDACTED]
Main: [REDACTED]
Ground Floor, 3 Caro Street | Hamilton, 3204 | New Zealand
[LinkedIn](#) | [X](#) | [Youtube](#) | [WeChat](#) | [View Privacy Policy](#) | [We welcome your feedback](#)



From: Sam Le Heron [REDACTED]
Sent: Monday, 27 July 2026 11:51 am
To: Robert Dol [REDACTED]
Cc: Dillon Kelliher [REDACTED]; Fraser McNutt [REDACTED]
Subject: SL1 Industrial North - adjoining owner

Hi Rob,

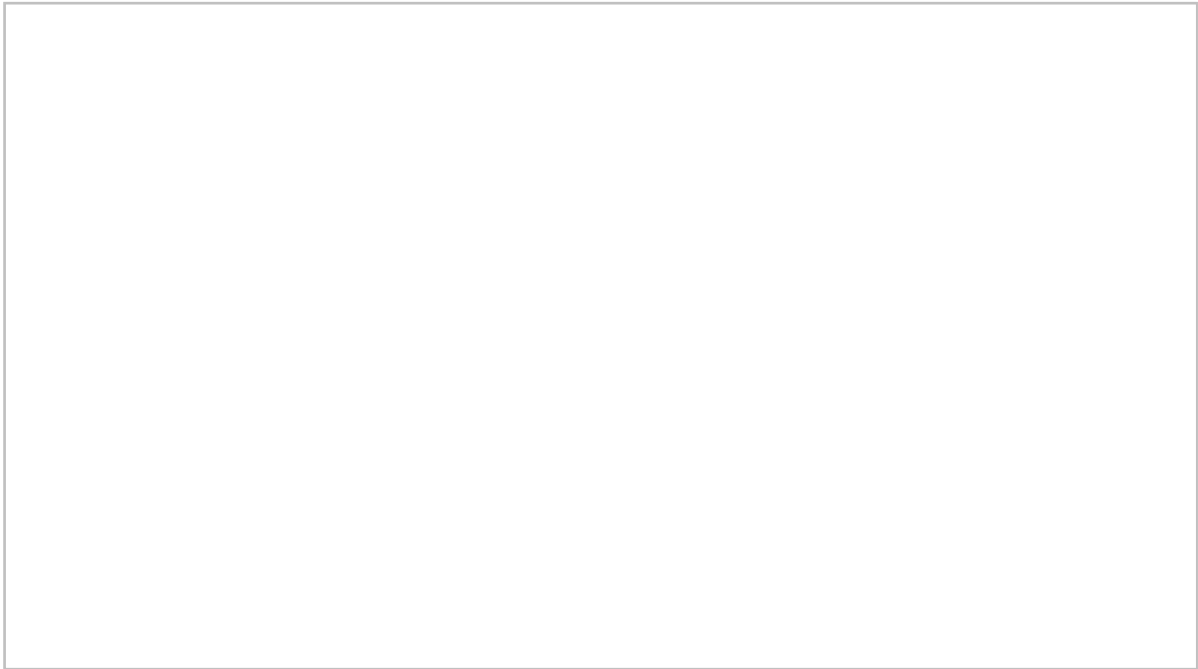
Further to discussions on this, are we able to obtain affected party written approval for the SL1 Industrial North development from the below landowner.

The NZTA designation dissects this land at the south/west corner for the ultimate road outcome. The below link provides relevant supporting material for the landowner. This would avoid any scope scrutiny as part of our lodged application.

[Adjoining Landowner](#)

In the absence of formal approval, further evidence of the above documentation and any response would be helpful.

Any questions please give me a call.



Ngā mihi | Kind regards,

SAM LE HERON
Senior Associate (MNZPI)



298 Victoria Street, Hamilton 3204

barker.co.nz



B&A Logo



Kerikeri | Whangārei | Warkworth |
Auckland | Hamilton | Cambridge |
Tauranga | Havelock North | Wellington |
Christchurch | Wānaka & Queenstown

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

Rules impacting real estate agency work, incorporated in the Anti-Money Laundering legislation, apply in New Zealand from 1 January 2019. This means that before we can engage in real estate agency work we will need to collect identity information from our vendor and landlord clients

This e-mail and attachments (if any) is intended only for the addressee(s) and is subject to copyright. This e-mail contains information which may be confidential or privileged. If you are not the intended recipient please advise the sender by return e-mail, do not use or disclose the contents and delete the message and any attachments from your system. Unless specifically stated, this e-mail does not constitute formal advice or commitment by the sender or Colliers or any of its subsidiaries.

Colliers respects your privacy. Our privacy policies can be accessed by clicking here: <https://www.colliers.co.nz/privacy>

Please let us know if you no longer wish to receive marketing material and other property information from us - send an email to our Chief Privacy Officer at UnsubscribeNewZealand@colliers.com If possible, please include the name of the property and/or Colliers publication that you most recently received

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Southern Links 1 Projects
Date: Tuesday, 11 August 2026 10:23:17 pm
Attachments: [image003.png](#)

You don't often get email from [REDACTED] [Learn why this is important](#)

Hi Dillon,

During your absence, in my capacity as a Hamilton City Council employee, I provided information to Jess Orr to relay to Fraser McNutt, confirming the address for service to enable notification of the impending Fast Track application to be sent to affected parties.

During this communication, I advised Jess that I am an affected party and informed her that I had received a "draft" copy of the initial correspondence from you.

However, I requested that the correspondence be resent formally, as this would provide the revised timeframe for submitting a response.

To date, I have not received any correspondence. I would therefore like to formally advise I wish to be included in any consultation relating to this application.

Please find our details below for inclusion in all future correspondence and consultation processes

Full Name of the property owner

- [REDACTED]

Full Name of the current occupiers

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

Postal address for correspondence

- 293 Tuhikaramea Road, RD 10 Hamilton 3290

Email address or contact phone number

- [REDACTED]
- [REDACTED]

Many thanks
Vanessa Clarke

From: Dillon Kelliher [REDACTED]
Sent: Wednesday, 1 July 2026 12:41 pm
To: Vanessa Clarke [REDACTED]
Cc: Robert Dol [REDACTED]
Subject: RE: Southern Links 1 Projects

Thanks Vanessa.

Ive attached a copy of the letter that will be sent out the neighbours for your records;

I will be away for 6 weeks after next week, but my colleague Robert can answer any questions you may

after you've had a chance to review the letter. His details are below;

Robert Dol

Project Director | Project Leaders

Direct: [REDACTED] | Mobile: [REDACTED]

Main: [REDACTED]

Ground Floor, 3 Caro Street | Hamilton, 3204 | New Zealand

[LinkedIn](#) | [X](#) | [Youtube](#) | [WeChat](#) | [View Privacy Policy](#) | [We welcome your feedback](#)



Dillon Kelliher

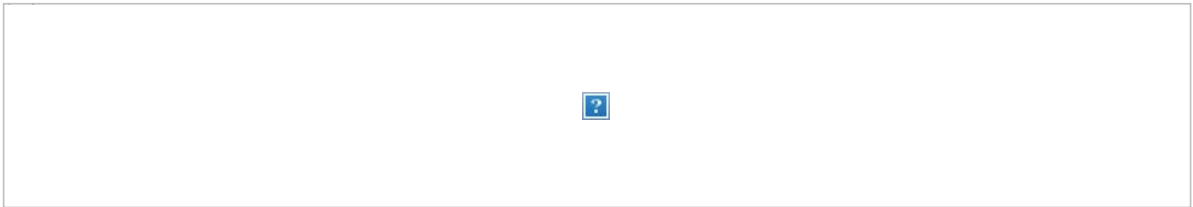
Project Manager | Project Leaders

Direct: [REDACTED] | Mobile: [REDACTED]

Main: [REDACTED]

Ground Floor, 3 Caro Street | Hamilton, 3204 | New Zealand

[LinkedIn](#) | [X](#) | [Youtube](#) | [WeChat](#) | [View Privacy Policy](#) | [We welcome your feedback](#)



From: Vanessa Clarke [REDACTED]
Sent: Tuesday, 30 June 2026 10:31 pm
To: Dillon Kelliher [REDACTED]
Subject: Re: Southern Links 1 Projects

Hi Dillon,

Apologies for the late reply, my focus has been elsewhere.

Will review the letter upon receipt and determine if I need to reach out further.

Regards
Vanessa Clarke

From: Dillon Kelliher [REDACTED]
Sent: Monday, 22 June 2026 9:41 am
To: [REDACTED]
Cc: Robert Dol [REDACTED]
Subject: RE: Southern Links 1 Projects

Hi Vanessa,

Just following up on the below email.

As part of the Fast Track legislation, we will be sending out a letter to all the adjoining property owners within the next few weeks, this will contain additional information and a bit more background information in relation to the proposed works.

More than happy to catch up and discuss the project in more detail should you have any questions.

Dillon Kelliher

Project Manager | Project Leaders

Direct: [REDACTED] | Mobile: [REDACTED]

Main: [REDACTED]

Ground Floor, 3 Caro Street | Hamilton, 3204 | New Zealand

[LinkedIn](#) | [X](#) | [Youtube](#) | [WeChat](#) | [View Privacy Policy](#) | [We welcome your feedback](#)



From: Dillon Kelliher

Sent: Thursday, 11 June 2026 12:23 pm

To: [REDACTED]

Cc: Robert Dol [REDACTED]

Subject: Southern Links 1 Projects

Hi Vanessa,

I'm Dillon, the landowner representative for the SL1 and Rogerson Fast Track referral projects. I understand you've reached out with questions about these developments, which border your property near Higgens Rd.

To provide clarity, I've included links below to the official referrals for both projects:

SL1: <https://www.fasttrack.govt.nz/projects/southern-links-1>

Rogerson: <https://www.fasttrack.govt.nz/projects/rogerson-block-sl1>

SL1 is the first referral project within the Southern Links growth cell and is divided into two distinct areas: the North section encompasses 66 hectares of industrial land, while the South covers 48 hectares designated for residential use. The northern stage directly adjoins a portion of your land, as well as the Rogerson site.

The Rogerson site itself is approximately 43 hectares, with a mix of industrial and residential zones.

If you're available in the coming weeks, we'd welcome the opportunity to meet and discuss these projects in greater detail. This would allow us to update you on the proposed works and answer any questions you might have.

Please let me know your availability.

Kind regards,

Dillon Kelliher

Project Manager | Project Leaders

Direct: [REDACTED] | Mobile: [REDACTED]

Main: [REDACTED]

Ground Floor, 3 Caro Street | Hamilton, 3204 | New Zealand

[LinkedIn](#) | [X](#) | [Youtube](#) | [WeChat](#) | [View Privacy Policy](#) | [We welcome your feedback](#)





Rules impacting real estate agency work, incorporated in the Anti-Money Laundering legislation, apply in New Zealand from 1 January 2019. This means that before we can engage in real estate agency work we will need to collect identity information from our vendor and landlord clients

This e-mail and attachments (if any) is intended only for the addressee(s) and is subject to copyright. This e-mail contains information which may be confidential or privileged. If you are not the intended recipient please advise the sender by return e-mail, do not use or disclose the contents and delete the message and any attachments from your system. Unless specifically stated, this e-mail does not constitute formal advice or commitment by the sender or Colliers or any of its subsidiaries.

Colliers respects your privacy. Our privacy policies can be accessed by clicking here: <https://www.colliers.co.nz/privacy>

Please let us know if you no longer wish to receive marketing material and other property information from us - send an email to our Chief Privacy Officer at UnsubscribeNewZealand@colliers.com If possible, please include the name of the property and/or Colliers publication that you most recently received

Rules impacting real estate agency work, incorporated in the Anti-Money Laundering legislation, apply in New Zealand from 1 January 2019. This means that before we can engage in real estate agency work we will need to collect identity information from our vendor and landlord clients

This e-mail and attachments (if any) is intended only for the addressee(s) and is subject to copyright. This e-mail contains information which may be confidential or privileged. If you are not the intended recipient please advise the sender by return e-mail, do not use or disclose the contents and delete the message and any attachments from your system. Unless specifically stated, this e-mail does not constitute formal advice or commitment by the sender or Colliers or any of its subsidiaries.

Colliers respects your privacy. Our privacy policies can be accessed by clicking here: <https://www.colliers.co.nz/privacy>

Please let us know if you no longer wish to receive marketing material and other property information from us - send an email to our Chief Privacy Officer at UnsubscribeNewZealand@colliers.com If possible, please include the name of the property and/or Colliers publication that you most recently received

From: [REDACTED]
To: [REDACTED]
Subject: SL1 Residential South Objection Letter
Date: Friday, 10 July 2026 11:42:45 am
Attachments: [Southern Links 1 Residential.odt](#)

You don't often get email from [REDACTED] [Learn why this is important](#)

Hi Sam

Please find attached my objection letter for the Southern Links 1 Residential South project

Kind Regards

[REDACTED]

s Drive, Glenview, Hamilton 3206

[REDACTED]
18 Reynolds Drive
Glenview
Hamilton 3206

To whom it may concern

Re: Objection to proposed two-storey housing, duplexes, or apartments adjoining the rear boundary of 18 Reynolds Drive, Glenview, Hamilton

I, [REDACTED], am the owner and occupier of 18 Reynolds Drive, Glenview, Hamilton 3206, legally described as Lot 52 DP S67760.

I wish to formally lodge my strong objection to any proposed two-storey housing, duplex development, or apartment-style development on the neighbouring property adjoining my rear boundary.

My objection is based on the significant adverse effects that such a development would have on the residential amenity, privacy, sunlight, outlook, and overall enjoyment of my property.

In particular, I am concerned that a two-storey or higher-density development on this boundary would result in:

- Loss of daylight and sunlight to the north-west facing side of my property, which includes my main living area and is an important part of the home's daily amenity.
- Loss of privacy due to potential overlooking from upper-level windows, decks, or balconies into my house and outdoor living areas.
- An overbearing and dominant built form along the rear boundary, creating an unacceptable sense of enclosure.
- Visual pollution and a loss of open outlook, particularly if the development is bulky, elevated, or positioned close to the boundary.
- Potential devaluation of my property due to reduced privacy, reduced sunlight, loss of outlook, and a less desirable residential environment.
- Potential noise, traffic, parking, lighting, and environmental disturbance associated with more intensive residential use.
- Adverse effects on the existing neighbourhood character, which would be better maintained by lower-scale detached housing.

I am also concerned about the loss of my current outlook towards the Ngaruawahia Hills and the hills near Raglan, including the visible wind generators. This outlook is a valued feature of my property and also assists with identifying approaching weather patterns towards Hamilton.

While I object to two-storey housing, duplexes, or apartments on the rear boundary, I wish to make it clear that I do not object to appropriately designed single-level detached housing in this area, provided it respects neighbouring properties and maintains reasonable privacy, sunlight, and amenity.

I respectfully request that these concerns be taken into account and that any development adjoining my property be limited to a scale, height, and design that avoids adverse effects on neighbouring residents. In particular, I ask that consideration be given to height restrictions, increased boundary setbacks, privacy screening, careful window placement, and the retention of reasonable sunlight and outlook for adjoining properties.

Yours faithfully,

[REDACTED]

Email:

Ph:

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: Southern link 1 fast track project
Date: Wednesday, 15 July 2026 11:38:33 am

You don't often get email from [REDACTED] [Learn why this is important](#)

Hi Sam,

Just responding to your letter in regard to the Southern Link 1 fast track project, please see details of 37 MacMurdo Avenue as per below:

[REDACTED]
37 MacMurdo Avenue, Glenview, Hamilton
[REDACTED]

Please let me know if you have any questions.

Kind Regards,
[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: Southern Link 1 FAST-TRACK Home owner
Date: Sunday, 5 July 2026 3:03:12 pm

You don't often get email from [REDACTED] [Learn why this is important](#)

Kia Ora,

I received your letter this week and am emailing as we are adjoining home owners.

Our details below

- [REDACTED]
- 8 Southbrook Close, Glenview, Hamilton
- [REDACTED]
- [REDACTED]

We are the owners and occupier of our home.

Kind regards

[REDACTED]
[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: Southern Links 1 Fast Track Project
Date: Saturday, 18 July 2026 1:43:00 pm

You don't often get email from [REDACTED] [Learn why this is important](#)

Hi Sam

I received your notification in my letterbox. Here are the details you requested:

-My full name is [REDACTED] I am the owner and occupier of 6 Reynolds Drive, Glenview.

-My Postal address is 6 Reynolds Drive, Glenview, Hamilton 3206

-My email address is as above and my phone numbers are [REDACTED]
[REDACTED]

I look forward to being kept informed as this project progresses

Kind regards,
[REDACTED]

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: SOUTHERN LINKS 1 FAST-TRACK PROJECT
Date: Sunday, 5 July 2026 12:54:55 pm

You don't often get email from [REDACTED] [Learn why this is important](#)

Hello Mr Le Heron

Your letter of today's date under the same above quoted subject heading refers.

We are confirming our joint ownership of 18 Caesar Roose Drive, Glenview, Hamilton 3206 - [REDACTED]

The e-mail contact address for service of documents is as given here with cc to [REDACTED]

Regards, [REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: Southern Links 1 Fast-Track Project
Date: Saturday, 11 July 2026 3:35:37 pm

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello,

We are owners of a property impacted by the above project.

Our details are as follows:

[REDACTED]
8 Reynolds Drive, Glenview, Hamilton 3206

Thanks,
[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [REDACTED]
Subject: Southern Links 1 FAST-TRACK PROJECT
Date: Wednesday, 15 July 2026 10:07:33 pm

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Sam,

We received the Owner/Occupier letter sent from Barker and Associates Hamilton.

Here are the details requested:

Property owners: [REDACTED]
Address: 57 Croft Lane, RD2, Hamilton 3282
Email: [REDACTED]
Phone: [REDACTED]

Regards

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: Southern Links 1 FAST-TRACK PROJECT
Date: Sunday, 5 July 2026 12:57:50 pm

You don't often get email from [REDACTED] [Learn why this is important](#)

Hello Mr Barker

We received a letter addressed to "owner/occupier" dated today found in our mailbox at 18 Caesar Roose Drive, Glenview, Hamilton regarding the subject heading matter.

We have, and will continue to have into the future, questions that need answers. Please therefore provide me with the names, designations and email addresses of appropriately qualified and fully informed persons at the following organisations who can receive and respond to our correspondence (either directed at them or cc'd to them);

1. Barker and Associates, Hamilton
2. Golden Ridge Farm Limited
3. Golden Ridge Park Limited
4. Industre Property Rua Limited
5. Southpark Agri Development Limited

Thank you.

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Southern Links 1 Fast-Track Project: 8 Latham Court
Date: Thursday, 9 July 2026 8:23:07 am
Attachments: [image001.png](#)
[Southern Links Notification.pdf](#)

You don't often get email from [REDACTED] [Learn why this is important](#)

Hi Sam,

Responding to the letter in the mail regarding the Southern Links 1 Project.

8 Latham Court, Frankton Hamilton

- Property Owners: [REDACTED]
 - Contact person: [REDACTED]
 - Contact email: [REDACTED]
- Occupiers: [REDACTED]
 - Contact Person: [REDACTED]
 - Contact Email: [REDACTED]
 - Postal address: [REDACTED]

Please ensure Property owners are included in consultation.

Do not hesitate to contact me if you have any queries.

Regards,

[REDACTED]
[REDACTED]



[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: Southern Links 1 occupier info
Date: Wednesday, 15 July 2026 11:58:44 am

You don't often get email from [REDACTED] [Learn why this is important](#)

Afternoon

We received a request for information in relation to the Southern links 1 fast track project as a Neighbouring property to SL1 Industrial North proposal.

Info requested

- Property owners = [REDACTED]
- Occupiers = [REDACTED]
- Postal Address = P.O.Box 87 Hamilton ,3204 , NZ
- Email address = [REDACTED]

Kind Regards

[REDACTED]
[REDACTED]
[REDACTED]
P.O. Box 87
Hamilton 3204
New Zealand
[REDACTED]



From: [REDACTED]
To: [REDACTED]
Subject: Southern links project
Date: Tuesday, 7 July 2026 5:03:08 pm

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi,

I received a letter in the mail requesting my name and contact details, regarding the southern links project.

My name is [REDACTED] and I own 12 Caesar Roose Drive, Glenview, Hamilton, 3206 along with my husband [REDACTED] We currently live at the property.

My email address is [REDACTED]

Thanks,

[REDACTED]
Sent from my iPhone

Appendix 9

S29 Notification Letter



Urban & Environmental

Barker & Associates
Hamilton

PO Box 9342, Waikato Mail Centre, Hamilton 3240
298 Victoria Street, Hamilton 3204



16 July 2026

Department of Conservation

Attn: Shawn Gardner

Via email: [REDACTED]

Tēnā koe Shawn

Fast-Track Approvals Act 2024: Preliminary steps for application – Section 29 FTAA 2024

As you are aware following ongoing consultation, the Applicants for Southern Links 1 are undertaking a residential and industrial development in Waipa, within the SL1 Growth Cell. Southern Links 1 is a listed project under the Fast-Track Approvals Act 2024 (FTAA). Golden Ridge Farm Limited, Golden Ridge Park Limited, South Park Agri Development Limited, Industrie Property Tahī Limited, Hamilton City Council and Theodoor Bongers are the authorised persons as per the listed project, and Barker & Associates are the agent acting on their respective behalf.

Pursuant to s29(1)(aa) of the Act, we are writing to notify Department of Conservation that we intend to lodge a substantive application within the next five weeks under FTAA 2024.

S29(1) (aa) requires us to notify and give each person / group 20 working days to respond to the notice.

We look forward to a formal response.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited

A handwritten signature in black ink, appearing to read 'Sam Le Heron'.

Sam Le Heron
Senior Associate
[REDACTED]

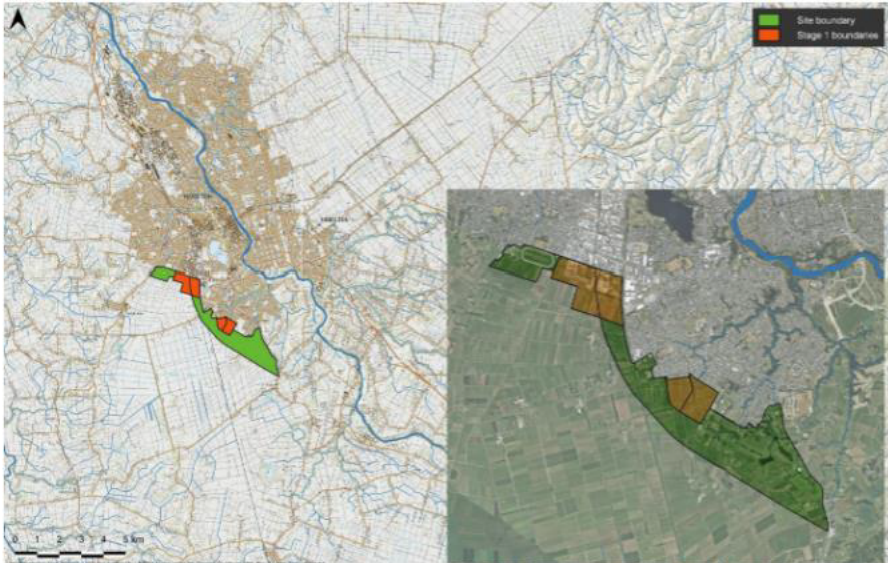
A handwritten signature in black ink, appearing to read 'Fraser McNutt'.

Fraser McNutt
Partner
[REDACTED]

Fast-Track Pre-Lodgement Consultation Summary

Purpose - This document provides a summary of information from DOC following a pre-lodgement consultation request.

Project Details

Project name:	Southern Links 1
Engagement type:	Pre-lodgement consultation for substantive application
Applicant/agent:	Applicant: SL1 Consortium Agent: Fraser McNutt (Barker & Associates), [REDACTED]
Proposal overview:	The proposal includes two portions of development: 1. Residential developments across approximately 48 ha of land within the Waipā District along the southern boundary of Hamilton City Council. This is expected to include approximately 1,000 to 1,200 units in varying intensity and style and the development will include associated infrastructure such as roads, wastewater, stormwater and water supply; 2. Industrial development comprising 71 ha of both light industrial and farmland located between Higgins Road and Hamilton Railway line.
Location:	Within the Waipā District, contiguous with Hamilton City Council's southern boundary. See map below: 



Date pre-lodgement request received:	26 May 2025
Summary of pre-lodgement Consultation: DOC met with the applicant online through TEAMS on the following dates: 26 June 2025 – overview presentation by the applicant to Fast-track project team lead and Statutory Land Management Team; 10 October 2025 – applicant met with DOC project team to discuss the residential portion of the project; 4 February 2026 – applicant met with DOC project team to discuss the industrial portion of the project. The following documents were provided by the applicant: - Document entitled 'Attachment 1 – Urban Design Package' prepared by Barker & Associates, dated 3 May 2024; - Memorandum entitled 'SL1 Fast Track Referral Application – Ecology', prepared by Ecological Solutions, dated 31 April 2024; - Document entitled 'Southern Links Residential Development Ecological Impact Assessment', prepared by Ecological Solutions, dated September 2025; - Document entitled 'Southern Links Industrial Development Ecological Impact Assessment', prepared by Ecological Solutions, dated January 2026; - Document entitled 'Southern Links Industrial Development Lizard Management Plan', prepared by Ecological Solutions, dated December 2025; - Document entitled 'Southern Links Industrial Development Fish Management Plan', prepared by Ecological Solutions, dated December 2025; - Document entitled 'Southern Links Industrial Development Bat Management Plan', prepared by Ecological Solutions, dated December 2025; - Document entitled 'Southern Links Industrial Development Bird Management Plan', prepared by Ecological Solutions, dated December 2025	
Fast track project lead DOC:	Shawn Gardner, Consultant Fast-track Advisor
DOC specialist input required:	Fast Track Project Lead RMA Planner Statutory Manager Senior Ranger Community Bats Lizards Birds Fish Legal
DOC Permissions/ Approvals Identified by applicant in pre-lodgement request as potentially required:	No DOC permissions are being advanced through Fast track. The applicant has indicated that all DOC approvals will advance through the business-as-usual pathway.

	<u>Throughout consultation, including the applicant's notification to DOC by email under s.29 of the FTAA on 16 July 2026, the applicant indicated an intention to apply for all DOC approvals through the business-as-usual process. A pre-lodgement consultation summary was issued on this basis on 12 August 2026.</u> <u>On 14 August 2026, the applicant reached out to DOC indicating a desire to include WAA in the FTAA application and requesting an amended pre-lodgement consultation summary recording this. DOC hereby notes that because the pre-lodgement consultation was undertaken with the understanding that WAA would be advanced through the business-as-usual process, comments to date have been provided with this understanding.</u> <u>This amended pre-lodgement consultation summary clarifies DOC comments in that light and has been provided in 'tracked changes' to provide transparency where there are changes to DOC comments as a result of the change in process for obtaining DOC approvals for this application.</u> <u>DOC notes that any substantive application for a WAA must include the information set out in Schedule 7 clause 2 of the FTAA.</u>
DOC Commentary on Fast Track approvals and permissions identified: Note DOC's role in relation to specific <u>approvals</u>	Wildlife Act Approvals Wildlife Act Approvals (WAA) authorise acts that would otherwise be an offense under the Wildlife Act (1953), including to: • Catch and handle wildlife onsite (including wildlife sampling and wildlife salvage) • Take samples from wildlife • Take or destroy the eggs of wildlife • Attach identification tags to wildlife • Mark, tag, or attach other scientific apparatus to wildlife • Catch and temporarily hold wildlife in captivity (less than 3 months) • Transfer captive wildlife from one holding facility to another holding facility • Kill wildlife • Hunt, disturb, kill or catch alive protected wildlife that are causing damage • Translocate wildlife If any of these activities are required for protected species, wildlife approvals for these activities in relation to that species will be required. Freshwater Fisheries Regulations 1983 The applicant should be aware of the requirements under the Freshwater Fisheries Regulations 1983. Any required Freshwater Fisheries Approvals that are not sought through Fast-track will need to be advanced through the business-as-usual process. The applicant should be aware that any instream structures will need to adhere with the New Zealand Fish Passage Guidelines Earth Sciences New Zealand NIWA.
Treaty partners:	The following Treaty partners have been identified as being relevant to the Site:

	• Waikato-Tainui; • Ngāti Hauā The following Treaty partners have specific river-related interests that may be of relevance to impacts on the Waikato River and its tributaries that arise from the project: • Ngāti Tūwharetoa; • Raukawa; • Te Arawai River Iwi
Treaty Settlement implications/considerations:	DOC is aware of the following Treaty Settlements that may be relevant to this site: Waikato-Taiuni Raupatu Claims (Waikato River) Settlement Act 2010 Ngāti Hauā Claims Settlement Act 2014 Ngāti Tuwharetoa Raukawa and Te Arawa River Iwi Waikato River Act 2010 DOC has a statutory obligation to advocate for the preservation and protection of freshwater fisheries, indigenous species and their genetic diversity. The applicant should carefully consider how to preserve, protect, and minimise impacts to indigenous freshwater fisheries. The applicant should engage with Waikato Tainui and Ngāti Hauā on species and places of cultural importance. Particular consideration should be given to Te Ture Whaimana o Te Awa o Waikato (The Vision and Strategy for the Waikato River) and the provisions contained therein. It is noted that the following treaty settlements under negotiation may be relevant to the project site: Waikato-Tainui remaining claims Should this settlement pass into law, additional obligations may apply.
Potential Resource Management Act (RMA) considerations and effects: <i>Note: DOC's role in relation to 53(2)(m)(i) FTAA</i>	Some primary RMA considerations for DOC include that relevant biodiversity and environmental effects are considered as part of the full and comprehensive AEE, which should specifically address the management of any indigenous species and habitats onsite, including threatened plant species, and freshwater values including fishes, wetlands, streams, birds, bats, lizards, and invertebrates. DOC considers that full and comprehensive wildlife surveys will need to be conducted by a suitably qualified expert to adequately assess the level of effect on indigenous species and habitats. The AEE should include: • A clear description of all proposed activities and required approvals, including why each approval is required (what rule or standard is not met) and for each rule or standard that is met, a description of how this rule or standard is met • A summary of any mitigations proposed in expert reports • Proposed monitoring and adaptive management strategies, including ecological triggers and strategies for when triggers are tripped

	- An assessment against relevant plans and policies including the National Policy Statement for Indigenous Biodiversity and the National Policy Statement for Freshwater Management Wetland and waterway loss will need to be carefully considered to ensure there is no net loss in extent and values from the proposed activities. DOC has a statutory mandate to advocate for the preservation of freshwater and customary fisheries. The application should give particular consideration to the potential impacts on indigenous and recreational fisheries and seek to minimise these impacts where possible. Offsetting and compensation may be required where impacts cannot be avoided. Over the course of consultation, DOC provided feedback to the applicant in regards to relevant RMA considerations. This was in the form of emails and through meetings. A summary of this feedback is provided below: - DOC expressed particular concern with the potential cumulative effects across the whole development as a result of the design, which has been conducted in stages and does not appear to have connections for wildlife included across the whole area. The entire development should be developed to manage the cumulative impacts on wildlife, including birds, bats, fishes, and lizards. In particular, the applicant should address the loss of bat habitat, foraging areas, and lighting effects. Conditions in relation to lighting effects on bats should be included and should be considered across the whole of the development rather than a site-by-site basis. - Bat management should first seek to avoid effects, following by minimisation, offsetting, and compensation.
DOC Statutory Planning Document considerations in relation to site (e.g. CGP/CMS/CMP):	The following Statutory Planning Documents are found to be relevant to the project site: Conservation General Policy 2005 Waikato Conservation Management Strategy 2014 Consideration needs to be given to: - Maintaining and restoring the ecological integrity of ecosystems and habitat types; - Conserving any Threatened and At-Risk species to ensure their persistence; - Maintaining connectivity for the habitats of any indigenous species; - Protecting freshwater fish habitat, fish passage, and the maintenance of connectivity and water quality of any waterway.
Any specific information requests to applicant(s)/agent for pre-app engagement at this point:	The applicant has indicated that WAA approvals will be applied for through the business-as-usual process. DOC expects that the information required for these approvals will come out of that application process and will not advance under Fast track.

	<u>The applicant should be aware of the information requirements for a WAA under the FTAA. All of this information should be provided as a part of the substantive application. DOC recommends that the information for each approval be clearly separated and delineated in order to assist reviewers and the Panel to make a determination on each approval.</u>
Additional Notes:	DOC staff reviewed the draft reports provided by the applicant (noted above) and provided the following comments: Bats Bats are shown to currently use the site, and there are potential bat roosts present. It is important that the applicant follow the advice included in documents from the Bat Recovery Group when addressing bat management. These include: • Protocols for minimising the risk of felling occupied bat roosts • Reduce the impact of artificial light on pekapeka advice note - o DOC notes that this advice note was only partially covered in the draft documents provided in consultation. In particular, not all lighting design principles were included. For completeness, these are: ♣ Start with natural darkness and only add light for specific purposes ♣ Use adaptive light controls to manage light timing, intensity and colour ♣ Light only the object or area intended – keep lights close to the ground, directed and shielded to avoid light spill ♣ Use the lowest intensity lighting appropriate for the task ♣ Use non-reflective, dark-coloured surfaces ♣ Use lights with reduced or filtered blue, violet and ultra-violet wavelengths If known bat roost are felled, compensation should be provided, because roosts in the area are rare and therefore valuable to bats. Ecological corridors and habitat connectivity should be considered across the whole development and with areas outside of the development. Birds DOC notes that there may be morepork roosting in cavities or among ivy outside of the bird breeding season. The applicant should present a strategy to avoid morepork mortality. Pied stilt are known to nest in ponded water during earthworks after drainage has been disrupted. The applicant should provide methods to manage effects on pied stilt. Lizards It is noted that most of the requirements for management of lizards will be addressed through the Wildlife Act Approval process, which will go through business-as-usual.

	<u>The applicant should prepare a Lizard Management Plan detailing the procedures to avoid, minimise, remedy and mitigate any adverse impacts on lizards. If lizard capture and relocation is proposed, the applicant should ensure that the procedures for capture and relocation are clearly detailed and that they align with best practice and the purpose of the Wildlife Act 1953. The substantive application should include wildlife surveys conducted by a suitably qualified and experienced expert to determine the likely presence, abundance and species of any lizards onsite. The application should clearly detail the proposed lizard release sites, with at least one proposed primary release site and one proposed secondary release site.</u>
--	---

Barker & Associates
Hamilton

PO Box 9342, Waikato Mail Centre, Hamilton 3240
298 Victoria Street, Hamilton 3204



17 July 2026

Environmental Protection

Agency

Attn: FastTrack

Via email: contact@fasttrack.govt.nz

Tēnā koe

Fast-Track Approvals Act 2024: Preliminary steps for application – Section 29 FTAA 2024

The Applicants for Southern Links 1 are undertaking a residential and industrial development in Waipa, within the SL1 Growth Cell. Southern Links 1 is a listed project under the Fast-Track Approvals Act 2024 (FTAA). Golden Ridge Farm Limited, Golden Ridge Park Limited, South Park Agri Development Limited, Industrie Property Tahī Limited, Hamilton City Council and Theodoor Bongers are the authorised persons as per the listed project, and Barker & Associates are the agent acting on their respective behalf.

Pursuant to s29(1)(aa) of the Act, we are writing to notify the Environmental Protection Agency that we intend to lodge a substantive application within the next five weeks under FTAA 2024.

S29(1) (aa) requires us to notify and give each person / group 20 working days to respond to the notice.

We look forward to a formal response.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited

A handwritten signature in black ink, appearing to read 'Sam Le Heron'.

Sam Le Heron
Senior Associate



A handwritten signature in black ink, appearing to read 'Fraser McNutt'.

Fraser McNutt
Partner



From: [ContactFastTrack](#)
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Southern Links 1 - Listed Fast-Track Substantive Application
Date: Monday, 27 July 2026 11:53:26 am
Attachments: [image.png](#)

Kia ora Sam,

Thank you for advising of your intent to lodge a substantive application for listed project Southern Links 1.

Confirming that I have referred your notification to our fast-track specialist team.

Ngā mihi,

Saffron

Customer Insight Advisor



Fast-track is administered by the Environmental Protection Authority. The EPA's New Zealand Business Number is 9429041901977.

This email message and any attachment(s) are intended for the addressee(s) only. If you receive this message in error, please notify the sender and delete the message and any attachments

From: Sam Le Heron [REDACTED]
Sent: Monday, 27 July 2026 11:28 am
To: ContactFastTrack <contact@fasttrack.govt.nz>
Cc: Fraser McNutt [REDACTED]
Subject: Southern Links 1 - Listed Fast-Track Substantive Application

Hi there,

Further to previous correspondence on Southern Links 1, please find a formal s29 notice which confirms our intent to lodge a substantive application in the coming month.

Any questions on this please don't hesitate to get in touch.

Ngā mihi | Kind regards,

SAM LE HERON
Senior Associate
(MNZPI)



298 Victoria Street,
Hamilton 3204

barker.co.nz



B&A Logo

Kerikeri | Whangārei | Warkworth |
Auckland | Hamilton | Cambridge |
Tauranga | Havelock North | Wellington
|
Christchurch | Wānaka & Queenstown

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

Barker & Associates
Hamilton

PO Box 9342, Waikato Mail Centre, Hamilton 3240
298 Victoria Street, Hamilton 3204



16 July 2026

Hamilton City Council
Attn: Juliana Reu Junqueira
Via email: [REDACTED]

Tēnā koe Juliana

Fast-Track Approvals Act 2024: Preliminary steps for application – Section 29 FTAA 2024

As you are aware following ongoing consultation, individually and part of the FTAT forum, the Applicants for Southern Links 1 are undertaking a residential and industrial development in Waipa, within the SL1 Growth Cell. Southern Links 1 is a listed project under the Fast-Track Approvals Act 2024 (FTAA). Golden Ridge Farm Limited, Golden Ridge Park Limited, South Park Agri Development Limited, Industrie Property Tahī Limited, Hamilton City Council and Theodoor Bongers are the authorised persons as per the listed project, and Barker & Associates are the agent acting on their respective behalf.

Pursuant to s29(1)(aa) of the Act, we are writing to notify Hamilton City Council that we intend to lodge a substantive application within the next five weeks under FTAA 2024.

S29(1) (aa) requires us to notify and give each person / group 20 working days to respond to the notice.

We look forward to a formal response.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited

A handwritten signature in black ink, appearing to read 'Sam Le Heron'.

Sam Le Heron
Senior Associate
[REDACTED]

A handwritten signature in black ink, appearing to read 'Fraser McNutt'.

Fraser McNutt
Partner
[REDACTED]

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southern Links 1 - FTAA 2024 Substantive s29 Notice - HCC
Date: Monday, 27 July 2026 12:13:31 pm
Attachments: [image.png](#)
[image.png](#)
[image.png](#)

Hi Sam

Apologies for the delay in getting back to you. This email follow's Leesa's acknowledgement of your email on Thursday 16 July of the s29 Notice to HCC providing notice of the substantive lodgement for SL1 Stage 1 fast track application.

Hamilton City Council remains of the view that there a number of important matters where alignment has not yet been reached, including issues that are fundamental to the application. These matters are likely to be relevant to the Panel's consideration of the proposal.

In relation to the Mangakotukutuku Stream, Council considers that there would be value in a site visit by Phoenix Ecology to the Mexted property prior to lodgement. Can you please confirm whether access can be arranged and that the cost estimate for a site visit [REDACTED] is approved? We are comfortable with the visit being accompanied or unaccompanied.

We remain open to constructive engagement on outstanding matters where this may assist in clarifying positions ahead of lodgement. Otherwise, Council will await formal lodgement of the application and provide its views through the statutory process.

Thanks,

Tim Goodall
Team Lead | Urban and Spatial Planning Unit

[REDACTED]



Hamilton City Council | 260 Anglesea St | Hamilton 3240 | www.hamilton.govt.nz

[Like us on Facebook](#) [Follow us on Instagram](#)

This email and any attachments are strictly confidential and may contain privileged information. If you are not the intended recipient please delete the message and notify the sender. You should not read, copy, use, change, alter, disclose or deal in any manner whatsoever with this email or its attachments without written authorisation from the originating sender. Hamilton City Council does not accept any liability whatsoever in connection with this email and any attachments including in connection with computer viruses, data corruption, delay, interruption, unauthorised access or unauthorised amendment. Unless expressly stated to the contrary the content of this email, or any attachment, shall not be considered as creating any binding legal obligation upon Hamilton City Council. Any views expressed in this message are those of the individual sender and may not necessarily reflect the views of Hamilton City Council.

From: Juliana Reu Junqueira [REDACTED]
Sent: Friday, July 17, 2026 8:41 AM
To: Sam Le Heron [REDACTED]
Cc: Fraser McNutt [REDACTED]; Juliana Reu Junqueira [REDACTED]; Chris Dillon [REDACTED]; Tim Goodall [REDACTED]
Subject: RE: Southern Links 1 - FTAA 2024 Substantive s29 Notice - HCC

Hi Sam

Juliana is on leave, returning Tuesday 21 July.

In the interim, I acknowledge receipt of your email.

I will discuss with Juliana upon her return, next steps, and will be in touch accordingly.

Kind regards

Leesa Watts on behalf of Juliana Reu Junqueira
Assistant to Unit Director | Dr Juliana Reu Junqueira | Urban and Spatial Planning Unit

[REDACTED]

From: Sam Le Heron [REDACTED]
Sent: Thursday, 16 July 2026 2:36 pm
To: Juliana Reu Junqueira [REDACTED]
Cc: Fraser McNutt [REDACTED]
Subject: Southern Links 1 - FTAA 2024 Substantive s29 Notice - HCC

Hi Juliana,

Please see attached formal notice for Southern Links 1 as per s29(1)(aa) of the FTAA 2024.

We are intending to lodge our substantive application for Southern Links 1 in the next five weeks. As part of our ongoing consultation with HCC, and more broadly FTAT, and we would value the opportunity to update HCC prior to lodgement. Please let us know how you are best placed for an update.

Ngā mihi | Kind regards,

SAM LE HERON
Senior Associate
(MNZPI)

298 Victoria Street,
Hamilton 3204

barker.co.nz



B&A Logo



Kerikeri | Whangārei | Warkworth |
Auckland | Hamilton | Cambridge |
Tauranga | Havelock North | Wellington
|
Christchurch | Wānaka & Queenstown

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

Barker & Associates
Hamilton

PO Box 9342, Waikato Mail Centre, Hamilton 3240
298 Victoria Street, Hamilton 3204



16 July 2026

Heritage New Zealand
Pouhere Taonga
Attn: Ben Pick
Via email: [REDACTED]

Tēnā koe Ben

Fast-Track Approvals Act 2024: Preliminary steps for application – Section 29 FTAA 2024

As you are aware following ongoing consultation, the Applicants for Southern Links 1 are undertaking a residential and industrial development in Waipa, within the SL1 Growth Cell. Southern Links 1 is a listed project under the Fast-Track Approvals Act 2024 (FTAA). Golden Ridge Farm Limited, Golden Ridge Park Limited, South Park Agri Development Limited, Industrie Property Tahi Limited, Hamilton City Council and Theodoor Bongers are the authorised persons as per the listed project, and Barker & Associates are the agent acting on their respective behalf.

Pursuant to s29(1)(aa) of the Act, we are writing to notify Heritage New Zealand Pouhere Taonga that we intend to lodge a substantive application within the next five weeks under FTAA 2024.

S29(1) (aa) requires us to notify and give each person / group 20 working days to respond to the notice.

We look forward to a formal response.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited

A handwritten signature in black ink, appearing to read 'Sam Le Heron'.

Sam Le Heron
Senior Associate
[REDACTED]

A handwritten signature in black ink, appearing to read 'Fraser McNutt'.

Fraser McNutt
Partner
[REDACTED]

From: [Fast Track](#)
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Southern Links 1 - FTAA 2024 Substantive s29 Notice - HNZPT
Date: Monday, 10 August 2026 9:04:40 am

Some people who received this message don't often get email from fasttrack@heritage.org.nz. [Learn why this is important](#)

Kia ora Sam,

Thank you for your email notifying Heritage New Zealand Pouhere Taonga (HNZPT) of your intention to lodge a referral application for the Southern Links 1 project.

Based on the information in the archaeological assessments provided with your notification, HNZPT considers that there is no requirement for an authority prior to undertaking earthworks for this project. If the project is referred, HNZPT can provide advice on appropriate accidental discovery protocols for your resource consent during the Fast-track process.

If you have any questions or wish to discuss, please respond to this email. The contact point for all engagement with HNZPT on Fast-track matters is fasttrack@heritage.org.nz.

Ngā mihi,

Fast-track Team | Heritage New Zealand Pouhere Taonga

Tairangahia a tua whakarere; Tātakihia ngā reanga o āmuri ake nei | Honouring the past; Inspiring the future

<https://www.heritage.org.nz/>

This communication may be a privileged communication. If you are not the intended recipient, then you are not authorised to retain, copy or distribute it. Please notify the sender and delete the message in its entirety.

From: Sam Le Heron [REDACTED]
Sent: Thursday, 16 July 2026 2:33 PM
To: Ben Pick [REDACTED]
Cc: Fraser McNutt [REDACTED]
Subject: Southern Links 1 - FTAA 2024 Substantive s29 Notice - HNZPT

Kia ora Ben,

I trust you are well. Please see attached formal notice for Southern Links 1 as per s29(1)(aa) of the FTAA 2024. We intend to lodge a substantive application in the next five weeks to the EPA.

For your benefit I have also attached the draft archaeological assessments, which are in the process of being finalised, to support the Southern Links 1 listed fast track project. I have also attached our final draft SL1 Cultural Values Assessment.

At this stage we don't anticipate an archaeological authority is required, however we would value confirmation from you also. If you require anything further don't hesitate to get in touch.

Ngā mihi | Kind regards,

SAM LE HERON
Senior Associate (MNZPI)



298 Victoria Street, Hamilton 3204

barker.co.nz



B&A Logo



Kerikeri | Whangārei | Warkworth |
Auckland | Hamilton | Cambridge |
Tauranga | Havelock North | Wellington |
Christchurch | Wānaka & Queenstown

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

Barker & Associates
Hamilton

PO Box 9342, Waikato Mail Centre, Hamilton 3240
298 Victoria Street, Hamilton 3204



17 July 2026

IAWAI – Flowing Waters

Attn: Peter Winder

Via email: [REDACTED]

Tēnā koe Peter

Fast-Track Approvals Act 2024: Preliminary steps for application – Section 29 FTAA 2024

As you are aware following ongoing consultation, the Applicants for Southern Links 1 are undertaking a residential and industrial development in Waipa, within the SL1 Growth Cell. Southern Links 1 is a listed project under the Fast-Track Approvals Act 2024 (FTAA). Golden Ridge Farm Limited, Golden Ridge Park Limited, South Park Agri Development Limited, Industrie Property Tahī Limited, Hamilton City Council and Theodoor Bongers are the authorised persons as per the listed project, and Barker & Associates are the agent acting on their respective behalf.

Pursuant to s29(1)(aa) of the Act, we are writing to notify IAWAI Flowing Waters that we intend to lodge a substantive application within the next five weeks under FTAA 2024.

S29(1) (aa) requires us to notify and give each person / group 20 working days to respond to the notice.

We look forward to a formal response.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited

A handwritten signature in black ink, appearing to read 'Sam Le Heron'.

Sam Le Heron
Senior Associate
[REDACTED]

A handwritten signature in black ink, appearing to read 'Fraser McNutt'.

Fraser McNutt
Partner
[REDACTED]



HAMILTON
CITY
COUNCIL

WAIKATO
DISTRICT
COUNCIL

WAIKATO
-TAIUI



LIFE RUNS
ON WATER

28 July 2026

Sam Le Heron and Fraser McNutt
Barker & Associates
PO Box 9342
HAMILTON 3204

Via email: [REDACTED]

Dear Sam and Fraser

L1 FAST TRACK APPLICATION

I acknowledge receipt of your letter dated 17 July 2026 sent pursuant to s 29 of the Fast Track Approvals Act 2024 (**FTAA**).

I refer to our letter to the landowners/developer dated 16 June 2026 which sets out the position of IAWAI in respect of the SL1 Fast Track applications (copy **enclosed** for reference). This remains the position of IAWAI.

IAWAI will continue to engage with the SL1 Fast Track applications on this basis, and requests that the substantive application reflects this position.

Yours sincerely

Peter Winder
Chief Executive

Barker & Associates
Hamilton

PO Box 9342, Waikato Mail Centre, Hamilton 3240
298 Victoria Street, Hamilton 3204



17 July 2026

Ngaati Korokii Kahukura

Attn: Harry Wilson

Via email: [REDACTED]

Tēnā koe Harry

Fast-Track Approvals Act 2024: Preliminary steps for application – Section 29 FTAA 2024

As you are aware following ongoing consultation, the Applicants for Southern Links 1 are undertaking a residential and industrial development in Waipa, within the SL1 Growth Cell. Southern Links 1 is a listed project under the Fast-Track Approvals Act 2024 (FTAA). Golden Ridge Farm Limited, Golden Ridge Park Limited, South Park Agri Development Limited, Industrie Property Tahī Limited, Hamilton City Council and Theodoor Bongers are the authorised persons as per the listed project, and Barker & Associates are the agent acting on their respective behalf.

Pursuant to s29(1)(aa) of the Act, we are writing to notify Ngaati Korokii Kahukura that we intend to lodge a substantive application within the next five weeks under FTAA 2024.

S29(1) (aa) requires us to notify and give each person / group 20 working days to respond to the notice.

We look forward to a formal response.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited

A handwritten signature in black ink, appearing to read 'Sam Le Heron'.

Sam Le Heron
Senior Associate
[REDACTED]

A handwritten signature in black ink, appearing to read 'Fraser McNutt'.

Fraser McNutt
Partner
[REDACTED]

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: Southern Links 1 - FTAA 2024 Substantive s29 Notice - Ngaati Korokii Kahukura
Date: Friday, 17 July 2026 2:31:44 pm

Kia ora
We have been working with Fraser and his Team.
Ngati Koroki Kahukura Supports the application
Ae

On 17/07/2026 2:22 PM NZST Sam Le Heron [REDACTED] wrote:

Kia ora Harry

Continuing from our ongoing Southern Links 1 consultation, please find attached a formal s29 notice of our intention to lodge a substantive application for listed fast track project Southern Links 1 in the next five weeks.

We look forward to continuing to work with Ngaati Korokii Kahukura and the SL1 Tangata Whenua working group on this project.

Ngā mihi | Kind regards,

SAM LE HERON
Senior Associate (MNZPI)



298 Victoria Street, Hamilton 3204

barker.co.nz



B&A Logo



Kerikeri | Whangārei | Warkworth |
Auckland | Hamilton | Cambridge |
Tauranga | Havelock North | Wellington |
Christchurch | Wānaka & Queenstown

This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

Barker & Associates
Hamilton

PO Box 9342, Waikato Mail Centre, Hamilton 3240
298 Victoria Street, Hamilton 3204



16 July 2026

Minister for Infrastructure

Attn: Hon Chris Bishop

Via email: [REDACTED]

Tēnā koe Chris

Fast-Track Approvals Act 2024: Preliminary steps for application – Section 29 FTAA 2024

The Applicants for Southern Links 1 are undertaking a residential and industrial development in Waipa, within the SL1 Growth Cell. Southern Links 1 is a listed project under the Fast-Track Approvals Act 2024 (FTAA). Golden Ridge Farm Limited, Golden Ridge Park Limited, South Park Agri Development Limited, Industrie Property Tahi Limited, Hamilton City Council and Theodoor Bongers are the authorised persons as per the listed project, and Barker & Associates are the agent acting on their respective behalf.

Pursuant to s29(1)(aa) of the Act, we are writing to notify the Minister for Infrastructure that we intend to lodge a substantive application within the next five weeks under FTAA 2024.

S29(1) (aa) requires us to notify and give each person / group 20 working days to respond to the notice.

We look forward to a formal response.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited

A handwritten signature in black ink, appearing to read 'Sam Le Heron'.

Sam Le Heron
Senior Associate
[REDACTED]

A handwritten signature in black ink, appearing to read 'Fraser McNutt'.

Fraser McNutt
Partner
[REDACTED]

Barker & Associates
Hamilton

PO Box 9342, Waikato Mail Centre, Hamilton 3240
298 Victoria Street, Hamilton 3204



17 July 2026

Ngaati Apakura
Attn: Orrin Kapua
Via email: [REDACTED]

Tēnā koe Orrin

Fast-Track Approvals Act 2024: Preliminary steps for application – Section 29 FTAA 2024

As you are aware following ongoing consultation, the Applicants for Southern Links 1 are undertaking a residential and industrial development in Waipa, within the SL1 Growth Cell. Southern Links 1 is a listed project under the Fast-Track Approvals Act 2024 (FTAA). Golden Ridge Farm Limited, Golden Ridge Park Limited, South Park Agri Development Limited, Industrie Property Tahī Limited, Hamilton City Council and Theodoor Bongers are the authorised persons as per the listed project, and Barker & Associates are the agent acting on their respective behalf.

Pursuant to s29(1)(aa) of the Act, we are writing to notify Ngaati Apakura that we intend to lodge a substantive application within the next five weeks under FTAA 2024.

S29(1) (aa) requires us to notify and give each person / group 20 working days to respond to the notice.

We look forward to a formal response.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited

A handwritten signature in black ink, appearing to read 'Sam Le Heron'.

Sam Le Heron
Senior Associate
[REDACTED]

A handwritten signature in black ink, appearing to read 'Fraser McNutt'.

Fraser McNutt
Partner
[REDACTED]

Barker & Associates
Hamilton

PO Box 9342, Waikato Mail Centre, Hamilton 3240
298 Victoria Street, Hamilton 3204



17 July 2026

Ngaati Hauaa

Attn: Bradley Menzies; Norm
Hill; Lisa Gardiner

Via email: [REDACTED]

Tēnā koe Bradley, Norm and Lisa

Fast-Track Approvals Act 2024: Preliminary steps for application – Section 29 FTAA 2024

As you are aware following ongoing consultation, the Applicants for Southern Links 1 are undertaking a residential and industrial development in Waipa, within the SL1 Growth Cell. Southern Links 1 is a listed project under the Fast-Track Approvals Act 2024 (FTAA). Golden Ridge Farm Limited, Golden Ridge Park Limited, South Park Agri Development Limited, Industrie Property Tahi Limited, Hamilton City Council and Theodoor Bongers are the authorised persons as per the listed project, and Barker & Associates are the agent acting on their respective behalf.

Pursuant to s29(1)(aa) of the Act, we are writing to notify Ngaati Hauaa that we intend to lodge a substantive application within the next five weeks under FTAA 2024.

S29(1) (aa) requires us to notify and give each person / group 20 working days to respond to the notice.

We look forward to a formal response.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited

A handwritten signature in black ink, appearing to read 'Sam Le Heron'.

Sam Le Heron
Senior Associate
[REDACTED]

A handwritten signature in black ink, appearing to read 'Fraser McNutt'.

Fraser McNutt
Partner
[REDACTED]

Barker & Associates
Hamilton

PO Box 9342, Waikato Mail Centre, Hamilton 3240
298 Victoria Street, Hamilton 3204



17 July 2026

Ngaati Maahanga

Attn: Jo Kukutai

Via email: [REDACTED]

Tēnā koe Jo

Fast-Track Approvals Act 2024: Preliminary steps for application – Section 29 FTAA 2024

As you are aware following ongoing consultation, the Applicants for Southern Links 1 are undertaking a residential and industrial development in Waipa, within the SL1 Growth Cell. Southern Links 1 is a listed project under the Fast-Track Approvals Act 2024 (FTAA). Golden Ridge Farm Limited, Golden Ridge Park Limited, South Park Agri Development Limited, Industrie Property Tahī Limited, Hamilton City Council and Theodoor Bongers are the authorised persons as per the listed project, and Barker & Associates are the agent acting on their respective behalf.

Pursuant to s29(1)(aa) of the Act, we are writing to notify Ngaati Maahanga that we intend to lodge a substantive application within the next five weeks under FTAA 2024.

S29(1) (aa) requires us to notify and give each person / group 20 working days to respond to the notice.

We look forward to a formal response.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited

A handwritten signature in black ink, appearing to read 'Sam Le Heron'.

Sam Le Heron
Senior Associate
[REDACTED]

A handwritten signature in black ink, appearing to read 'Fraser McNutt'.

Fraser McNutt
Partner
[REDACTED]

Barker & Associates
Hamilton

PO Box 9342, Waikato Mail Centre, Hamilton 3240
298 Victoria Street, Hamilton 3204



17 July 2026

Ngaati Tamainupoo
Attn: Sonny Matenga
Via email: [REDACTED]

Tēnā koe Sonny

Fast-Track Approvals Act 2024: Preliminary steps for application – Section 29 FTAA 2024

As you are aware following ongoing consultation, the Applicants for Southern Links 1 are undertaking a residential and industrial development in Waipa, within the SL1 Growth Cell. Southern Links 1 is a listed project under the Fast-Track Approvals Act 2024 (FTAA). Golden Ridge Farm Limited, Golden Ridge Park Limited, South Park Agri Development Limited, Industrie Property Tahī Limited, Hamilton City Council and Theodoor Bongers are the authorised persons as per the listed project, and Barker & Associates are the agent acting on their respective behalf.

Pursuant to s29(1)(aa) of the Act, we are writing to notify Ngaati Tamainupoo that we intend to lodge a substantive application within the next five weeks under FTAA 2024.

S29(1) (aa) requires us to notify and give each person / group 20 working days to respond to the notice.

We look forward to a formal response.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited

A handwritten signature in black ink, appearing to read 'Sam Le Heron'.

Sam Le Heron
Senior Associate
[REDACTED]

A handwritten signature in black ink, appearing to read 'Fraser McNutt'.

Fraser McNutt
Partner
[REDACTED]

Barker & Associates
Hamilton

PO Box 9342, Waikato Mail Centre, Hamilton 3240
298 Victoria Street, Hamilton 3204



17 July 2026

Ngaati Wairere

Attn: Carolyn Hopa, Carolyn

Henry, Wayne Harris

Via email: [REDACTED]

Tēnā koe Carolyn, Carolyn and Wayne

Fast-Track Approvals Act 2024: Preliminary steps for application – Section 29 FTAA 2024

As you are aware following ongoing consultation, the Applicants for Southern Links 1 are undertaking a residential and industrial development in Waipa, within the SL1 Growth Cell. Southern Links 1 is a listed project under the Fast-Track Approvals Act 2024 (FTAA). Golden Ridge Farm Limited, Golden Ridge Park Limited, South Park Agri Development Limited, Industrie Property Tahi Limited, Hamilton City Council and Theodoor Bongers are the authorised persons as per the listed project, and Barker & Associates are the agent acting on their respective behalf.

Pursuant to s29(1)(aa) of the Act, we are writing to notify Ngaati Wairere that we intend to lodge a substantive application within the next five weeks under FTAA 2024.

S29(1) (aa) requires us to notify and give each person / group 20 working days to respond to the notice.

We look forward to a formal response.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited

A handwritten signature in black ink, appearing to read 'Sam Le Heron'.

Sam Le Heron
Senior Associate
[REDACTED]

A handwritten signature in black ink, appearing to read 'Fraser McNutt'.

Fraser McNutt
Partner
[REDACTED]

Barker & Associates
Hamilton

PO Box 9342, Waikato Mail Centre, Hamilton 3240
298 Victoria Street, Hamilton 3204



17 July 2026

Waikato Tainui
Attn: Kahurimu Flavell
Via email: [REDACTED]

Tēnā koe Kahurimu

Fast-Track Approvals Act 2024: Preliminary steps for application – Section 29 FTAA 2024

As you are aware following ongoing consultation, the Applicants for Southern Links 1 are undertaking a residential and industrial development in Waipa, within the SL1 Growth Cell. Southern Links 1 is a listed project under the Fast-Track Approvals Act 2024 (FTAA). Golden Ridge Farm Limited, Golden Ridge Park Limited, South Park Agri Development Limited, Industrie Property Tahī Limited, Hamilton City Council and Theodoor Bongers are the authorised persons as per the listed project, and Barker & Associates are the agent acting on their respective behalf.

Pursuant to s29(1)(aa) of the Act, we are writing to notify Waikato Tainui that we intend to lodge a substantive application within the next five weeks under FTAA 2024.

S29(1) (aa) requires us to notify and give each person / group 20 working days to respond to the notice.

We look forward to a formal response.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited

A handwritten signature in black ink, appearing to read 'Sam Le Heron'.

Sam Le Heron
Senior Associate
[REDACTED]

A handwritten signature in black ink, appearing to read 'Fraser McNutt'.

Fraser McNutt
Partner
[REDACTED]

Barker & Associates
Hamilton

PO Box 9342, Waikato Mail Centre, Hamilton 3240
298 Victoria Street, Hamilton 3204



16 July 2026

Waikato Waters Limited

Attn: James Graham

Via email: [REDACTED]

Tēnā koe James

Fast-Track Approvals Act 2024: Preliminary steps for application – Section 29 FTAA 2024

As you are aware following ongoing consultation, individually and part of the FTAT forum, the Applicants for Southern Links 1 are undertaking a residential and industrial development in Waipa, within the SL1 Growth Cell. Southern Links 1 is a listed project under the Fast-Track Approvals Act 2024 (FTAA). Golden Ridge Farm Limited, Golden Ridge Park Limited, South Park Agri Development Limited, Industrie Property Tahi Limited, Hamilton City Council and Theodoor Bongers are the authorised persons as per the listed project, and Barker & Associates are the agent acting on their respective behalf.

Pursuant to s29(1)(aa) of the Act, we are writing to notify Waikato Waters Limited that we intend to lodge a substantive application within the next five weeks under FTAA 2024.

S29(1) (aa) requires us to notify and give each person / group 20 working days to respond to the notice.

We look forward to a formal response.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited

A handwritten signature in black ink, appearing to read 'Sam Le Heron'.

Sam Le Heron
Senior Associate
[REDACTED]

A handwritten signature in black ink, appearing to read 'Fraser McNutt'.

Fraser McNutt
Partner
[REDACTED]

Barker & Associates
Hamilton

PO Box 9342, Waikato Mail Centre, Hamilton 3240
298 Victoria Street, Hamilton 3204



16 July 2026

Waipa District Council

Attn: Wendy Robinson

Via email: [REDACTED]

Tēnā koe Wendy

Fast-Track Approvals Act 2024: Preliminary steps for application – Section 29 FTAA 2024

As you are aware following ongoing consultation, individually and part of the FTAT forum, the Applicants for Southern Links 1 are undertaking a residential and industrial development in Waipa, within the SL1 Growth Cell. Southern Links 1 is a listed project under the Fast-Track Approvals Act 2024 (FTAA). Golden Ridge Farm Limited, Golden Ridge Park Limited, South Park Agri Development Limited, Industrie Property Tahī Limited, Hamilton City Council and Theodoor Bongers are the authorised persons as per the listed project, and Barker & Associates are the agent acting on their respective behalf.

Pursuant to s29(1)(aa) of the Act, we are writing to notify Waipa District Council that we intend to lodge a substantive application within the next five weeks under FTAA 2024.

S29(1) (aa) requires us to notify and give each person / group 20 working days to respond to the notice.

We look forward to a formal response.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited

A handwritten signature in black ink, appearing to read 'Sam Le Heron'.

Sam Le Heron
Senior Associate
[REDACTED]

A handwritten signature in black ink, appearing to read 'Fraser McNutt'.

Fraser McNutt
Partner
[REDACTED]

Barker & Associates
Hamilton

PO Box 9342, Waikato Mail Centre, Hamilton 3240
298 Victoria Street, Hamilton 3204



16 July 2026

Waikato Regional Council

Attn: AnaMaria d'Aubert

Via email: [REDACTED]

Tēnā koe AnaMaria

Fast-Track Approvals Act 2024: Preliminary steps for application – Section 29 FTAA 2024

As you are aware following ongoing consultation, individually and part of the FTAT forum, the Applicants for Southern Links 1 are undertaking a residential and industrial development in Waipa, within the SL1 Growth Cell. Southern Links 1 is a listed project under the Fast-Track Approvals Act 2024 (FTAA). Golden Ridge Farm Limited, Golden Ridge Park Limited, South Park Agri Development Limited, Industrie Property Tahī Limited, Hamilton City Council and Theodoor Bongers are the authorised persons as per the listed project, and Barker & Associates are the agent acting on their respective behalf.

Pursuant to s29(1)(aa) of the Act, we are writing to notify Waikato Regional Council that we intend to lodge a substantive application within the next five weeks under the FTAA 2024.

S29(1) (aa) requires us to notify and give each person / group 20 working days to respond to the notice.

We look forward to a formal response.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited

A handwritten signature in black ink, appearing to read 'Sam Le Heron'.

Sam Le Heron
Senior Associate
[REDACTED]

A handwritten signature in black ink, appearing to read 'Fraser McNutt'.

Fraser McNutt
Partner
[REDACTED]

File No: 25 07 04
Document No: 38223076
Enquiries to: AnaMaria d'Aubert



12 August 2026

Private Bag 3038
Waikato Mail Centre
Hamilton 3240
New Zealand

waikatoregion.govt.nz
0800 800 401

Attn: Sam Le Heron and Fraser McNutt
Email: [REDACTED]

Tēnā koe Sam,

Waikato Regional Council response to notification under section 30(3) of the Fast-track Approvals Act 2024 – Southern Links 1

Thank you for your letter dated 16 July 2026 notifying the Waikato Regional Council of the intention to lodge a substantive application for the Southern Links 1 (SL1) project.

Your letter has requested the Waikato Regional Council (WRC) confirm by written notice to Barker & Associates Limited, as the authorised agent for Southern Links 1, that in accordance with section 30(3) of the FTAA, there are no existing consents to which sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) would apply if the SL1 project were to be applied for as a resource consent under the RMA.

WRC advises as follows:

- a) As of the date of this letter there are no existing consents to which section 124C(1)(c) of the RMA would apply if the SL1 project were to be applied for as a resource consent under the RMA.
- b) Further, WRC can confirm that 165ZI of the RMA does not apply as the proposed project is not located in common marine and coastal area in accordance with the Waikato Regional Coastal Plan (proposed or operative).

If you require further information on these matters, please contact the undersigned.

Kind regards,

A handwritten signature in blue ink, appearing to read "A. d'Aubert".

AnaMaria d'Aubert
Manager - Regional Consents

16 July 2026

Waikato Regional Council
Attn: AnaMaria d'Aubert
Via email: [REDACTED]

Tēnā koe AnaMaria

Fast-Track Approvals Act 2024: Preliminary steps for application

As you are aware following ongoing consultation with WRC as part of the FTAT forum, the Applicants for Southern Links 1 are undertaking a residential and industrial development in Waipa, within the SL1 Growth Cell. Southern Links 1 is a listed project under the Fast-Track Approvals Act 2024 (FTAA). Golden Ridge Farm Limited, Golden Ridge Park Limited, South Park Agri Development Limited, Industrie Property Tahī Limited, Hamilton City Council and Theodoor Bongers are the authorised person, and Barker & Associates are the agent acting on their respective behalf.

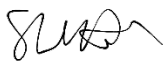
Pursuant to s30(2) of the Act, we are writing to notify Waikato Regional Council that we intend to lodge substantive application within the next five weeks. S30(3) of the Act requires the consent authority to advise the authorised person:

- (a) *Of any existing resource consent to which section 124(1)(c) or 165Z1 of the Resource Management Act 1991 would apply if the approval were to be applied for as a resource consent under that Act; or*
- (b) *That there are no existing resource consents of that kind.*

Our understanding is that there is no existing resource consent to which s30(3) would apply. Once you have had an opportunity to review, could you please respond in writing to confirm if you hold any resource consents subject to s30(3) of the Act.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited



Sam Le Heron
Senior Associate
[REDACTED]



Fraser McNutt
Partner
[REDACTED]

File No: 25 07 04
Document No: 38194650



12 August 2026

Barker & Associates
Hamilton

Private Bag 3038
Waikato Mail Centre
Hamilton 3240, NZ

Attn: Sam Le Heron and Fraser McNutt
Email: [REDACTED]

waikatoregion.govt.nz
0800 800 401

Tēnā koe Sam, Fraser

Waikato Regional Council response to notification under section 29(1)(aa) of the Fast-track Approvals Act 2024 – Southern Links 1

Thank you for the notification pursuant to section 29(1)(aa) of the Fast-track Approvals Act 2024 (the Act) of the intention to lodge a substantive application for the Southern Links 1 (SL1) project.

We note that there has been some initial engagement with WRC on this application in 2025 and 2026, including the provision of a draft masterplan and some draft technical reports for review. However, we further note that the s29 notification does not provide any finalised detail of the application so these comments are more general in nature.

Strategic context

The SL1 area has not been identified for growth within the Future Proof settlement pattern in the Future Proof Strategy 2024 or Waikato Regional Policy Statement (WRPS).

There is a high-level reference to SL1 as a 'future' urban enablement area within Table 9 of the Future Proof Strategy and the Strategy acknowledges that the area is subject to a Strategic Boundary Agreement. However, the SL1 area has not been included as an urban enablement area (i.e. an area identified for growth) in the Future Proof settlement pattern (shown spatially on Map 6), as this area is not currently required within the 30-year period of the Strategy.

Map 43 within WRPS depicts the Future Proof indicative urban and village enablement areas. The SL1 site is not identified as an urban enablement area on this map. The proposal therefore is inconsistent with this part of the WRPS and represents an unanticipated development.

Substantive application

WRC requests that the substantive application addresses the following matters, in order to understand the proposal's effects on the environment and alignment with the statutory documents listed in Schedule 5, clause 5(2) of the Act:

1. Assessment to demonstrate how the proposal aligns with the WRPS, including the criteria for out-of-sequence and unanticipated developments (APP13) and the Future Proof Strategy 2024.
2. Assessment to demonstrate demand for the proposed residential and industrial development in the short, medium and long term in the context of the existing and proposed development capacity in the Hamilton/northern Waipā area at the time of the application.
3. Assessment to demonstrate how the proposal will give effect to Te Ture Whaimana o te Awa o Waikato. The site is in the upper reaches of the Mangakotukutuku Stream and ultimately flows into the Waikato River. Despite this, the assessments are largely site focused.

4. An assessment against the relevant provisions of the National Policy Statement for Highly Productive Land 2022 (including Clauses 3.8-3.10) as WRC considers that much of the site area meets the transitional definition of highly productive land.
5. Assessment against the relevant provisions of the National Policy Statement on Urban Development 2020 (NPS-UD), including how the proposed development will create a well-functioning urban environment in accordance with the NPS-UD.
6. Detail on how the SL1 development is proposed to integrate with regionally significant infrastructure in the surrounding area, including the Southern Links transport corridor.
7. Detailed ecological/hydrological assessment of the watercourses on site to determine their stream classification with respect to the WRP and in particular NPS-FM Clause 3.24. The previously provided freshwater assessment is considered by WRC to be high-level and incomplete and underestimates the ecological values and therefore ecological losses associated with the proposal.
8. A detailed Ecological Impact Assessment (EIA) which includes identification of indigenous vegetation and habitats of indigenous fauna on the site, including survey results. This must include identification of wetlands and streams, significant natural areas, and habitats of bat, bird, lizard and freshwater species on the site. The EIA must identify the ecological effects of the proposal development and how these are proposed to be avoided, remedied, mitigated or offset in accordance with the WRPS, National Policy Statement for Indigenous Biodiversity 2023 and National Policy Statement for Freshwater Management 2020.
9. An assessment of effects of the proposed development of peats soils within the site, including impacts of subsidence and carbon dioxide emissions and how these are proposed to be managed.
10. A detailed natural hazards assessment, which demonstrate whether the proposed development meets the WRPS Hazards and risks (HAZ) chapter and the National Policy Statement for Natural Hazards 2025.
11. Details of the final design of the stormwater system(s).
12. A detailed assessment of the downstream hydraulic impacts of the proposed development.
13. A detailed Integrated Transport Assessment that addresses how connectivity will be provided across the SL1 site and to surrounding areas that supports all modes of transport, including public transport, walking, cycling and micromobility.
14. A detailed Contaminated Site Management Plan (CSMP) and Acid Sulphate Soils (ASS) investigation.
15. Identification of all resource consents required for the proposal, including detail on the specific consents sought for each activity e.g. specific consents associated with the final stormwater design, wastewater options, earthworks and any ancillary consents e.g. dewatering consents, structures within waterways.
1. Conditions of consent commensurate with the level of effects of each activity for which consent is sought.

Should you have any queries regarding the content of this letter please Miffy Foley on (07) 8590516 or by email [REDACTED]

Yours sincerely,



AnaMaria d'Aubert
Manager – Regional Consents

Appendix 10

Waikato Waters Memorandum of Understanding



Urban & Environmental

15 July 2026

ECM# 11732367

DIGITALLY DELIVERED

To:

SL1 landowners c/- Rob Dol

- Rogerson Block - Graeme Rogerson
- Ohaupo Land Ltd
- Chinamans Hill Ltd
- Golden Ridge Farm Ltd
- Golden Ridge Park Ltd
- South Park Agri Development Ltd
- Theodoor Bongers Ltd

From:

Waipā District Council and Waikato Waters Ltd

Copy to:

- Fraser McNutt, Partner/Waikato Manager, Barker & Associates
- Andrew Parsons, General Manager Growth and Delivery

Kia ora Rob and SL1 Landowners,

Confirmation of contacts and responsibilities for water and wastewater servicing - Southern Links (SL1) Fast-track applications

Following our recent discussions, we are writing jointly from Waipā District Council and Waikato Waters Limited (WWL) to confirm roles, responsibilities, and points of contact for water and wastewater servicing in the SL1 area. This letter confirms current arrangements, following recent correspondence from IAWAI.

Responsibility for water and wastewater servicing

WWL is the relevant water authority for the SL1 area. As such, WWL:

- Is responsible for water and wastewater planning and servicing for SL1, including both interim and long-term solutions
- Is the primary point of contact for all water and wastewater servicing discussions with developers

WWL will continue to engage with relevant parties, including IAWAI, on potential servicing approaches (including any arrangements to connect to IAWAI's networks), and will work directly with developers to agree water and wastewater servicing requirements.

For completeness, stormwater servicing remains with Waipā District Council.

Key contacts

Waikato Waters Ltd

- Carl Tucker, Commercial Advisor
- James Graham, Chief Financial Officer (executive lead)

Waipā District Council

- Tony Coutts, Principal Engineer Growth
- Katie Mayes, Director Growth, Strategy and Planning (executive lead)

To support efficient and coordinated progress of Fast track applications, all water and wastewater servicing matters should be progressed directly with WWL.

We will continue to work collaboratively and will provide further updates as arrangements progress.

Ngā mihi,



Katie Mayes
Director Growth, Strategy and Planning
Waipā District Council



James Graham
Chief Financial Officer
Waikato Waters Limited

03 September 2026

Fraser McNutt

Barkers and Associates

[REDACTED]

RE: Confirmation of ongoing consultation for substantive Southern Links 1

Dear Fraser

Waikato Waters Limited acknowledges the collaborative engagement that has been undertaken with SL1 consultant group (Applicant) in relation to the proposed Residential South and Industrial North development.

The attached Memorandum of Understanding records the parties' intentions regarding the future provision of drinkable water and wastewater services, and servicing matters. It also recognises the parties' commitment to progressing a Project Development Agreement to confirm the servicing arrangements necessary to support the development.

Waikato Waters Limited understands that the executed Memorandum of Understanding will accompany SL1's substantive application under the Fast-track Approvals Act 2024 to the Environmental Protection Authority as evidence of the consultation and collaborative engagement undertaken to date.

While the Memorandum of Understanding does not constitute approval of the development or any future decisions, Waikato Waters Limited confirms that it accurately records the collaborative discussions between the parties and provides an appropriate framework for continuing to work together on the planning and delivery of water and wastewater infrastructure for the project.

We look forward to continuing our engagement with SL1 as the Project Development Agreement is progressed and the project moves through the detailed design, consenting and implementation phases.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Neil Brennan".

Neil Brennan

Interim Chief Executive

Appendix 11

IAWAI Role June 2026 Letter



Urban & Environmental



16 June 2026

To: SL1 landowners cf- Rob Dol;
• Rogerson Block - Graeme Rogerson
• Ohaupo Land Ltd
• Chinamans Hill Ltd
• Golden Ridge Farm Ltd
• Golden Ridge Park Ltd
• South Park Agri Development Ltd
• Theodoor Bongers Ltd
("the Landowners/developers")

Dear Landowners/developers

RE: Role of IAWAI in SL1 Fast Track Approvals Applications

1. As you will be aware, IAWAI Flowing Waters Limited (**IAWAI**) was incorporated on 26 June 2025 as a waters services organisation under the Local Government (Water Services) Amendment Act 2024 in response to central government's Local Water Done Well policy. IAWAI is a joint council- controlled organisation between Hamilton City Council and Waikato District Council. Each of those councils are a 50% shareholder in IAWAI. From 1 July 2026 all potable water and wastewater services within the territorial boundaries of Hamilton City and the Waikato District will be the responsibility of IAWAI.
2. It is important to note however, that under the relevant legislation IAWAI cannot provide retail services for water and wastewater anywhere outside the Hamilton City or Waikato District territories.
3. The above landowners/developers are associated with various Fast Track Approval applications related to sites which are located within the Waipa District, in the area referred to as SL1 (**SL1**). These applications give rise to demand on water services.
4. IAWAI has investigated the position and cannot provide those water services within SL1. The water services entity responsible for the provision of these services within SL1 from 1 July 2026, is Waikato Waters Limited (**WWL**).
5. Relevantly, on 22 April 2026 Waipa District Council and Hamilton City Council wrote to SL1 landowners regarding water services (**Council letter**). The Council letter made it clear that water and wastewater services within SL1 were for WWL to address. However, the Council letter records the expectation between Waipa District Council and Hamilton City Council that WWL and IAWAI will work collaboratively to determine whether, and on what basis, IAWAI has any role in the provision of water services within SL1.



6. Those discussions between WWL and IAWAI are taking place. It is agreed that the Local Government (Water Services) Act precludes IAWAI from providing potable water and wastewater services directly to customers within SL1 (or anywhere in Waipa District), as this responsibility sits solely with WWL. This applies to all interim and long term strategic infrastructure and allocation/capacity issues. Accordingly, all direct servicing discussions must be between the developers/landowners and WWL. However, IAWAI can and is willing to provide bulk water supply and bulk wastewater services to WWL for the purposes of servicing SL1. Commercial negotiations relating to the provision of such services is underway but have not yet been concluded.
7. IAWAI remains committed to a collaborative approach to water services across the sub-region, however direct connection between SL1 developments and the existing IAWAI local network is very challenging and mixed across SL1 due to existing capacity constraints and committed growth in Hamilton. However, there is an interim wastewater connection opportunity that may suit some of the proposed SL1 developments prior to a permanent long term strategic solution becoming available for use.
8. We are actively working with WWL to provide a bulk cross boundary servicing solution to allow development to proceed in accordance with development aspirations. For the purposes of all further water and wastewater servicing discussions concerning SL1 Fast track Approvals applications, developers/landowners should direct inquiries to WWL.

Regards

Peter Winder
Chief Executive
IAWAI – Flowing Waters Limited

CC: Carl Tucker and James Graham WWL
Blair Bowcott HCC
Steph O'Sullivan Waipa DC
Fraser McNutt Barkers and Assoc
Will Gauntlet Waikato DC

Appendix 12

Southern Links 1 Strategic Submissions Consultation



Urban & Environmental

MEMORANDUM OF UNDERSTANDING

BETWEEN

HAMILTON CITY COUNCIL (HCC)

AND

OHAUPO LAND LTD, CHINAMANS HILL LTD, GOLDEN RIDGE FARM LIMITED & GOLDEN RIDGE PARK LIMITED, SOUTH PARK AGRI DEVELOPMENT LTD, THEODOOR BONGERS LTD & GRAEME ROGERSON (OWNERS)

BACKGROUND

- A. The Owners own land in Waipa District Council (WDC) territory which is contained within the area of land adjacent to the HCC territorial boundary known as area Southern Links 1 (SL1) as shown on the map which is set out at **Attachment 1** to this Memorandum of Understanding (MOU).
- B. SL1 has been identified by HCC and Waipa District Council (WDC) through a Strategic Land Agreement dated 3 October 2022 as an area of land that is intended to become part of the HCC territory subject to terms to be agreed between HCC and WDC (transfer).
- C. The Owners seek that the transfer be given effect to so that it can enable urbanisation of its landholding within the SL1 area.
- D. The owners have entered into a joint venture to work collaboratively with HCC to explore the potential urbanisation of SL1. The breakdown of the land holdings of the owners in SL1 is show in **Attachment 2**.
- E. There are known constraints to providing infrastructure services (water, wastewater, stormwater and transport) to support urbanisation of this area. HCC has not secured resource allocation or management authorisations (e.g. water, wastewater and stormwater); designed for or funded any infrastructure investment needed to service the SL1 area. Ecological and indigenous biodiversity require restoring, protecting and enhancing within SL1. A holistic approach to ecological and indigenous biodiversity in SL1 will be taken which integrates with ecological corridors external of SL1. These matters need to be addressed to support the transfer.
- F. HCC and the Owners have agreed to enter into this MOU to set out the basis upon which they will engage in order to investigate the transfer.
- G. The purpose of this MOU is to set out a workplan and key milestones for progressing the incorporation of SL1 growth area into Hamilton City, to enable housing, employment, and business development to commence.



AGREED PRINCIPLES

1. The parties will work collaboratively and in good faith to investigate and progress the transfer of the SL1 area in accordance with the agreed principles set out in this MOU.
2. The parties will investigate the transfer in a manner consistent with, and directed towards achieving, the Hamilton Urban Growth Strategy (HUGS) Principles for Out of Boundary Development set out as follows:

Any out-of-boundary development must enhance the overall wellbeing of current and future Hamiltonians and create quality communities by:

- a) **Delivering:**
 - i. neighbourhoods where key services are close by and easily accessible
 - ii. compact and accessible developments
 - iii. alignment with key public transport corridors providing good access to the central city
 - iv. affordable housing choices
 - v. sustainable and integrated infrastructure solutions
 - vi. significant land value uplift for the benefit of the wider community
 - vii. places to work, or quality connections to places of work
 - viii. places for recreation
 - ix. best practice urban design
 - b) **Enhancing Hamilton's economy**
 - c) **Protecting and recognising cultural heritage**
 - d) **Responding to climate change**
 - e) **Growing green areas and biodiversity**
 - f) **Meeting the costs of all infrastructure**
 - g) **Not compromising planned investment**
3. The timing, terms and conditions of the transfer are matters for HCC and WDC to determine, and HCC's position will be determined in a manner consistent with its obligations as a Future Proof partner, including acting in accordance with the "Future Proof Strategy 2022".
 4. The Owners will undertake and fund all necessary resource allocation (water, wastewater stormwater) assessments and infrastructure capacity and network assessments in accordance with Council's requirements to demonstrate how the development of the SL1 area can be integrated and accommodated by the HCC infrastructure networks. All assessments will be aligned with the Council's three waters master plans and transport strategy and, include the provision for District Plan permitted, but not yet established, development within each assessment. The recommendations from the assessments will provide sustainable long-term solutions and not be based on interim servicing solutions (e.g. onsite wastewater storage).
 5. Where those assessments require access to HCC information and data or require modelling assessments, HCC will make that Information and data available and facilitate modelling



assessment under its control. The Owner will meet the cost of access to and use of relevant data and/or modelling software.

6. Before any transfer of the SL1 area takes place, the Owners and Council must enter into a binding development agreement which sets out an agreed draft structure plan for the SL1 area, including details of all land uses, densities, typologies, open space networks, and road and three waters networks. Where suitable, through an evidential basis, open space networks shall demonstrate and provide for the restoration of habitat for the Long -Tailed Bat and integrate with surrounding ecological corridors. The parties acknowledge that the final form of a structure plan for the area will be determined following transfer of the SL1 area land and is subject to the relevant regulatory process.
7. The development agreement will also include requirements for the Owners (or future developer) to fund, at no cost to Council:
 - a. the relevant planning processes necessary to support urbanisation of the proposed development area (including those relating to district plan change processes; Waka Kotahi approval to access their network; securing water allocation, wastewater discharge allocation and stormwater management consents);
 - b. all infrastructure within the development area;
 - c. all infrastructure upgrades outside of the SL1 area necessary to service the development area;
 - d. the vesting (subject to future subdivision processes once the transfer is effected) of an agreed minimum area of land within SL1 area to Council for public open space requirements.;
 - e. an appropriate monetary contribution to address any benefit obtained through connecting to Councils existing networks and treatment plants. The Parties acknowledge that any such payment is not a "financial contribution" pursuant to the RMA.
8. In advancing the transfer of SL1 area the parties will work together in accordance with the following sequencing:
 - a. First, completion of a scoping study which will address strategic land use issues as required under Future Proof 2022 and the HUGS Principles for Out of Boundary Development and identify the site development, resource use and infrastructure planning investigations needed to support urbanisation of the area. The scoping study will also address and make comment on any National Policy Statement (NPS) that has relevance to the site. Alignment with or a potential pathway through the relevant requirements of the NPS shall be demonstrated. The land use component of the scoping study will be done in an integrated, boundaryless way taking the areas surrounding the SL1 area into account;
 - b. Secondly, completion of an assessment of land use and work recommended in the scoping study including the resource use assessments (e.g. water allocation), infrastructure assessments, identifying the long-term servicing solutions, and overall structure planning exercise for the SL1 area;
 - c. Thirdly, completion of a development agreement between Council and the Owner as required under clauses 6 and 7 of this MOU;



- d. Fourthly, completion of all negotiations between Council and WDC as to the terms and conditions of the transfer; and
 - e. Fifthly, commencement and completion of the boundary adjustment process as required under the Local Government Act 2002 and the Local Government Commission;
 - f. Finally, after completion of the transfer, implementing the necessary plan change to enable the urbanisation of the SL1 area.
9. The progression of the sequencing noted in clause 8 above will be subject to relevant Council approvals, delegations and resolutions.
 10. The parties will work openly with other willing land owners within the SL1 area and other relevant agencies such as Waka Kotahi NZTA and Waipa District Council to progress the transfer and HCC will engage with those other land owners on the same basis as set out in this MOU.
 11. Nothing in this MOU contractually binds the parties to any outcome in respect of the transfer of the SL1 area and this MOU may be brought to an end unilaterally by written notice by either party.

DATED: FEBRUARY 2023

SIGNED BY AND ON BEHALF OF


 HCC
 General Manager Growth
 Name: Blair Bowcott

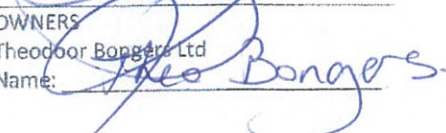

 HCC
 Chief Executive
 Name: Nicholas Lance Vervoort


 OWNERS
 Ohaupo Land Ltd
 Name: AD Sones


 OWNERS
 Chinamans Hill Ltd
 Name: Murray Porter


 OWNERS
 Golden Ridge Farm Ltd & Golden Ridge Park Ltd
 Name: Schoonheede

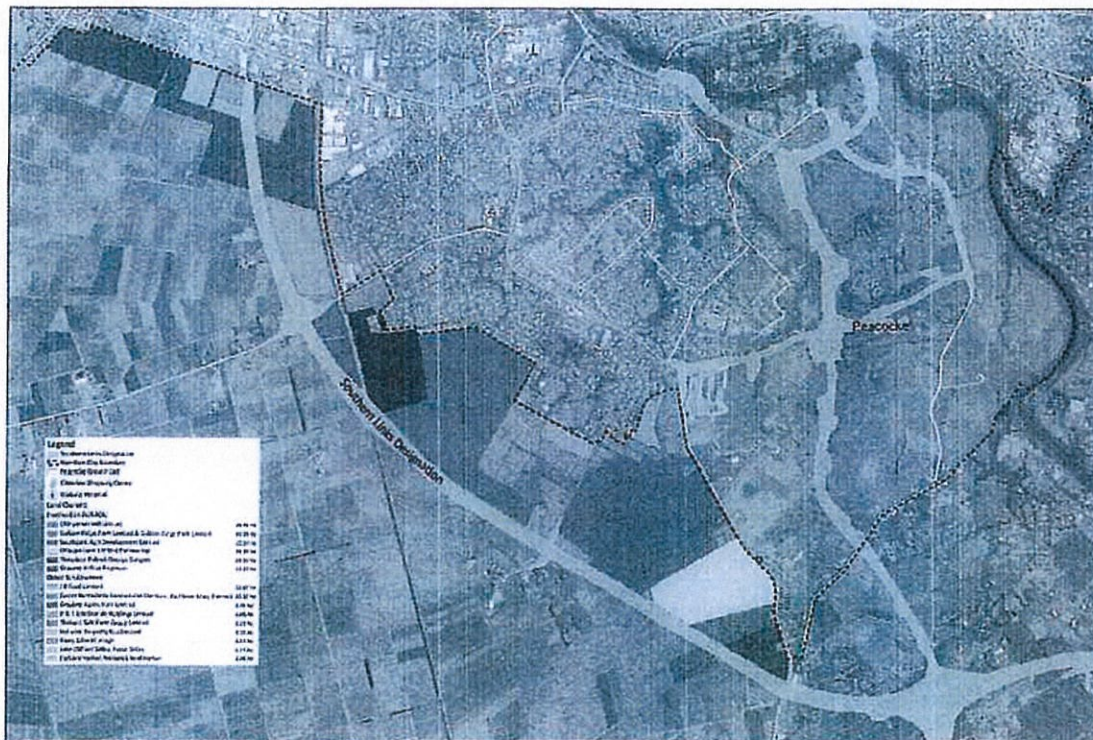

 OWNERS
 South Park Agri Development Ltd
 Name: Les Harrison


 OWNERS
 Theodoor Bongers Ltd
 Name: Theo Bongers


 OWNERS
 Graeme Rogerson
 Name: Graeme Rogerson



ATTACHMENT 1 – MAP OF SL1 LANDOWNERS



[Handwritten signature]

ATTACHMENT 2 - Breakdown of the land holding of the joint venture owners in SL1

Company name	Landowner
Ohaupo Land Ltd	GD Jones
Chinamans Hill Ltd	Porters (Murray Porter)
Golden Ridge Farm Limited & Golden Ridge Park Limited	Sehryn Mexted
South Park Ari Development Ltd	Les Harrison
Theodoor Bongers Ltd	Theodoor Bongers
Graeme Rogerson	Graeme Rogerson

at



GPU - Emerging Areas - SL1 MOU Final - 25 Jan 2023

Final Audit Report

2023-01-26

Created:	2023-01-26
By:	[REDACTED]
Status:	Signed
Transaction ID:	CBJCHBCAABAA7xgjmWPPU9oIZjRV9DL_mknSNITuUwGx

"GPU - Emerging Areas - SL1 MOU Final - 25 Jan 2023" History

-  Document created by [REDACTED]
2023-01-26 - 11:35:19 PM GMT- IP address: 147.161.217.5
-  Document emailed to [REDACTED] for signature
2023-01-26 - 11:35:41 PM GMT
-  Email viewed by [REDACTED]
2023-01-26 - 11:37:46 PM GMT- IP address: 147.161.217.5
-  Signer [REDACTED] entered name at signing as Nicholas Lance Vervoort
2023-01-26 - 11:38:13 PM GMT- IP address: 147.161.217.5
-  Document e-signed by Nicholas Lance Vervoort [REDACTED]
Signature Date: 2023-01-26 - 11:38:15 PM GMT - Time Source: server- IP address: 147.161.217.5
-  Agreement completed.
2023-01-26 - 11:38:15 PM GMT

STRATEGIC BOUNDARY AGREEMENT

Between

HAMILTON CITY COUNCIL

And

WAIPA DISTRICT COUNCIL

[Signature]

[Signature]

Pol

AGREEMENT dated 3rd October 2022

PARTIES

HAMILTON CITY COUNCIL

WAIPA DISTRICT COUNCIL(Councils)

BACKGROUND

- A. Hamilton City Council (HCC) and Waipa District Council (WDC) are both parties to the Future Proof Sub-Regional Growth Strategy that sets out a development pattern for the sub-region and is embedded in statutory planning documents including the Waikato Regional Policy Statement, and WDC and HCC District Plans.
- B. The Southern Links Designation route provides the strategic transport corridor from the south, around the Airport, through WDC land into HCC land and specifically the Peacocke area.
- C. As part of the Future Proof Strategy - Southern Sector Study, it was identified that the Southern Links Designation route should ultimately form an urban boundary for the southwestern extent of the Hamilton urban area.
- D. The Future Proof Strategy has been updated and adopted in June 2022, and included an action to progress negotiations between Hamilton City Council and Waipa District Council in relation to a strategic land agreement regarding the Waipā district land which is on the Hamilton City-side of the Southern Links designation.
- E. In 2018 Central Government progressed, as part of the Urban Growth Agenda, the development of the Hamilton to Auckland Corridor Plan, and from this came the development of the Hamilton-Waikato Metro Spatial Plan that took a 'boundaryless' approach to planning for the Metro Hamilton area beyond existing territorial boundaries.
- F. Through the development of the Hamilton-Waikato Metro Spatial Plan, the Southern Links Designation area was also flagged for potential future growth consideration.
- G. HCC is currently undertaking a review of its Hamilton Urban Growth Strategy (HUGS) to update and identify the future form of the city, including the sequence and timing of growth areas, both within and on the periphery of the city.
- H. HCC and WDC wish to establish a clear framework for amending their respective territorial boundaries whereby land within the areas identified as "Priority 1 Area" and "Priority 2 Area" in Attachment 1 (Southern Links Land Area) that is within the territorial boundary of WDC is transferred into the territorial boundary of HCC (Transfer). This is to be implemented in a manner that gives effect to the Future Proof Strategy, the Hamilton-Waikato Metro Spatial Plan and HUGS.
- I. HCC and WDC also wish to establish a process for a Transfer for additional areas of land should that further land be identified as suitable for future urban development and supported by the Future Proof Partnership. WDC does not currently consider there to be any such suitable land available for Transfer, but nevertheless supports formalising a process for its consideration through this agreement.
- J. Both parties acknowledge that to give effect to any changes to their respective territorial boundaries, the approval of the Local Government Commission and the Minister of Local Government is required, as well as a separate public process, in accordance with the Local Government Act 2002 (LGA).

Handwritten signatures and initials in blue ink, including a large '40' and a signature that appears to be 'John'.

AGREEMENT

Strategic Planning

1. The Councils will continue to work collaboratively on all matters concerning potential Transfers within the Southern Links Land Area).
2. All such engagement will be informed by other collaborative processes relating to strategic land use including but not limited to Future Proof, the Hamilton to Auckland Corridor Plan, the Hamilton - Waikato Metro Spatial Plan, HUGS, Waipa Growth Strategy 2050, and Individual District Plans including changes/amendments.
3. The Councils agree that due to the dynamic nature of strategic land use planning, land within the Southern Links Land Area may be subject to Transfer at a time to be determined by mutual agreement between the Councils, informed by the terms of this agreement and subject to the requirements of the LGA.
4. The Councils will apply the principles of 'boundaryless planning' as identified by the Future Proof Partnership when considering strategic land use planning, infrastructure provision and funding, and any potential Transfer within the Southern Links Land Area .
5. Subject to and without limiting WDC's plan making and regulatory functions under the Resource Management Act 1991 (RMA), the land uses within the Southern Links Land Area will continue to be strategically managed and retained for rural use, in accordance with the existing WDC District Plan, Future Proof and other plans to protect the land resource for its ultimate potential urbanisation.
6. In their strategic planning the Councils will recognise Hamilton Airport as regionally significant economic and social infrastructure. Both Councils will use their best endeavours to ensure any development occurring within the outer control noise boundary as identified in the operative WDC District Plan should be non-residential activities.
7. All strategic land use decision making undertaken by the Councils, including plan changes and district plan reviews, will take into consideration the terms of this agreement.

Transfer within the Southern Links Land Area

8. The Councils agree that the first priority of any Transfer within the Southern Links Land Area will be land located to the west of State Highway No.3 within the Southern Links Land Area, including Waipā District land requiring access from within the City boundaries. This area is identified on Attachment 1 as Priority 1 Area.
9. The process for the Transfer of land within Priority 1 will commence with HCC making a formal written request to WDC. Agreement to the Transfer will only occur if WDC resolves to give effect to the Transfer on terms and conditions acceptable to both Councils. Once so resolved, each Council will take all necessary steps to give effect to the Transfer in the most efficient and timely manner possible in accordance with the LGA, including:
 - a) jointly developing a reorganisation plan in accordance with paragraph 22A of Schedule 3 to the LGA; and
 - b) subject to the outcome of public consultation on that plan in accordance with Schedule 3, jointly submitting to the Local Government Commission an adopted reorganisation plan in accordance with Schedule 3 to the LGA; and/or
 - c) such other agreed necessary steps to give legal effect to the Transfer.
10. The terms and conditions attached to the Transfer within Priority 1 Area, will be determined by mutual agreement of the Councils having regard to the matters set out in Attachment 2.



11. The remaining land within the Southern Links Land Area, located to the east of State Highway No.3 bounded by the City boundary, the Southern Links Boundary and the Waikato River (or any part thereof), identified on Attachment 1 as Priority 2 Area, will be subject to a Transfer under the same process applied to Priority 1 Area. The process for the Transfer of Priority 2 cannot commence ahead of Priority 1 Area commencing. The Transfer of land is not a guarantee that the area will be developed as urban. Any development proposals will need to take into account relevant/agreed growth strategy principles.
12. The process of any Transfer of an area (or part thereof) will be preceded by open and transparent dialogue between the Councils wherein the prospect of a Transfer request will be clearly identified.
13. Any decision by HCC to make a Transfer request will take into account HUGS and Future Proof, the impacts of growth on HCC, strategic infrastructure decisions affecting HCC, the financial considerations set out in Attachment 2, and the outcomes of the strategic land use planning processes set out above.
14. Prior to any Transfer request being given effect to by a reorganisation plan or similar mechanism, the Councils will agree on financial adjustments, to be made between HCC and WDC to account for local government funding issues arising as a result of the Transfer of rateable land from WDC to HCC. The local government funding adjustment shall be addressed taking into account the principles and factors set out at Attachment 2 and any required legal processes or requirements including requirements under the LGA.

Further transfer areas

15. The Councils acknowledge that strategic land development is informed by a collaborative/partnership approach between the Councils. This approach is underpinned by the aspirations and principles of planning land development in a way that is not constrained to local government boundaries, also known as 'boundaryless planning'.
16. In the event either Council identifies the prospect of further Transfers not expressly identified in this agreement, the Councils will commence open and transparent dialogue in good faith regarding the further transfer areas. These discussions will be undertaken in the forum of the HCC/WDC Governance Committee, or its equivalent replacement forum, and progressed through the Future Proof partnership if appropriate.
17. Following the commencement of dialogue either of the Councils may, by written notice to the Chief Executive of the other Council, commence negotiations regarding further Transfers not expressly identified in this agreement (further area notice), provided the further area notice is consistent with the strategic land use planning processes identified above, and that the land affected by any Transfer takes into account Waahi Toitu and Waahi Tiora as identified in the Hamilton-Waikato Metro Spatial Plan/Future Proof Strategy.
18. Upon receipt of a further area notice each Council will commit sufficient resources and personnel to directly engage in discussions regarding the location and area of land subject to a potential Transfer and will work collaboratively and in good faith to resolve whether the land identified in the further area is consistent with the outcomes contemplated by this agreement.
19. If the location and area of land are agreed between the Councils (further area), the further area will be mapped and presented as an additional future attachment to this agreement. Once a further area is recognised under this agreement via this mechanism, it may be subject, either immediately or at any later date, to the Transfer mechanism as prescribed in this agreement.



Regulatory Function

20. Nothing in this agreement shall fetter the regulatory function of either Council to assess and determine applications for resource consent (either land use or subdivision) in accordance with the rules, policies and objectives as contained in the applicable District Plan. The Councils may, at their discretion, consider this agreement under section 104(1)(c) of the RMA as 'any other matter the consent authority considers relevant and reasonably necessary to determine the application'.

Dispute Resolution

21. The Councils will work in a transparent and open basis in respect of boundary related issues and will each apply sufficient resources and personnel to ensure effective engagement between Councils.
22. If agreement cannot be reached on any issues the Councils will attempt to resolve matters by engaging in direct dialogue between the respective Chief Executives and Mayors.

Review

23. This agreement shall be binding on HCC and WDC and may only be varied or revoked by the mutual agreement of both Councils. The parties will review the agreement within five years of the date of signing of the agreement, and thereafter at the same intervals, to ensure it remains fit for purpose and determine whether any amendments are necessary.
24. Subject to clause 23, and unless an extension is agreed, this agreement will terminate on 7 September 2032

Dated this 3rd October 2022

J Mylchreest/Garry Dyet

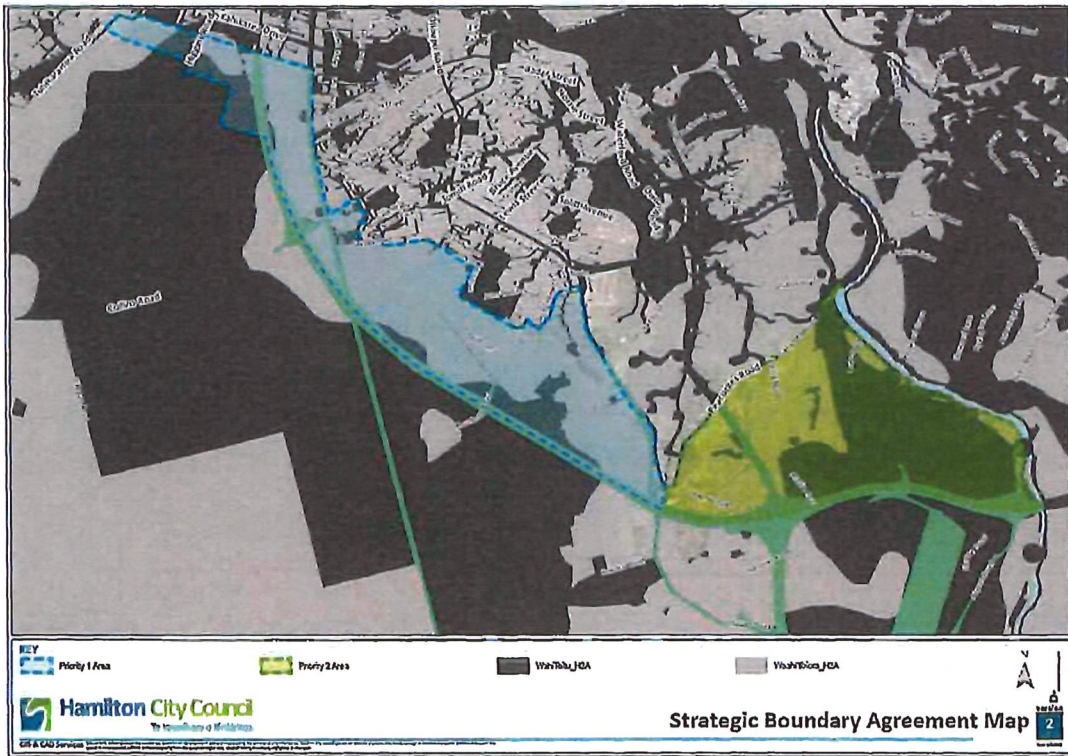
Mayor/CE of Walpa District

P Southgate/L. Vervoort

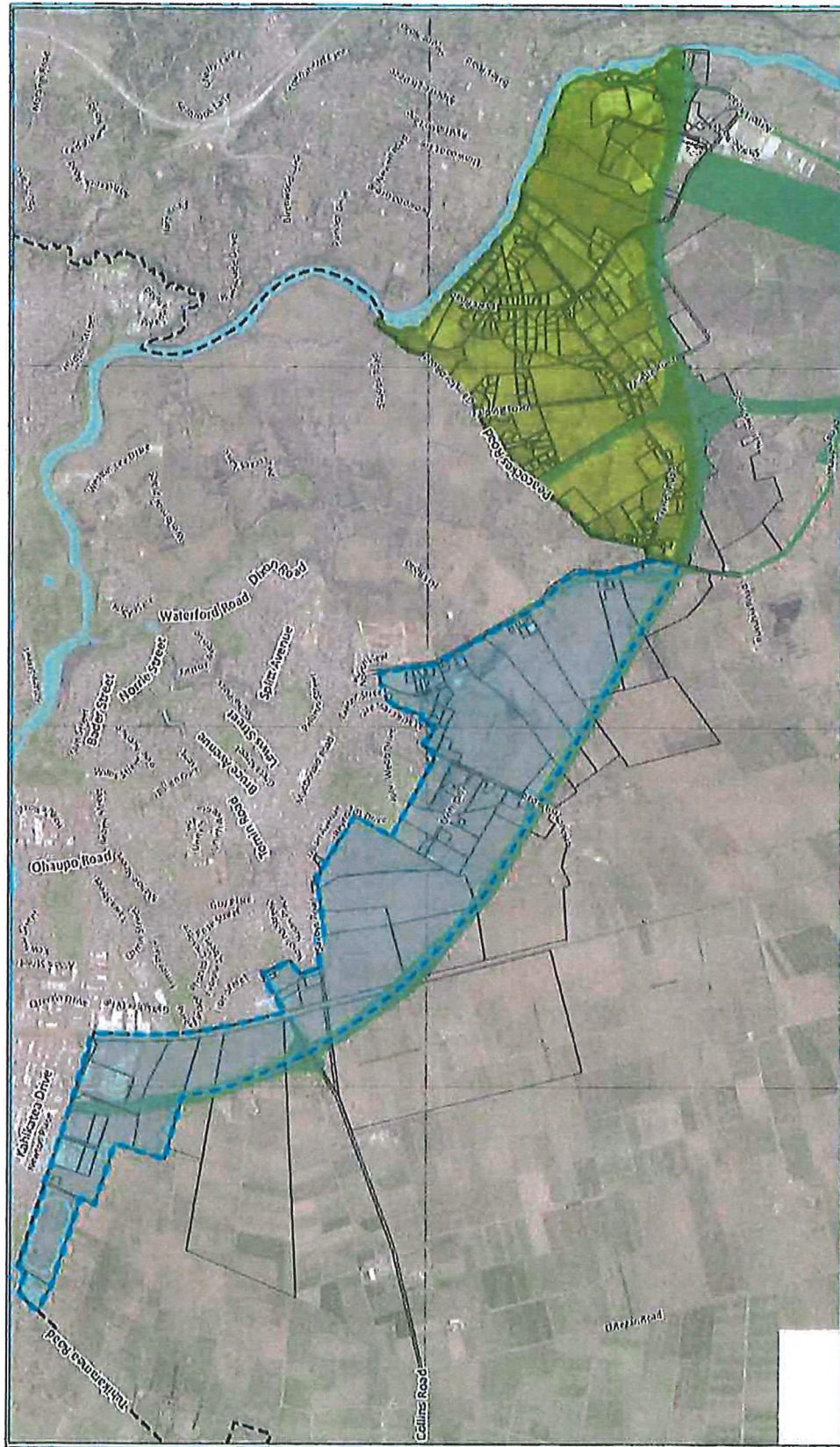
Mayor/CE of Hamilton City Council

72

ATTACHMENT 1: MAPS – The Southern Links Land Area Is Identified as "Priority 1 Area" And "Priority 2 Area".



CC John



Priority 1 Area

Priority 2 Area

Hamilton City Council

The Heartbeats of Wellington

GIS & CAD Services

2

Strategic Boundary Agreement Map

John

John

ATTACHMENT 2: LOCAL GOVERNMENT FUNDING FACTORS AND PRINCIPLES

Financial Principles

25. The primary financial principle to be observed in any Transfer is the fact the arrangement must be "financially sustainable" for both councils.
26. For WDC, financial sustainability means a transition period where the income contribution to Council's cost structure received from those properties within an area to be transferred (transfer land) and which is included in any WDC LTP (rating revenue less operating cash flows) must continue for a period of time to enable the WDC business to adjust. It is noted WDC has rating income budgeted in each year of its LTP which includes the areas of land described in Attachment 1.
27. The transition period is particularly important given the high growth environment WDC is operating in and the pressure this growth provides on costs. It is recognised that the period for which net income is paid to WDC will be dependent on the quantum of the net income to WDC.
28. The financial principles to implement for the areas of land described in Attachment 1 requires payment from HCC to WDC over a transition period whereby:
 - Consideration, being an amount of the overhead contribution attributed to the transfer land, for a minimum of ten (10) years (this term determined based on time needed to replace the net income) following the transfer of the land.
 - The 'overhead contribution' is the rating and other receipts attributed to the transfer land less operating costs and debt repayment. This assumes any debt and development contribution reserves (if any) at the time of land transfer will be transferred to HCC.
29. A number of options exist in terms of paying consideration. These include options of a lump sum, regular payments over a period of time or a mixture of both. For administrative simplicity a lump sum payment, made at the time of transfer (discounted to reflect a present value of net cash flows as referenced above) may be the most suitable option.
30. Over time, increases in rates revenue attributable to the transfer land places pressure on the financial contribution from Hamilton City Council to WDC. Early transfer of the areas of land described in Attachment 1 is an effective tool to potentially mitigate the impact of value uplift and is a legitimate consideration for HCC in any timing decision.
31. Where possible the parties may consider arrangements for shared infrastructure services and may factor these arrangements into the financial considerations.



28 November 2025

Future Proof Implementation Committee

Attn: Jim Ebenhoh

Via email: [REDACTED]

Submission on the Hamilton to Tauranga Corridor Spatial Study – Scenarios and Options Report

Thank you for the opportunity to provide feedback on the Hamilton to Tauranga Corridor Spatial Study (HTC Spatial Study) and, specifically, the Scenarios and Options Report.

This submission is prepared on behalf of interests associated with two Fast-Track Approvals Act 2020 (FTAA) projects located within the Hamilton to Tauranga Corridor: (1) Ashbourne, and (2) Southern Links 1 (SL1). These projects represent regionally significant residential, industrial, and strategic infrastructure opportunities that should materially influence the assumptions used in preparing the scenario testing for this work.

General Comments on the Scenario Approach

The Scenarios and Options Report is intended to provide a clear, evidence-based understanding of how growth may unfold across the Hamilton to Tauranga Corridor under different assumptions. Given the purpose of the Spatial Study to inform future strategic planning, including a Future Development Strategy (FDS), it is essential that the scenarios meaningfully test a range of plausible growth pathways with careful consideration of factors such as committed infrastructure and live development activity. However, in their current form, the scenarios do not demonstrate the level of differentiation, flexibility, or integration required to provide a robust basis for long-term spatial planning.

Across the four scenarios, there appears to be very little variation in the projected distribution and scale of residential and industrial growth. The modelling outputs presented in Figures 4.10 and 4.12 show near-identical outputs for the number of dwellings and industrial land demand regardless of the scenario type, which limits the usefulness of the modelling for understanding different growth pathways. The scenario framework does not appear to meaningfully test alternative futures and undermines the use of scenarios as a strategic planning tool.

The scenarios also do not sufficiently stress-test or explore the potential range of plausible growth outcomes. A more robust scenario suite would explore greater variability, including high-growth, low-growth, infrastructure-led scenarios and market-driven alternatives as well as pathways that respond to external shocks or step changes, to better reflect the uncertainty and dynamism of growth across the Hamilton to Tauranga Corridor. The absence of this wider variability means the outputs present only a narrow view of how the corridor may evolve, which limits their ability to inform a fit-for-purpose FDS.

A further limitation is that the current modelling does not factor in development enabled through other processes such as the Fast-Track Approvals Act (FTAA). The scale of development likely to occur through

FTAA projects is substantial and should materially influence growth assumptions and spatial outcomes. This is discussed further in the section below.

We agree that constraints mapping is a critical and necessary component of spatial scenario development and testing. However, the current “no-go” and “go-carefully” spatial layers appear to be mapped at a very coarse grain. At this scale, they are not sufficiently legible to support robust spatial analysis or informed decision-making. The broad-brush mapping approach results in exclusions that lack nuance, particularly in areas where the on-the-ground context, zoning status, national direction pathways (e.g. NPS-HPL) or infrastructure settings may in fact enable development opportunities that the mapping does not capture. Greater clarity is needed on how these constraint layers have been used to inform the scenarios put forward, including how they have been balanced against the practical realities of needing to provide for growth across the corridor. In addition, a more rounded approach is required that not only maps constraints but also explicitly identifies opportunities, recognising locations where infrastructure investment, live zoning, or FTAA enabled development may support strategic and well-sequenced growth.

Alignment and Integration with FTAA and Future Regulatory Settings

A key concern and omission is that the Scenarios and Options Report does not explain or consider how FTAA projects whether listed, referred, or with substantive applications pending have been incorporated into the scenario development process. Section 4.5 (“Hamilton Options”) provides no indication of how these projects have been accounted for, despite their scale, statutory weight, and relevance to likely growth outcomes. Given the number of FTAA projects already within the corridor, their omission limits the accuracy of the growth assumptions and spatial distributions being tested.

There is also no discussion on how imminent future RMA reform or changes to national direction may influence growth patterns, capacity, or development feasibility over the life of the study. The reforms are likely to have material effects on planning frameworks, infrastructure funding, zoning, and development pathways. Without acknowledging or testing these potential influences, the scenarios risk becoming outdated or disconnected from the future regulatory environment they are intended to inform.

The methodology used to identify “no-go” and “go-carefully” areas does not align with the mechanisms or intent of the Fast-Track Approvals Act which is actively facilitating growth and development. The FTAA enables development in locations that may otherwise be constrained under existing planning frameworks, particularly where projects are regionally significant or support critical infrastructure. Applying a constraints only approach to these areas overlooks the statutory pathways that are actively facilitating development notwithstanding those constraints, and may lead to misinterpretation of their actual development potential.

One example of this disconnect is the designation of the entire Peacocke Structure Plan as a “no-go/go-carefully” area. Peacocke is a major, live-zoned growth area in Hamilton with significant infrastructure investment already committed and underway. Categorising this strategic growth node as unsuitable for development undermines both its statutory status and the practical reality of its role in meeting Hamilton’s long-term residential supply obligations.

More broadly, the scenarios lack integration with the rapidly evolving FTAA project pipeline across the Waikato and Bay of Plenty. A substantial number of FTAA projects are in progress, many involving large-scale

residential, industrial, and infrastructure components that will materially influence the availability of serviced land, regional housing and industrial capacity, and the sequencing of key infrastructure. These outcomes will also directly shape transport planning, including major connections such as the Roads of National Significance. Excluding these projects results in scenarios that do not accurately reflect real development drivers.

To support credible, future-focused spatial planning, the Scenarios and Options Report must incorporate metrics associated with the FTAA pipeline, live zoning and development data, and more granular constraints mapping. It also needs to enable scenario pathways that reflect FTAA enabled development, including infrastructure led growth patterns and variable growth trajectories. Only with this integration can the study reliably inform future FDS processes and provide a robust platform for strategic land-use planning across the corridor.

Fast-Track Projects within the Hamilton to Tauranga Corridor

To illustrate the scale and significance of FTAA projects within the Hamilton to Tauranga Corridor, we highlight below two live examples currently progressing through the FTAA process. These projects, Southern Links 1 (SL1) and Ashbourne represent major developments that will materially influence growth patterns, housing supply, industrial land supply, infrastructure and economic activity across the corridor. We consider that their inclusion in scenario modelling is essential to ensure that growth assumptions and spatial planning reflect real, imminent development outcomes rather than just potential projections.

Southern Links 1 (SL1)

The SL1 Growth Cell encompasses approximately 440 hectares of land located on the southern edge of Hamilton, within the Waipa District. This area is positioned at a critical interface between Hamilton's urban boundary and key strategic transport and infrastructure corridors, making it one of the most significant future growth locations within the wider Hamilton to Tauranga Corridor. Within SL1, multiple projects are progressing through the FTAA process. These include the SL1 listed project, which proposes 1,035 residential dwellings and approximately 66 hectares of industrial land, with a substantive FTAA application expected to be lodged in the first quarter of 2026. The Growth Cell also includes the SL1 Rogerson Block, a referred project comprising around 200 residential units and 30 industrial lots. In addition, a forthcoming FTAA referral for the SL1 Houchens area is anticipated to provide approximately 1,700 residential dwellings and 25 hectares of net industrial land.

Collectively, these developments represent more than 250 hectares of residential and industrial expansion within SL1, subject to FTAA approvals. This scale of development is substantial and constitutes a regionally significant growth node capable of materially influencing both short and long-term spatial outcomes for the corridor. The sequencing and delivery of SL1 will be closely tied to the provision of key enabling infrastructure, including the Hamilton Southern Links Road of National Significance, upgrades to the Southern Wastewater Treatment Plant, regional water supply infrastructure, and other essential services. These projects will unlock the development capacity within SL1 and contribute to a coordinated, infrastructure led development pattern. Given the magnitude of this growth potential, it is critical that the Scenarios and Options Report fully integrates the SL1 pipeline. Omitting or underrepresenting SL1 significantly reduces the credibility and robustness of the scenario outputs.

Ashbourne

Ashbourne is a major substantive FTAA project currently lodged for consideration, located in Matamata and comprising approximately 530 residential dwellings, 250 retirement units, areas of commercial development, supporting infrastructure, and two solar farms across roughly 125 hectares. This project represents a comprehensive, master-planned development that will provide a diverse range of housing typologies and retirement living options, alongside commercial activity that will support local employment and services. A decision on the FTAA application is expected before the end of 2025.

The Ashbourne development is intended to be delivered in a staged and sequenced manner, aligning with infrastructure availability, servicing capacity, and market demand. Its scale and mix of activities position it as an important growth node within the Hamilton to Tauranga Corridor, enhancing housing choice, supporting energy resilient infrastructure through the solar farms, and strengthening the economic links between Matamata, Hamilton, and Tauranga. As with SL1, this project sits within a broader pipeline of FTAA developments that will influence regional housing supply, infrastructure planning, transport demands, and economic activity. For this reason, Ashbourne should be accounted for within the scenario modelling. Its omission limits the ability of the scenarios to accurately reflect the current and future development context and weakens the strategic insights intended to inform future FDS processes.

Together, SL1 and Ashbourne provide key examples of the scale, complexity, and strategic importance of FTAA enabled development within the corridor. Not including these types of projects and others in the FTAA pipeline into scenario modelling risks delivering outputs that are disconnected from actual growth, undermining the overall utility of the Scenarios and Options Report as a foundation for future FDS or broader spatial planning.

Summary and Recommendations

To enhance the robustness, usefulness, and defensibility of the Scenarios and Options Report, we recommend:

- (1) Expanding the scenarios to incorporate a broader range of growth variations and stress test alternative development trajectories.
- (2) Integrating FTAA enabled development capacity including Ashbourne, SL1, and other regionally significant projects into all relevant modelling and assumptions.
- (3) Refining “no-go/go-carefully” mapping to provide greater detail and legibility, ensuring constraints are represented at an appropriate scale. In addition, incorporate mapping of development opportunities alongside constraints to present a more balanced and informative spatial picture.
- (4) Providing transparent metrics that demonstrate how FTAA projects, RMA reforms, and infrastructure investment are factored into each scenario.
- (5) Embedding flexibility within the scenario methodology to ensure it remains agile and fit-for-purpose in informing future FDS processes.

We appreciate the opportunity to provide feedback and would welcome the chance to meet and discuss these recommendations further.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited



Fraser McNutt

Partner



5 December 2025

Future Proof Implementation Committee

Attn: Jim Ebenhoh

Via email: [REDACTED]

Submission on the North Waipa – South Hamilton Spatial Study – Scenarios and Options Report

Thank you for the opportunity to provide feedback on the North Waipa – South Hamilton Spatial Study and, specifically, the Scenarios and Options Report.

This submission is prepared on behalf of interests associated with a Fast-Track Approvals Act 2020 (FTAA) project located within the study area: (1) Southern Links 1 (SL1). This project is made up of the listed project described above, the SL1 Rogerson Block referred project and the soon to be submitted SL1 Houchens project. These projects each represent regionally significant residential, industrial, and strategic infrastructure opportunities that should materially influence the assumptions used in preparing the scenario testing for this work.

General Comments on the Scenario Approach

Since the gap analysis was completed, we understand focus has moved to the development of Scenarios. Scenarios are used to stimulate discussion on a range of possible futures. They are not predictions; rather, they provide high-level direction for planning purposes and help visualise and explore possible pathways, test trade-offs, and guide strategic direction in the coming decades. Collectively, the five possible future scenarios span a spectrum — from Scenario 1's status quo to Scenario 2's coordinated delivery, Scenario 3's competitive acceleration, Scenario 4's economic boost driven by a development corporation, and Scenario 5's environmental protection.

The Scenarios and Options Report is intended to provide a clear, evidence-based understanding of how growth may unfold across the North Waipa – South Hamilton Spatial Study under different assumptions. Given the purpose of the Spatial Study to inform future strategic planning, including a Future Development Strategy (FDS), it is essential that the scenarios meaningfully test a range of plausible growth pathways with careful consideration of factors such as committed infrastructure and live development activity. However, in their current form, the scenarios do not demonstrate the level of differentiation, flexibility, or integration required to provide a robust basis for long-term spatial planning.

The scenarios also do not sufficiently stress-test or explore the potential range of plausible growth outcomes. A more robust scenario suite would explore greater variability, including high-growth, low-growth, infrastructure-led scenarios and market-driven alternatives as well as pathways that respond to external shocks or step changes, to better reflect the uncertainty and dynamism of growth across the North Waipa – South Hamilton Spatial Study. The absence of this wider variability means the outputs present only a narrow view of how the spatial study may evolve, which limits their ability to inform a fit-for-purpose FDS.

A further limitation is that the current modelling does not factor in all development enabled through other processes such as the Fast-Track Approvals Act (FTAA). The scale of development likely to occur through FTAA projects is substantial and should materially influence growth assumptions and spatial outcomes. This is discussed further in the section below.

Alignment and Integration with FTAA and Future Regulatory Settings

A key concern and omission is that the Scenarios and Options Report does not explain or consider how FTAA projects whether listed, referred, or with substantive applications pending have been incorporated into the scenario development process. Scenarios Two, Three and Four touch on the role of FTAA projects, however not to the specificity or level expected when intending to inform future FDS planning. Further indication of how these projects have been accounted for, given their scale, statutory weight, and relevance to likely growth outcomes is important to be understood. Given the number of FTAA projects already within the spatial study area, and future potential projects, their omission limits the accuracy of the growth assumptions and spatial distributions being tested.

There is also no discussion on how imminent future RMA reform or changes to national direction may influence growth patterns, capacity, or development feasibility over the life of the study. The reforms are likely to have material effects on planning frameworks, infrastructure funding, zoning, and development pathways. Without acknowledging or testing these potential influences, the scenarios risk becoming outdated or disconnected from the future regulatory environment they are intended to inform.

More broadly, the scenarios lack integration with the rapidly evolving FTAA project pipeline across the Waikato, and particularly the spatial study area. A substantial number of FTAA projects are in progress, many involving large-scale residential, industrial, and infrastructure components that will materially influence the availability of serviced land, regional housing and industrial capacity, and the sequencing of key infrastructure. These outcomes will also directly shape transport planning, including major connections such as the Roads of National Significance. Excluding these projects results in scenarios that do not accurately reflect real development drivers.

To support credible, future-focused spatial planning, the Scenarios and Options Report must incorporate metrics associated with the FTAA pipeline, live zoning and development data, and more granular constraints mapping. It also needs to enable scenario pathways that reflect FTAA enabled development, including infrastructure led growth patterns and variable growth trajectories. Only with this integration can the study reliably inform future FDS processes and provide a robust platform for strategic land-use planning across the corridor.

Fast-Track Projects within the Spatial Study Area

To illustrate the scale and significance of FTAA projects within the Spatial Study Area, we highlight below one live example currently progressing through the FTAA process. This project, Southern Links 1 (SL1) represents a major development that will materially influence growth patterns, housing supply, industrial land supply, infrastructure and economic activity across the spatial study area and wider. We consider that their inclusion in scenario modelling is essential to ensure that growth assumptions and spatial planning reflect real, imminent development outcomes rather than just potential projections.

Southern Links 1 (SL1)

The SL1 Growth Cell encompasses approximately 440 hectares of land located on the southern edge of Hamilton, within the Waipa District. This area is positioned at a critical interface between Hamilton's urban boundary and key strategic transport and infrastructure corridors, making it one of the most significant future growth locations within the wider Hamilton context. Within SL1, multiple projects are progressing through the FTAA process. These include the SL1 listed project, which proposes 1,035 residential dwellings and approximately 66 hectares of industrial land, with a substantive FTAA application expected to be lodged in the first quarter of 2026. The Growth Cell also includes the SL1 Rogerson Block, a referred project comprising around 200 residential units and 30 industrial lots. In addition, a forthcoming FTAA referral for the SL1 Houchens area is anticipated to provide approximately 1,700 residential dwellings and 25 hectares of net industrial land.

The SL1 Growth Cell continues to promote integrated, strategic industrial land as part of the growth cell, no wet industry or noxious industry is anticipated. The SL1 Growth Cell via the various projects, continue to promote a variety of housing typologies and outcomes within the residential areas, to reflect the collocational benefits of the SL1 Growth Cell and the direct relationship to wider social infrastructure and employment opportunities.

Collectively, these developments represent more than 250 hectares of residential and industrial expansion within SL1, subject to FTAA approvals. This scale of development is substantial and constitutes a regionally significant growth node capable of materially influencing both short and long-term spatial outcomes for the corridor. The sequencing and delivery of SL1 will be closely tied to the provision of key enabling infrastructure, including the Hamilton Southern Links Road of National Significance, upgrades to the Southern Wastewater Treatment Plant, regional water supply infrastructure, and other essential services. These projects will unlock the development capacity within SL1 and contribute to a coordinated, infrastructure led development pattern. Given the magnitude of this growth potential, it is critical that the Scenarios and Options Report fully integrates the SL1 pipeline. Omitting or underrepresenting SL1 significantly reduces the credibility and robustness of the scenario outputs.

SL1 provides a key example of the scale, complexity, and strategic importance of FTAA enabled development within the spatial study area. Not including these types of projects and others in the FTAA pipeline into scenario modelling risks delivering outputs that are disconnected from actual growth, undermining the overall utility of the Scenarios and Options Report as a foundation for future FDS or broader spatial planning.

Wider Opportunities

The spatial study area includes the potential for significant investment and alternative funding mechanisms. Opportunities for Public Private Partnerships (PPPs), NIFFCo (National Infrastructure Funding and Financing Limited), Council Controlled Organisations (CCOs) and similar alternatives, should be considered and factored into the emerging scenarios to appropriately respond to the reality of the golden triangle and continued high growth expectations in the spatial study area, and the wider strategic approach to boundaryless planning in the Waikato. Such opportunities would bring forward regionally significant infrastructure ahead of current timing and provide wider stimulus for higher growth scenarios to better inform future FDS planning.

Summary and Recommendations

To enhance the robustness, usefulness, and defensibility of the Scenarios and Options Report, we recommend:

- (1) Expanding the scenarios to incorporate a broader range of growth variations and stress test alternative development trajectories.
- (2) Integrating FTAA enabled development capacity including SL1 in its entirety, and other regionally significant projects into all relevant modelling and assumptions.
- (3) Providing transparent metrics that demonstrate how FTAA projects, RMA reforms, and infrastructure investment are factored into each scenario.
- (4) Embedding flexibility within the scenario methodology to ensure it remains agile and fit-for-purpose in informing future FDS processes.
- (5) Embedding a high growth scenario that better reflects alternative funding mechanisms for regionally significant infrastructure.

We consider with the undertaking of the above recommendations will enable a hybrid scenario to emerge, that better reflects the planned investment and growth that is being driven by regionally significant infrastructure and development projects. This will reflect the true role of the SL1 Growth Cell within the spatial study area and align with a wide approach to boundaryless planning and infrastructure servicing. We would expect a hybrid scenario will include attributes of Scenario 2 and 3 primarily, which reflect the true demand and opportunities that will be realised within the next 30-year horizon, whilst having additional regionally significant infrastructure projects like Hamilton Southern Links (RON) and Southern Wastewater Treatment Plant being established sooner than currently planned.

We appreciate the opportunity to provide feedback and would welcome the chance to meet and discuss these recommendations further.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited



Fraser McNutt

Partner



Sam Le Heron

Senior Associate



Barker & Associates

+64 375 0900 | admin@barker.co.nz | barker.co.nz

Kerikeri | Whangārei | Warkworth | Auckland | Hamilton | Cambridge | Tauranga | Havelock North | Wellington | Christchurch | Wānaka & Queenstown

Attachment 2

SL1 Submission on the Updated Future Proof Strategy 2021



Urban & Environmental

B&A

Urban & Environmental

Submission on the Updated Future Proof Strategy 2021

Attn: Future Proof
Waikato Regional Council
Private Bag 3038
Waikato Mail Centre,
Hamilton 3240

Name of Submitter: 'SL1 Developers Group' comprising; Golden Valley Farms, Ohaupo Land LP, South Park Agra Developments and Rogerson Bloodstock (**SL1**)

1. SL1 make this submission on the Updated Future Proof Strategy (2021) as follows.
2. SL1 could not gain advantage in trade competition through this submission.
3. The land within the SL1 development that is owned by the submitters is shown in blue in **Figure 1** below.
4. The SL1 development is directly affected by the Future Proof Strategy. Through this submission, SL1 seek that the full development site is included as an '**Urban Enablement Area**'.
5. SL1 wish to be heard in support of their submission.



Urban & Environmental

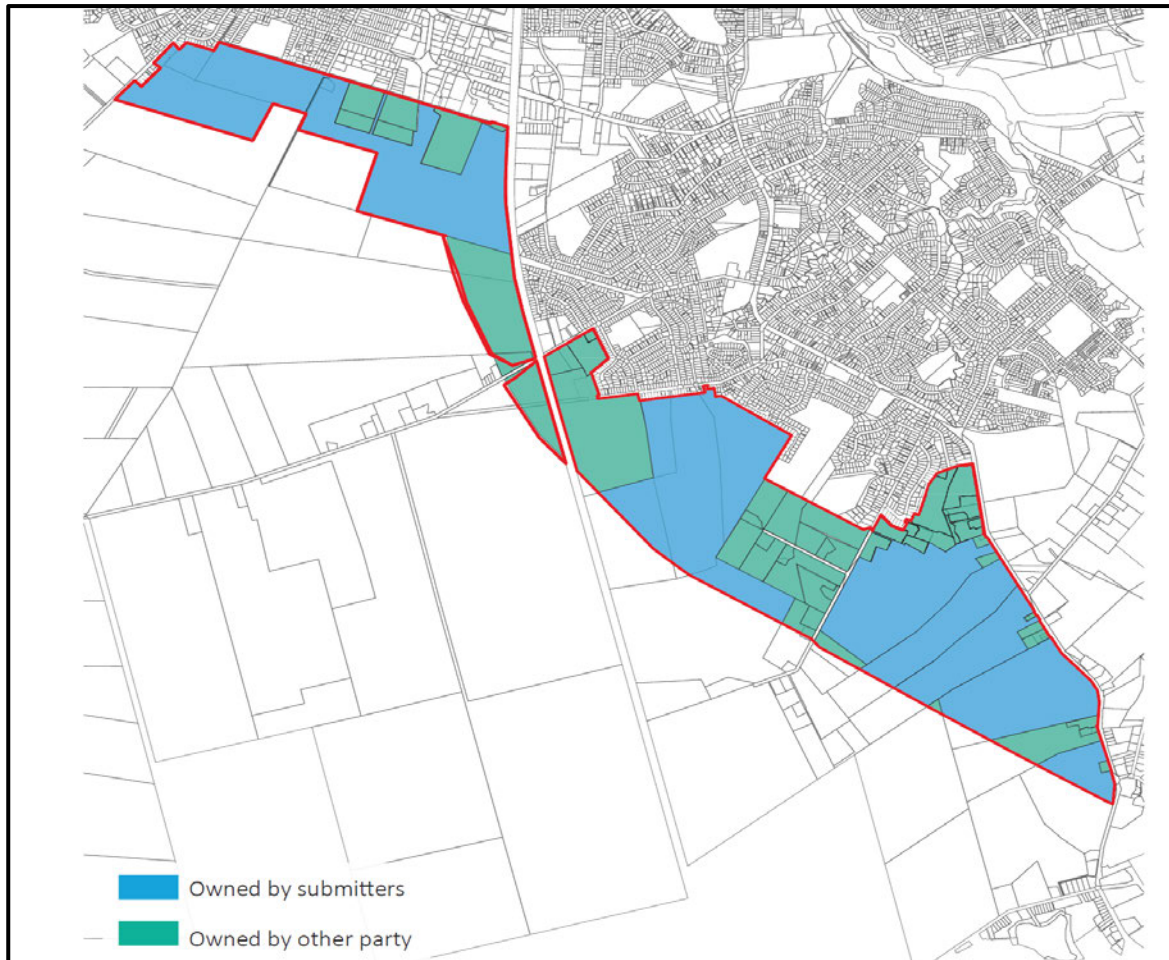


Figure 1: Land Ownership Plan identifying land owned by the SL1 submitters

Overview of SL1

Attached to this submission are the following Specialist Appendices:

1. Future Urban Report – Incorporates all draft structure plans, staging and maps
2. SL1 infrastructure report – Incorporates, soil, hydrology
3. Transportation Issues and Opportunities
4. SL1 Prelim Ecological assessment
5. NPS alignment document

6. SL1 is a Future Growth Area located in Hamilton South, comprising circa 500ha of Rural zoned land under the Waipa District Plan, reaching from southern Frankton to the southern end of the Peacockes Structure Plan area, as shown in **Figure 2** below.

7. The site is approximately 3-4km south of the Hamilton City Centre, and 4-5km north-west of Hamilton Airport.

8. The North Island Main Trunk Railway Line runs through the centre of the SL1 site, and the Southern Links designation runs along the southwestern boundary of the SL1 area and bisects a portion of the planned industrial area in the northern portion of the site.
9. A large proportion of SL1 is strategically owned by several motivated landowners (see land ownership plan fig.1), who have similar goals and ambitions for their land. Together, the large landholdings form a significant area on the southern edge of Hamilton City. SL1 seeks to deliver a range of housing typologies, open space, employment all together as a well-functioning urban environment.



Figure 2: The SL1 Future Growth Area ("the site")

10. The Hamilton Waikato Metropolitan Spatial Plan (MSP) is a vision and framework for how Hamilton City and the neighbouring communities within Waipā and Waikato districts will grow and develop over the next 100 + years creating one of the most liveable places in New Zealand. The Hamilton-Waikato metro area is an urban subregion of the Waikato. Hamilton is at the core of this metropolitan area which extends from Taupiri in the north to Te Awamutu and Cambridge in the south.
11. Enabling development of the SL1 site, will give effect to the objectives, by improving housing affordability and choices, improving access to employment, education and services, enabling

quality-built environments and by enabling planning to proceed in an integrated way based on communities of interest rather than existing council boundaries.

12. The principles of the MSP are adhered to throughout the SL1 proposal. This is demonstrated through:

- The land being contiguous with the edge of the Hamilton Urban edge, providing blue green connectivity and efficient infrastructure connections.
- The opportunity to connect with public transport is viable and accessible local network. In particular when looking at the newly operative Waikato Regional Land Transport Plan 2021-2051(RLTP) in tandem with the NPS-UD it's clear that there is a desire the region to incorporate the use of rail (including extending passenger rail). This vision could be realised through the unique opportunities SL1 provides spatially with the Cities CBD to the north and the Airport to the South.

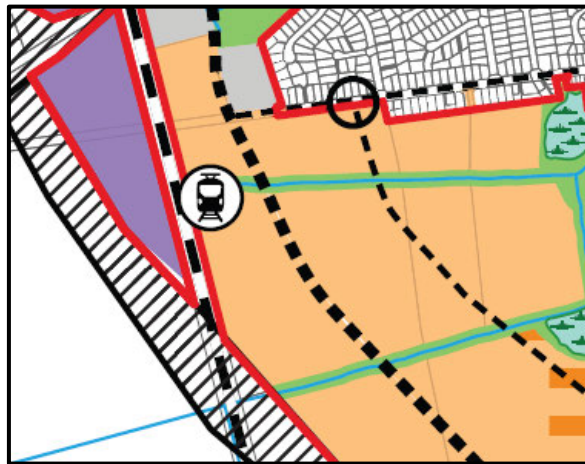


Figure 3 – Potential Passenger Rail Connection

- Te Ture Whaimana o Te Awa o Waikato – Vision and Strategy for the Waikato River, strong ecological connections that will be enhanced, maintained and enjoyed through the development of this block. We seek to ensure all discharges are treated and managed on site as well as enhancing and improving the stream, wetland and hardstand corridors. This is demonstrated by alignment with the NPSFW IB and NES whereby buffers have been indicatively placed around these areas that are known to SL1 to date.
 - Logical and immediate active transport connections.
 - Dense, affordable housing options and opportunities to enable housing stock and opportunity in the region, that is close to the MSP economic corridor.
13. The SL1 site poses a strategic opportunity for the sub-region, and will achieve good on-the-ground outcomes which are centred around the environment, housing and accessibility, while ensuring that the area is planned in a cohesive and integrated way.

14. A significant portion of SL1 has been identified in the proposed Future Proof Strategy as a 'Possible future urban enablement area, for further investigation', and a 'Future Strategic Industrial node for investigation' has been identified in the Future Proof Settlement Pattern map in the centre of the SL1 site, identifying the site as strategically suited for future development, see **Figure 4** and **Figure 5** below.

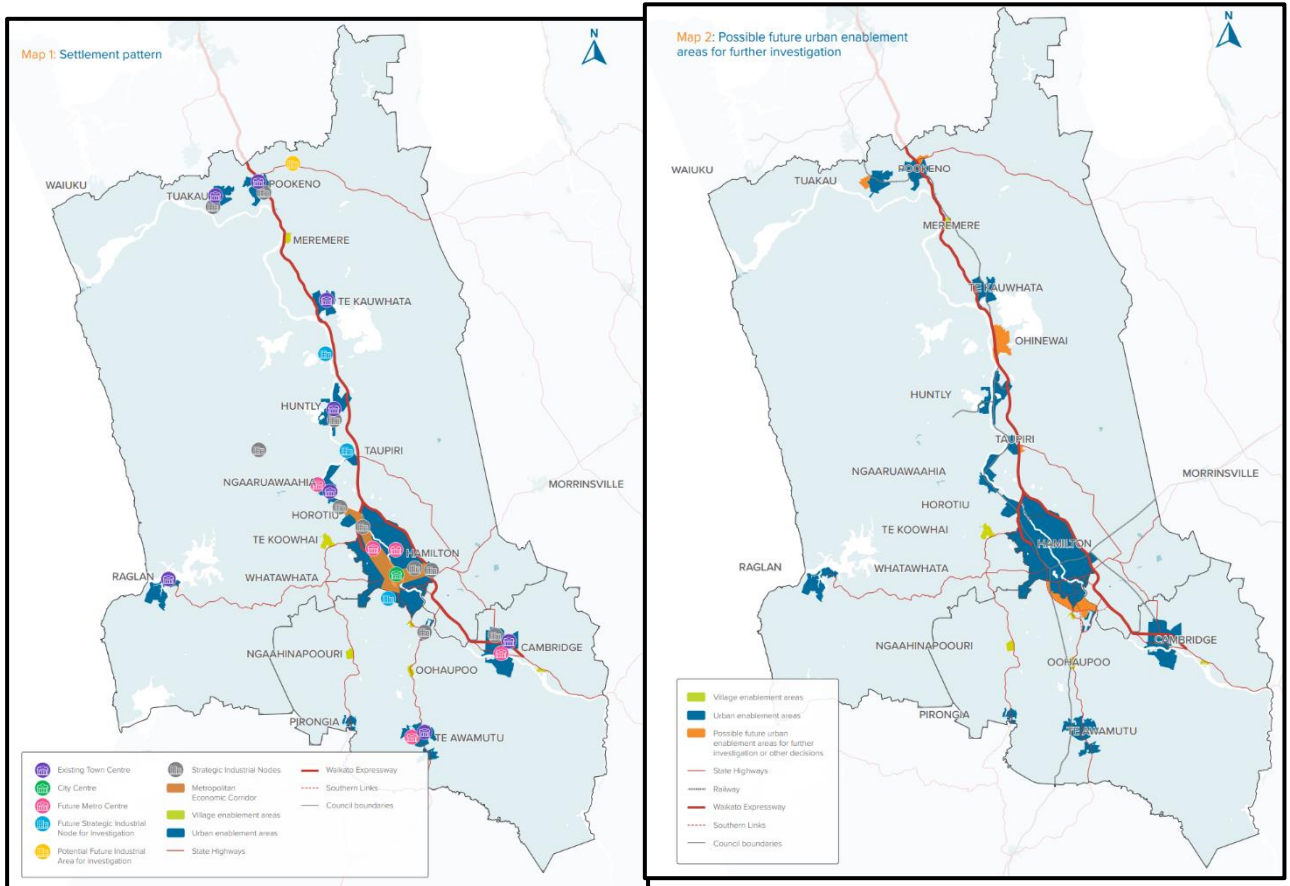


Figure 4: *Settlement Pattern* as shown in the Updated Future Proof Strategy 2021 identifying a Future Strategic Industrial Node for investigation on the SL1 site.

Figure 5: *Possible future urban enablement areas for further investigation*, as shown in the Updated Future Proof Strategy 2021 identifying part of the SL1 site as a Possible future urban enablement area for further investigation.

15. A Structure Plan has been prepared for the SL1 site (see **Figure 6** below) identifying residential areas of a variety of densities that are consistent with and will give effect to the National Policy Statement on Urban Development (**NPS-UD**) and the recent Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill, enabling denser living environments that are in line with expectations of a Tier 1 urban environment. The Structure Plan also identifies three indicative centres/ commercial areas, an indicative primary school, a large 110ha area of Industrial zoned land, all of which are integrated with the existing urban environment and strategically connected through a network of reserves and open spaces and indicative road corridors that will support active and public modes of transport.

16. The Structure Plan has been prepared giving careful consideration to the freshwater national direction. The Structure Plan is generally consistent and aligns with the policy and regulatory direction in the National Policy Statement for Freshwater Management (NPS-FM) and National Environmental Standards for Freshwater (NES-F) in the following ways:

- The draft structure plan has provided an indicative buffer shown around the 2 main tributaries. A sufficient but indicative setback from the primary wetland has been provided, with a circa 50m buffer provided on all other waterbodies. Future consideration will be needed for the waterbodies with 50m setbacks to ensure no loss occurs.
- The waterbodies (wetlands and streams) on the site will be retained and protected. They are proposed to be set aside and protected through reserve and open space status. The protection of these waterbodies will also assist with providing a high-quality natural environment and amenity for the future residential areas.
- No works will occur within any identified wetlands on site.
- There are significant opportunities within the proposed reserve and open space areas for future enhancement, particularly within the buffer areas including ecological restoration and enhancement, replanting and offsetting.

17. The National Policy Statement on Highly Productive Land (**NPSHPL**) is still proposed and not due to be in effect until early 2022. Despite this, the preparation of the SL1 Structure Plan has been mindful of the purpose of the proposed NPSHPL and the clear intent and objectives relating to the protection of high-class soils. At this early stage, we consider that the SL1 Structure Plan and outcomes anticipated are generally consistent with the proposed NPSHPL direction in the following ways:

- As per the below figure, there is a small portion of land (class 2) in the green but is land locked and unsuitable for production given it's urban edge proximity, small land area and containment within Southern Links designation and surrounding peat soils. Given this, the land within the structure plan is unlikely to be identified as high-class soil and therefore caught by the NPSHPL requirements. We will ultimately seek further clarification on this post the release of the NPSHPL and address as necessary and required.
- In addition, the soil within the structure plan area is predominately peat which limits the potential for primary production uses.
- Given the soil type/classification and the housing pressures and need for land to support development capacity requirements under the NPSUD, the land is considered better suited to support housing and business outcomes.

18. The Structure Plan prepared for the SL1 development represents the views of all the significant landowners. It is, in our view, a logical urban and spatial outcome, that our clients, specialists and planners all support.

19. The full build-out of SL1 will enable up to 12,226 new affordable dwellings and 110ha of industrial business land, located immediately adjacent to the existing urban area with excellent connectivity planned both within the SL1 development and to integrate with the existing transport network. The full build-out of the SL1 development will contribute significantly to how growth is managed in a collaborative way (e.g. with landowners, iwi and council) that is beneficial for the sub-region from a community and a physical perspective, by enabling the development of residential and business land adjacent to the existing urban environment.

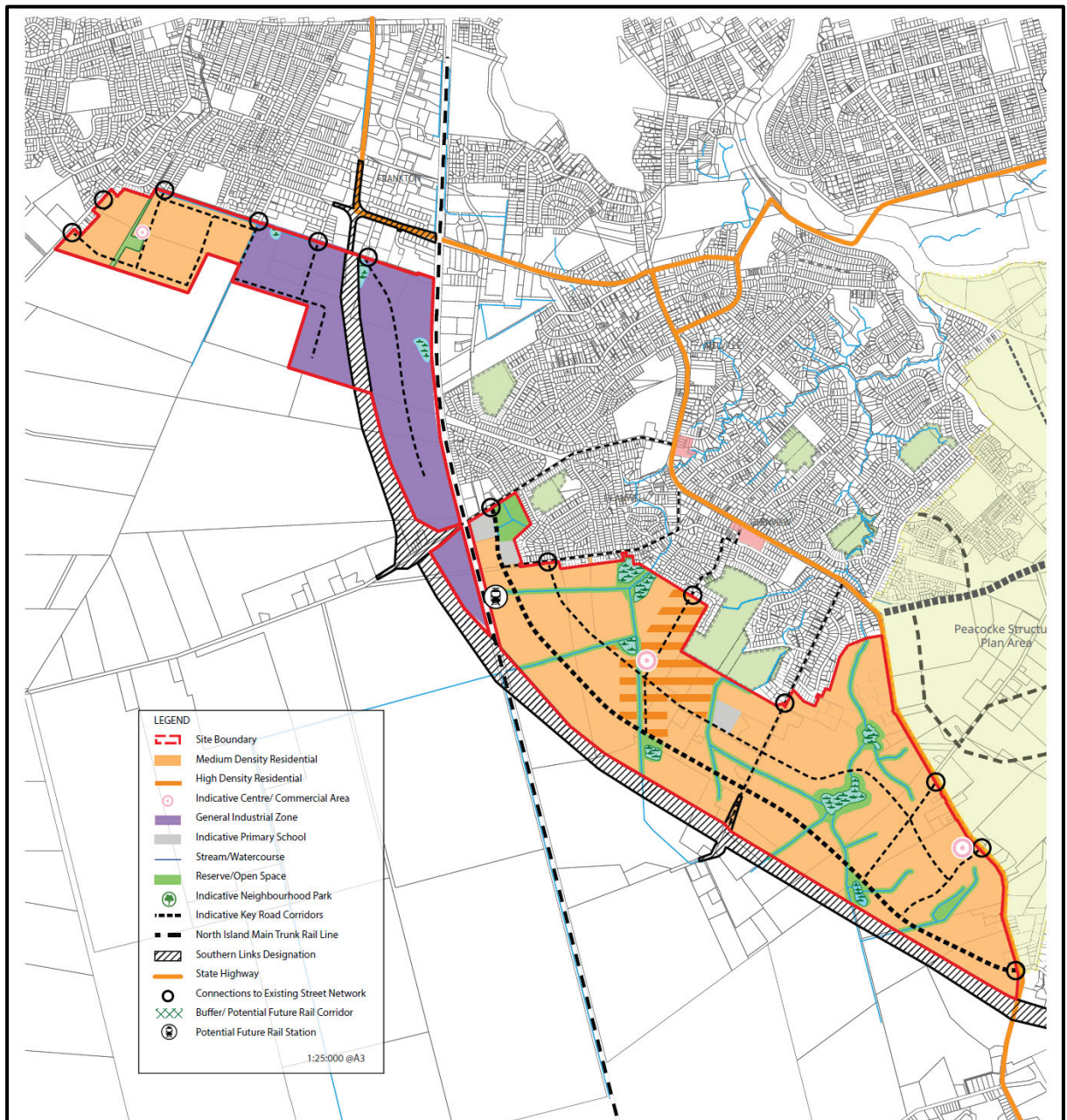


Figure 6: The SL1 Structure Plan

20. The SL1 development is planned to provide affordable housing over a strategically considered staging plan, as set out in **Figure 7** below, ensuring that relevant infrastructure is upgraded and provided in line with development, as required.

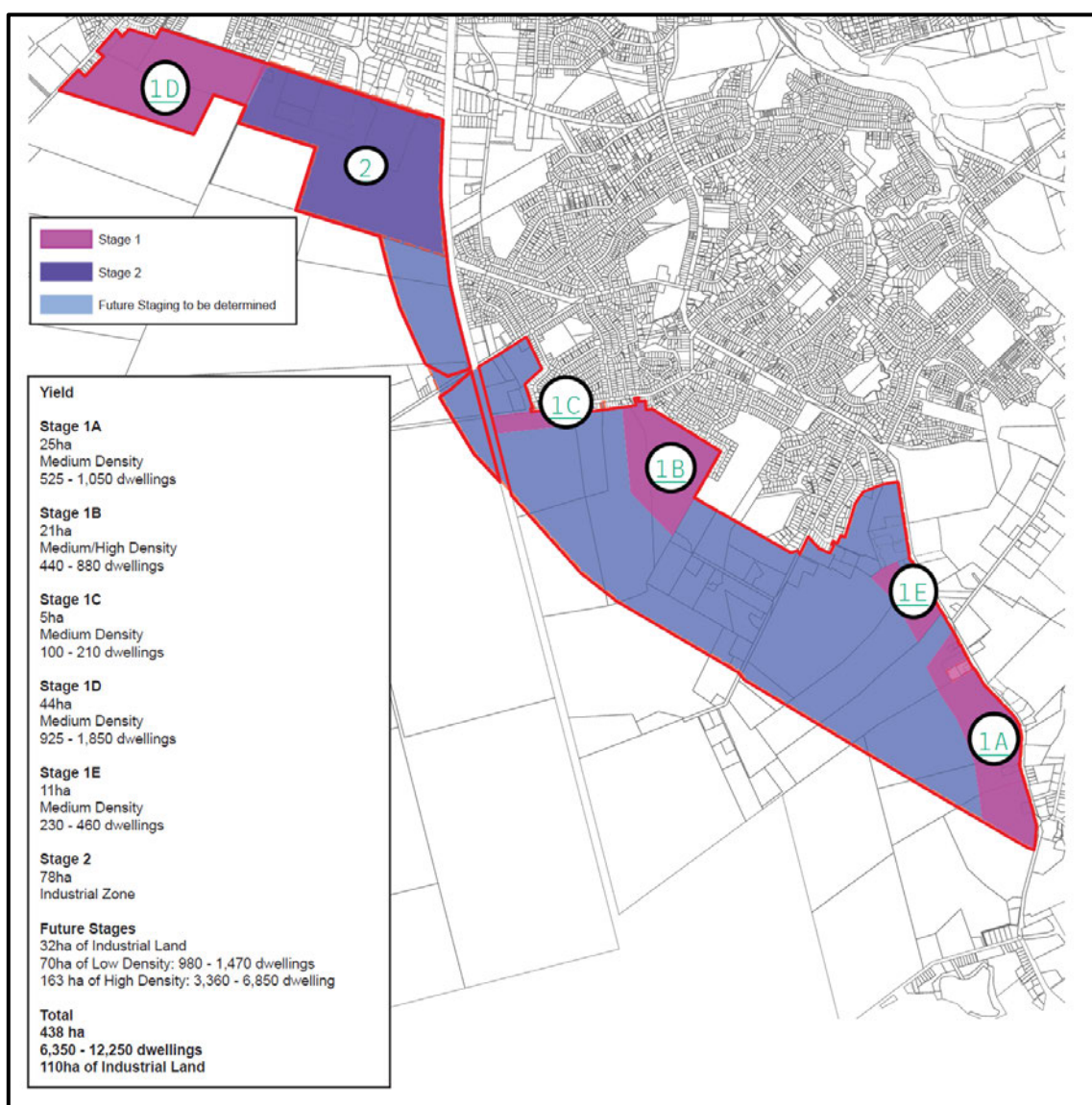


Figure 7: The SL1 Staging and Metrics Plan

21. The SL1 site has been identified in the Future Proof Settlement pattern as a 'Possible future urban enablement area for further investigation' however, in our view, the site is more appropriately identified through the Future Proof Strategy as an '**Urban enablement area**' subject to the supporting documentation included in this submission. A more detailed investigation can occur through the Schedule 1 plan change process that would occur post PF updating our status.

22. Robust and considered evidence supports this submission seeking the inclusion of the SL1 site as an Urban Enablement Area within the Future Proof settlement pattern, including the development of a Structure Plan for the site, which identified the proposed roading network, public transport network, cycleway and pedestrian network, and planned staging for the development, refer to **Attachment 2**.

The Notified Future Proof Strategy 2021

23. The Future Proof Strategy is a 30-year growth management and implementation strategy that provides a framework to manage growth in a collaborative way for the benefit of the Future Proof sub-region both from a community and a physical perspective. The sub-regional approach implemented through the Future Proof Strategy is needed to manage growth in a staged and coordinated manner and to address complex planning issues, especially cross-boundary matters.
24. The Future Proof Strategy helps demonstrate that there will be sufficient, feasible development capacity to support projected growth needs over the short, medium and long term. This is reinforced by the Housing Development Capacity Assessment 2021 (HBA).
25. The Future Proof Strategy has identified the majority of the SL1 site (the south-eastern portion) as a 'Possible future urban enablement area for further investigation' as shown in **Figure 4** above. This signals that the Future Proof partners have identified the potential within this area as a future growth area. The Future Proof Strategy has also identified a 'Future Strategic Industrial Node for Investigation' in the centre of the SL1 site, as shown in **Figure 3** above, recognising the sites strategic accessibility and location as future growth node within the region.
26. The Future Proof sub region is expected to experience significant growth over the next 30 years and is projecting an increase of 56% in demand. This equates to 72,100 houses across the sub region (with margin applied). Of this number it's expected that circa 43,000 new homes will be provided for in Hamilton.
27. The Capacity assessment summarises that *"In Hamilton city, housing capacity is available via a sequence of greenfield growth cells around the edges of the city and a large amount of infill and redevelopment capacity within the existing urban area."*
28. The reality is that these existing HCC greenfield growth cells are not being developed at the expected rate. Peacockes and Rotokauri have significant ecological constraints, land ownership fragmentation and funding for infrastructure has not been forthcoming (last 15 years). Uptake and pace of housing delivery has been impacted by this across the Hamilton environs.

29. Rototuna growth cell is largely developed and/or consented for development. The typology and density of development in this growth cell is not in line with the NPS-UD and is unlikely to be 'redeveloped' as infill due to the built environment.
30. It becomes apparent that a long term holistic thought pattern is considered to ensure the opportunity for well thought out urban development is enabled in a land area such as SL1. The unique nature of land ownership, accessible proximity (CBD/Airport) and rapid transit opportunities (Rail) make it a likely contributor to address the medium to long term housing capacity and affordable competitive markets. SL1 will help the sub-region grow in a more sustainable way which provides for well-functioning urban environments where communities can thrive.
31. It is considered that the assessment process and criteria for areas to be included in the Future Proof Settlement pattern as Future Enablement Areas, successfully balances the need for flexibility and responsiveness with the intent of Future Proof partners to uphold the Future Proof principles and settlement pattern. A full assessment of the SL1 site against the Future Proof criteria is provided in **Attachment 1** below.

Scope of Submission

32. This submission seeks amendments to the Future Proof Strategy, to include the full SL1 Hamilton South Growth area as an 'Urban Enablement Area' in the Future Proof Strategy. This incorporates both employment and future housing land.
33. SL1 generally supports the purpose and intent of the Future Proof Strategy, as the SL1 group support the provision of a framework to manage growth in a collaborative way for the benefit of the Future Proof sub-region. SL1 agree that this sub-regional approach is required to manage growth in a staged and coordinate manner, ensuring that complex planning issues are addressed.
34. However, SL1 does oppose the notified Future Proof Strategy for reasons set out in **Attachment 1** of this submission, which provides a robust assessment of the SL1 site against the Out-of-sequence & Unanticipated Developments Criteria set out by Future Proof, to be considered when determining whether additional areas of land should be included to the Future Proof settlement pattern.
35. SL1 supports the notified Future Proof Strategy, with amendments, to include the full SL1 site, within the Future Proof Strategy as an identified 'Urban Enablement Area'.

Future Proof Vision

36. SL1 supports the vision, as outlined on page 17 of the Strategy, in that it effectively describes the sort of communities we want for current and future generations. A diverse and vibrant centre connected to distinctive and thriving towns and rural communities, a variety of housing options that are affordable, and being the place of choice for those looking to live, work, play, invest and visit are all, in our view integral to how the area should be planned to develop into the future.
37. SL1 also supports the vision in terms of its close link to the NPS-UD and the aligning with the overarching goal of delivering well-functioning urban environments.
38. The inclusion of the SL1 site as an urban enablement area will support the vision, in providing a variety of housing options, proximate to the diverse and vibrant city centre, Hamilton Airport and opportunities for people to work and play.
39. The Guiding Principles which have been allocated across six interest areas, as set out on pages 18 and 19 of the Strategy, in our view, effectively guide how the areas should develop into the future, and the implementation of the Strategy. In our view, the guiding principles do reflect what is important when planning for the future in the sub-region.
40. The inclusion of the SL1 site as an urban enablement area will support the guiding principles, recognising the four wellbeing's being environmental, social, cultural and economic, by enabling well-functioning and quality urban environments and improving access to housing as well as employment, education, health care services and amenities through a well-connected and strategically located development.

Carbon Zero

41. The Structure plan has been prepared giving careful consideration to climate change and in particular, supporting the transition towards zero carbon communities. The Structure Plan is also generally consistent with the NPS-UD and its specific direction to reduce greenhouse gas emissions and create resilience to the current and future effects of climate change through delivering well-functioning urban environments. The Structure Plan has been designed to support and contribute to reducing greenhouse gas emissions and creating resilience to climate change in the following ways:
 - The draft structure plan has indicated a wide range of amenities (e.g. commercial activity, community services) that would be incorporated through the development of the site. Additionally, the site is well serviced and connected to a range of existing jobs, amenities and services all within a walkable catchment of the area. This will significantly contribute to creating a well-functioning urban environment which is designed to promote active transport modes such as walking and cycling that allow

for the community to access all the services and amenities required without being car dependent.

- The site is strategically located with several key public transport routes around the periphery which will support and allow for direct access into the city without the need for car usage which will provide a low carbon form of travel for the community.
- Through the development there will be opportunities for greening of the urban environment through planting of street trees and maintenance and enhancements around natural wetlands and stream corridors.
- Development of the site will provide for a range of housing typologies with significant opportunities to incorporate sustainable design measures to support climate resilience, for example water efficiency measures that promote water reuse and smart attenuation and energy efficiencies through solar gains which would be realised through a refined masterplan.
- Through consultation with WRC, discussion was had in terms of the potential for drained peat soils to emit carbon dioxide (a greenhouse gas). Comments were provided from WRC:

“assuming the land remains drained under the development then these carbon dioxide emissions will likely continue. For example, the NZ GHG Inventory accounts for emissions from peat soils under “settlements”. Also, the Climate Change Commission have suggested that we should be “Preventing further loss of carbon from Organic Soils (aka Peat), particularly due to the degradation of drained peatlands and the destruction of wetlands”, it is good to be aware of for future developments.”

We acknowledge Policy 14.5 in the WRPS that promotes the management of adverse effects resulting from the use and development of peat soils, including by slowing the rate of subsidence and the loss of carbon by oxidation from peat soils. It’s our intention to ‘manage’ these potential effects to the best of our ability, noting there is no strong evidence base that we have seen that confirms a direct and accurate correlation between a particular type, quantity and depth of peat to adverse greenhouse gases in the Waikato.

Growth management

42. The transformational moves, as set out on pages 36-27 of the Strategy, will, in our view, support the implementation of the Future Proof settlement pattern.
43. The inclusion of the SL1 site as an urban enablement area will support the transformational moves, in particular through supporting a vibrant and lively metro centre, by enabling more

people to live close and well-connected to the centre and providing a thriving community by enabling more housing options, to meet the needs of growing and changing communities.

Implementation programme

44. In our view, the implementation plan, as set out at pages 97-109 of the Strategy, will help achieve the Future Proof Strategy vision. The implementation toolkit clearly identifies directives and key actions required to ensure the vision is achieved. The actions have been comprehensively identified, including the infrastructure initiatives necessary to support the growth that will take place over the coming years.

45. In our view, the Strategy should be amended to include the SL1 site as an '**Urban Enablement Area**' as the site is located within the identified corridor and the actions that have been identified in the implementation programme will support future development of the site.

Address for Service:

Barker & Associates Ltd
Attn: Fraser McNutt
PO Box 9342
Waikato Mail Centre
Hamilton 3240



Contact Number: [REDACTED]

Email: [REDACTED]

Copied to:

Golden Valley Farms, Ohaupo Land LP, South Park Agra Developments and Rogerson Bloodstock

19 February 2024

Future Proof Implementation Committee

Via email: futureproofcoordinator@waikatoregion.govt.nz

Tēnā koutou Future Proof Implementation Committee,

Submission on Draft 2024 Future Proof Strategy

Thank you for the opportunity for SL1 Consortium (SL1) to provide a submission on the Draft 2024 Future Proof Strategy (Future Proof). Amendments sought by SL1 to Future Proof are set out in the submission below.

The SL1 development is directly affected by Future Proof. Through this submission, SL1 seek that the full development site is included as a 'Future Urban Area' that is subject to a Strategic Boundary Agreement 2022.

SL1 could not gain an advantage in trade competition through this submission.

SL1 wish to be heard in support of this submission.

Background Information

SL1 owns the land shown in Figure 1 below within the Waipa District, adjoining the Hamilton City boundary to the south-west boundary. This land through is formally identified as 'Southern Links 1' (SL1), which as of August 2022, was identified by Hamilton City Council (HCC) as an 'Emerging Area – Market intentions yet to be reviewed' (see Figure 2).



Figure 1 Outline of land applicable to SL-1



Figure 2 Emerging Areas - Developer Proposals.

A 'Strategic Boundary Agreement' (SBA) between Waipa District Council (WDC) and HCC was signed on the 3rd of October 2022 which outlined the transfer of the Southern Links Land Area from the authority of WDC to HCC. SL1 is located within the land identified as a Priority 1 Area within the Hamilton City District Plan. A copy of the SBA can be viewed in Attachment 3.

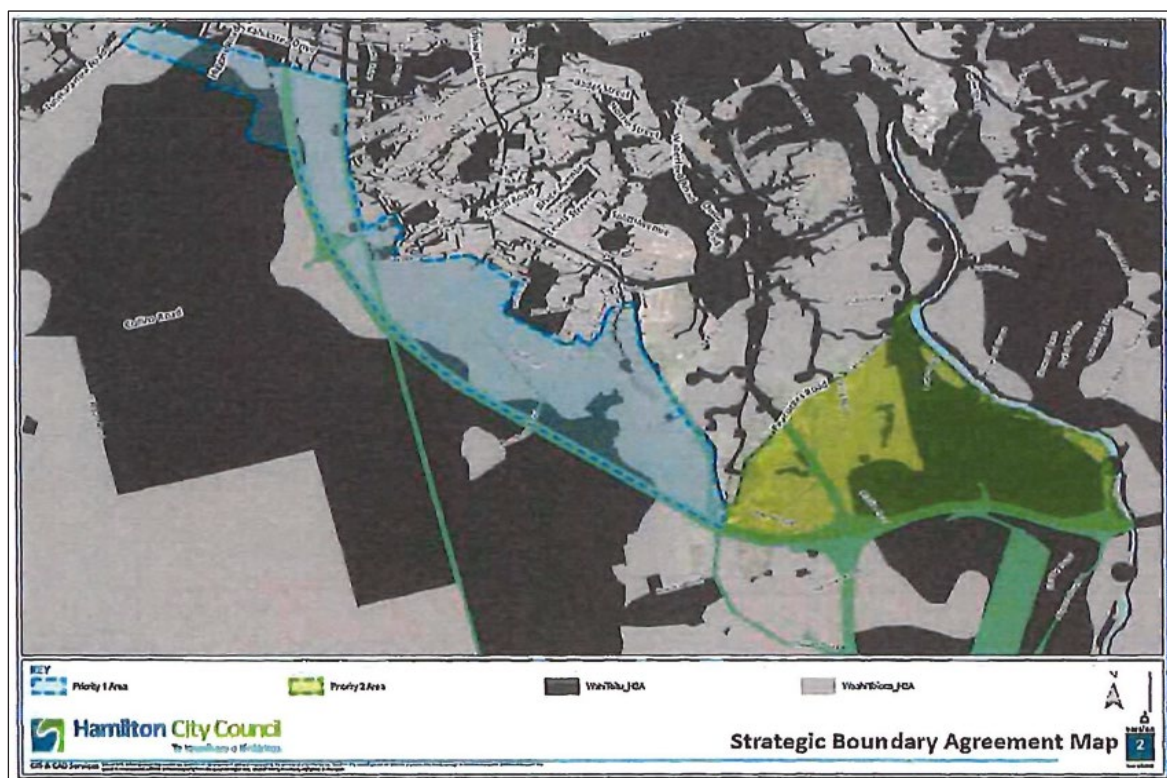


Figure 3 The SL1 land identified as a "Priority 1 Area" from the signed SBA document.

Following on from the signing of the SBA, a Memorandum of Understanding (MOU) was signed on the 25 January 2023 between HCC and the landowners of SL1 (refer to Figure 4 below for the SL1 landowners). The MOU set out the terms for the parties to work collaboratively and in good faith to investigate and progress the transfer of SL1 land as per the terms set out within the SBA.

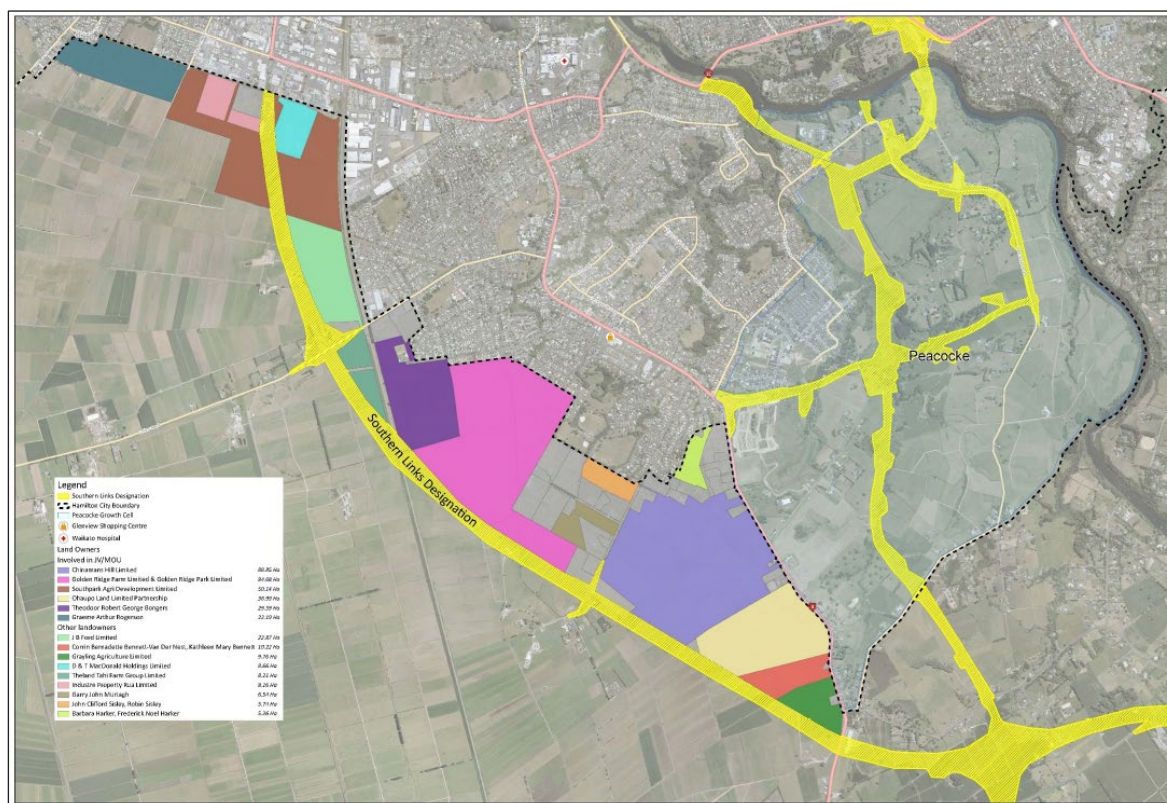


Figure 4 Identified Land Owners within SL1

SL1 is a key strategic area of land within Hamilton City (and the wider Waikato Region) that can deliver and cater for the regions current and future growth. It is highly accessible to the Peacocke's growth cell, State Highway 26, the rail corridor, Hamilton's CBD and existing urban areas. Additionally, there are some existing roading links into the SL1 area.

Scope of Submission

SL1 generally supports the purpose and intent of Future Proof in providing a clear framework to manage growth. SL1 agree that a sub-regional approach is required to manage growth in a coordinated and staged manner, ensuring that complex planning issues are considered and addressed.

Specific aspects of the SL1 submission on future proof are as follows:

- SL1 opposes Future Proof for reasons set out in **Attachment 1** of this submission, which provides a robust assessment of the SL1 site against the Out-of-sequence & Unanticipated Developments Criteria set out by Future Proof, to be considered when determining whether additional areas of land should be included to the settlement pattern.
- SL1 supports Future Proof, with amendments, to include the full SL1 site as an identified 'Priority Development Area.
- The Future Proof Partners (HCC, Waipa District Council and Waikato District Council) Housing and Business Capacity Assessment 2023, identifies a shortfall in greenfield and infill capacity in the short, medium and long term. SL1 with its SBA, MOU and willing and proven development landowners can provide medium to long term residential and industrial capacity and supply through the gradual development of SL1 land.

Conclusion

We thank the Future Proof Partners for the opportunity to submit on the draft strategy. We acknowledge the progress being made through Future Proof and note that the draft strategy makes some positive steps towards managing growth. However, we believe that there is further refinement required through the inclusion of SL1 within the urban enablement boundary. We are open to discussing this matter further with HCC.

Yours sincerely | Nāku noa, nā

Barker & Associates Limited



Fraser McNutt

Partner



Submission on the Draft 2024 Future Proof Strategy

Sub #	Topic	Support/Oppose/Seek Amendment/Explanation/Clarification	Comments/Reasons	Relief Sought
Current and Future Growth Areas				
1	SL1 exclusion from Current and Future Growth Areas	Seek Amendment	Map 6 and Table 1 <i>Future Proof staging of growth areas</i> of the Draft 2024 Future Proof Strategy identifies several categories of current and future urban areas including a category for land subject to Strategic Boundary Agreements dated 2020, yet excludes the land of SL1, which is also subject to a Strategic Boundary Agreement (dated 2022). The justification for not including SL1 is noted in foot note 1 stating; <i>"SL1 and SL2 are also subject to a Strategic Boundary Agreement. These areas have not been included on map 6 as they are not currently required within the 30-year period of the Strategy. Further investigations are needed to support their inclusion"</i> SL1 disagree with this statement and identify that the SL1 Future Growth Area is a strategic area that can support: • a variety of homes that meet the diversity of needs, in terms of type, price, and location, of different households; • good accessibility for all people between housing, jobs, community services and open spaces by way of public or active transport;	The inclusion of SL1 land within Map 6: Current and future urban areas within the urban enablement boundary.

			• the competitive operation of land and development markets; • reductions in greenhouse gas emissions; and • resilience to current future effects of climate change. The SL1 site is a large landholding on the edge of the city, where a holistic approach is being taken to deliver a well-functioning urban environment. It will enable people to provide for their social, economic, and cultural wellbeing now and into the future through – providing a variety of housing types, locations and prices, enabling sites for different business sectors and providing good accessibility by way of public and active transport for people to housing, jobs, community services, natural spaces and open spaces. SL1 will enable more people to live and work in an area close to the existing Hamilton Centre and will contribute to the goal of 30-minute communities. As such throughout various engagement with Hamilton City Council and its various partners, SL1 has demonstrated repeatably the benefits of the inclusion of the SL1 land area into Future Proof within the urban enablement boundary.	
2	Priority Development Areas	Seek Clarification	The Draft Future Proof Strategy 2024 outlines in Section D2 Priority Development Areas, yet no maps or lists clearly identify where these PDAs are located.	SL1 seeks further clarity on the identified PDAs, the criteria which was used to identify the land areas as PDA's and to include SL1 land as a Priority Development Area.

			Previous information was provided within the submission on the Updated Future Proof Strategy 2021 (see Attachment 2) as to why the SL1 land should be included as a future urban growth area and as a Priority Development Area. These details and justifications remain relevant and demonstrate why SL1 should be included as a Priority Development Area. In addition to the information in Attachment 2 the following justifications are also noted; • <i>SL1 has a signed boundary agreement, and a group of willing and experienced land owners/developers, who are ready and willing to open up the land to enable development capacity within Hamilton City.</i> • <i>The entirety of SL1 land is contiguous with the Hamilton City boundary and the planned direction of growth. This includes the Selwyn/Mexted block which has at least two current road connections.</i> • <i>SL1 land area is of size and shape which can be enabled to deliver a mixture of land uses including residential and industrial.</i> As such throughout various engagement with Hamilton City Council and its various partners, SL1 has demonstrated repeatably the benefits of the inclusion of the SL1 land area into Future Proof within a PDA.	
--	--	--	--	--

3	Responsive Planning and Strategic Boundary Agreements	Neutral	Under Policy 8 of the National Policy Statement on Urban Development 2020 (NPS-UD), local authorities <i>must be responsive to plan-change proposals if they add significantly to development capacity and contribute to well-functioning urban environments</i>. Policy 8 directly recognises that local authorities cannot predict the location or timing of all possible opportunities for urban development. It therefore directs local authorities to be responsive to <i>significant development opportunities when they are proposed</i>. This includes development opportunities which are planned and those which are not but have the ability to achieve the same outcomes sought. The intent of Policy 8 and Part 3, subpart 2 of the NPS-UD is to: • enable transparency and responsiveness in planning decisions; • improve competition in land markets; • accelerate land supply; and • discourage land banking. Within the scope of the Draft 2024 Future Proof Strategy ‘Responsive Planning’ is detailed and this seeks that “<i>When considering proposals for change, such as to the land uses identified in the settlement pattern or the timing and staging for land development set out in the Future Proof Strategy, or</i>	SL1 Seek the SL1 land is recognized and identified within the Current and future urban areas of the FPS 2024.

			<i>the possible inclusion of areas of land beyond those shown in map 6, it is critical that the guiding principles that underpin the settlement pattern are not compromised. Despite any change in global, national, regional or local circumstances, these guiding principles remain the foundation of strategic growth and development in the sub-region. Therefore, when considering any changes to land use or the timing and staging of land development from that set out in the strategy, or indeed to the Strategy itself, they form the basis of any criteria developed to assess the merits of particular proposals.</i> SL1 has clearly shown through robust evidential basis via the 2020 Future Proof Strategy Submission (Attachment 1) that the development of SL1 area will not have negative implications for the wider sub-region, and in turn will have positive implications for the wider sub-region for the following reasons; • In regards to servicing and infrastructure the site is able to be serviced appropriately via off-grid measures. Previously outlined in the servicing reports for the 2020 FBS submission. This shows the development of this land can occur cohesively with Hamilton City but does not need to be reliant on Council Infrastructure Capacity to be developed. • The site can assist with delivering significant development capacity to meet the demand for housing and business land. It is anticipated that the site can deliver good yield with up to	
--	--	--	---	--

			approximately 12,000 houses (<i>refer to Structure Plan, Page 28 – Staging and Metrics of Appendix 1</i>). SL1 is owned can be developed by seasoned developers at pace and with sizable scale. The SL1 will enable the development of a variety of homes that meet the varied needs of households in terms of type, price and location through the provision of a range of residential zones. This will include intensification across the site consistent with Objective 3 and Policy 3 of the NPS-UD. Provision is made through the Structure Plan for higher density housing around the proposed centres where there is high demand and accessibility, and around open space. Given the level of accessibility and demand within the structure plan area, a large portion of the site is also indicated to be medium density zoning which will also align with the recently released Housing Supply and Amendment Bill which requires medium density residential standards to be applied across much of the urban environment. (<i>Refer to Structure Plan, Page 23 of Appendix 1</i>). • SL1 will provide excellent accessibility and connectivity for all people between housing, jobs, community services and open spaces by way of public and active transport. Additionally, the site is strategically located to provide good accessibility and connections with Southern Links. The site is also within easy cycling and walking catchments to local surrounding centres and is within 2km of the city centre. The	
--	--	--	--	--

			Structure Plan has been designed to encourage and promote active transport through a range of walking and cycling options to housing, employment, schools, community services and open spaces. The street network identified in the Structure Plan connects with the existing street network to ensure a well-integrated development with the adjacent urban environment. (<i>Refer to Structure Plan, Pages 5, 7, 8, 9, 14, 15, 16, 26, 27 of Appendix 1</i>). Therefore, the noting that SBA are not a means of identifying land as part of the settlement pattern is contradictory to the purpose of SBA which are used as a tool for Territorial Authorities to signal an agreement that certain land on the boundary of Hamilton may be transferred at some time in the future from Waipā or Waikato Districts to Hamilton City when needed. There is a clear need to develop SL1 and the SBA and MOU indicates that it is a viable and strategic growth area which should be included within Future Proof. Additionally, it meets the Objectives X of the NPS-UD with regard to the acceleration of land supply and discouraging land banking, creating well-functioning urban environments and supporting competitive land markets. SL1 do not oppose the use of Responsive Planning within Future Proof, however seek the full intention and purpose of Responsive Planning under the NPS-UD is implemented. This includes recognizing land	
--	--	--	---	--

			with SBA post 2020 as a 'Priority Development' Urban Growth Areas and within the urban enablement boundary.	
4	Out of Sequence and unanticipated developments	Seek Amendment	SL1 would be considered within the scope of Scenario 3 within Future Proof as is currently proposed. Scenario 3 provides for <i>“development outside of an Urban Enablement Area or Village Enablement Area... This development could be continuous or non-continuous with an Urban Enablement Area or Village Enablement Area. This type of development is considered unanticipated.”</i> Development within this scenario is required to meet Criteria A and Criteria B. SL1 has demonstrated how the land meets the Criteria for <i>“Out of Sequence and unanticipated developments”</i> in previous submissions on Future Proof which correlated to the Criteria A & B within the 2024 FPS document. This includes the following reasons; • The development contributes to a well-functioning urban environment. • The development is consistent with the Future Proof guiding principles • The development has good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport • There is a commitment to deliver the development within an advanced timeframe	SL1 Seek the SL1 land is recognised and identified within the Current and future urban areas of the FPS 2024.

			• Where development is proposing to replace a planned land use, the proposal will not result in a short, medium or long-term shortfall in residential, commercial or industrial land • The development protects and provides for human health • The development will contribute to the affordable housing stock within the sub-region • The development does not compromise the efficiency, affordability or benefits of existing and/ or proposed infrastructure • The development can be serviced without undermining committed infrastructure investments made to support other growth areas • The development demonstrates efficient use of local authority and central government financial resources • The development is compatible with proposed land use and adjacent planned land uses • The development will contribute to mode shift that supports the creation of a rapid and frequent multi-modal transport network and active mode network • The development will support reductions to greenhouse gas emissions and will be resilient to current and future effects of climate change • The development avoids areas identified as waahi toitu We do not oppose the use of selective criteria when assessing out of sequence developments. However,	
--	--	--	---	--

			we seek an amendment to include SL1 land within the Current and future urban areas of the FPS 2024. We consider this amendment to be appropriate on the basis that SL1 land has demonstrated its ability to satisfy Criteria A & B. Through the significant work already completed for SL1 in collaboration with HCC and WDC (noting that SBA and MOU), the land is suitable and needed to be shown as a growth area.	
5	National Policy Statement: Highly Productive Land (NPS: HPL)	Seek clarification	There is a statement on pg 34 that: “The NPS-HPL seeks to enhance protection for highly productive land from inappropriate development including by avoiding uncoordinated urban expansion on highly productive land that has not been subject to a strategic planning process”. However, the explanation needs to continue to acknowledge that the NPS-HPL does not preclude development through urban expansion when there is a shortfall identified in the relevant HBA (3.6 (1) HPL. In this instance the shortfall is acknowledged but reliance is placed on providing for growth via infill development and intensification provisions i.e. PC12. We note PC12 is on hold and the direction of PC12 is not clear and thus little certainty can be provided here in our view. It’s also acknowledged that a significant amount of infill (particularly the short term) is unable to be serviced by infrastructure.	We seek further clarification and acknowledgement within FPS that the HPL is balanced in acknowledging and providing for urban expansion, especially when there is a shortfall projected via a Housing and Business Assessment.

			The ability to free up more greenfield land to provide housing capacity is already acknowledged through existing greenfield growth cells around the city edge. SL1 can assist in managing the projected shortfall short-medium & long term (circa 9000 dwellings total)	
6	Mapping Inconsistencies	Seek Amendment/Clarification	The Southern Links transport corridor is referenced in several Map legend/ keys throughout the Draft FPS 2024 as a red dashed line; including Map 1, Map 6, Map 7, Map 8 Though no physical image of the road is provided or it is shown as a white dashed line on the Online PDF version.	SL1 seek that Southern Links Transport corridor be shown on all relevant planning maps which list the transport corridor in the legend/ key.
7	Infrastructure Provision	Seek Amendment/Clarification	Inclusion of SL1 into the Development Infrastructure table within Southern Hamilton with Peacockes and the Airport. SL1 will be a feasible way to help rationalise the construction of the Southern WWTP. Clarification on the water reservoirs and bulk water mains timing and costing.	Inclusion of SL1 into the Development Infrastructure table.
2023 Housing and Business Capacity Assessment (HBA)				
8	HBA	Seek Amendment	From the conclusions drawn in the HBA and relevant commentary in section C1 (summary attached above), there is a shortfall in net capacity across both the greenfield and infill Hamilton City Council land. Further, it is clear through section 5.2 of the HBA that a considerable amount of the plan enabled	SL1 seek to provide for the medium to long term residential and industrial supply through the gradual development of SL1 land. SL1 should be identified within Future Proof as a Priority Development Area to actively allow for this outcome.

Urban & En

capacity is not serviced by infrastructure, i.e. “only 17% of the plan enabled capacity is served by infrastructure in the short term.”

Limited amount of greenfield land is serviced and available with most being located in Rototuna (pg. 85 HBA). The NPS UD sends a clear direction through objectives 2 and 6 to be responsive, particularly in relation to proposals that would supply significant development capacity and strategic over the medium and long term, whilst improving housing affordability and supporting competitive land and development markets.

The HBA describes a limited Greenfield market, city wide shortfall in feasible capacity over the short, medium and long term. SL1 consortium has been working with HCC for over 3 years, has a strategic boundary agreement in place, MOU and willing and proven development landowners.

Table 5, Tier 1: Future Proof sub-region residential household growth and capacity 2022-2052

	Housing Demand	Housing Capacity	Sufficiency of Capacity
Hamilton	Dwellings	Dwellings	Dwellings
Short Term – 2022 -2024	4,700	2,200	-2,500
Medium Term – 2022- 2032	15,200	11,550	-3,650
Long Term – 2022 -2052	44,400	32,350	-12,050

To: Peter Winder IAWAI – Flowing Waters

From: Sam Le Heron & Fraser McNutt – Barker & Associates Limited

Date: 6 April 2026

Re: Submission on IAWAI Water Services Strategy 2026-2036

This submission is prepared by Barker & Associates, as the agent for the Southern Links 1 (SL1) Consortium associated with several Fast-Track Approvals Act 2024 (FTAA) projects located on the southern edge of Hamilton, within the recognised SL1 Growth Cell. This submission, and the SL1 Consortium **supports** the move to the subregional entity IAWAI, which intends to plan, build, manage and maintain drinking water and wastewater services, along with managing stormwater for both Hamilton City Council and Waikato District Council from July 1, 2026.

With an overarching entity being established that focuses on a boundaryless approach to services and critical infrastructure, there is a clear opportunity for a more sequential and planned approach to maintenance of existing infrastructure (and any deficit) and the coordination and delivery of future infrastructure.

As outlined in the Water Services Strategy, *IAWAI's 10-year-plan (2026-2036) outlining our priorities for the next decade. It sets out how we will deal with huge growth, look after our existing assets, meet new rules and regulations, and provide the critical water and wastewater services the residents and businesses of our communities need.*

The strategy outlines:

A \$3 billion capital programme over 10 years to renew, upgrade and expand the network our communities depend on.

The strategy highlights the following barriers for removal which are relevant to the above area:

*Hamilton City Growth in Hamilton is putting increasing pressure on water storage, water mains, wastewater infrastructure, and consent limits. **There are wastewater constraints particularly in the southeastern and southwestern suburbs of Hamilton which need urgent addressing.** (emphasis added)*

Partnership opportunities:

*There is a lot to do to address the challenges we face. IAWAI cannot do it on its own and it will take time. We will collaborate with councils, iwi, hapuu and the private sector in the way we plan and deliver our services. **We are open for business and keen to enable development through commercial partnerships and delivery models both for new infrastructure and our renewals programme.** (emphasis added)*

Changing how we pay for growth:

***We will not budget for, or expect existing water users to fund, fast-track greenfield developments required by the government. Those costs must be met over time by those developments.** We are also reviewing our development contributions policy, so it better reflects the true cost of growth-related infrastructure.*

In addition, we are proposing a Water Supply Growth Charge and a Wastewater Growth Charge on new water and wastewater connections consented on or after 1 July 2026 for residential and commercial new

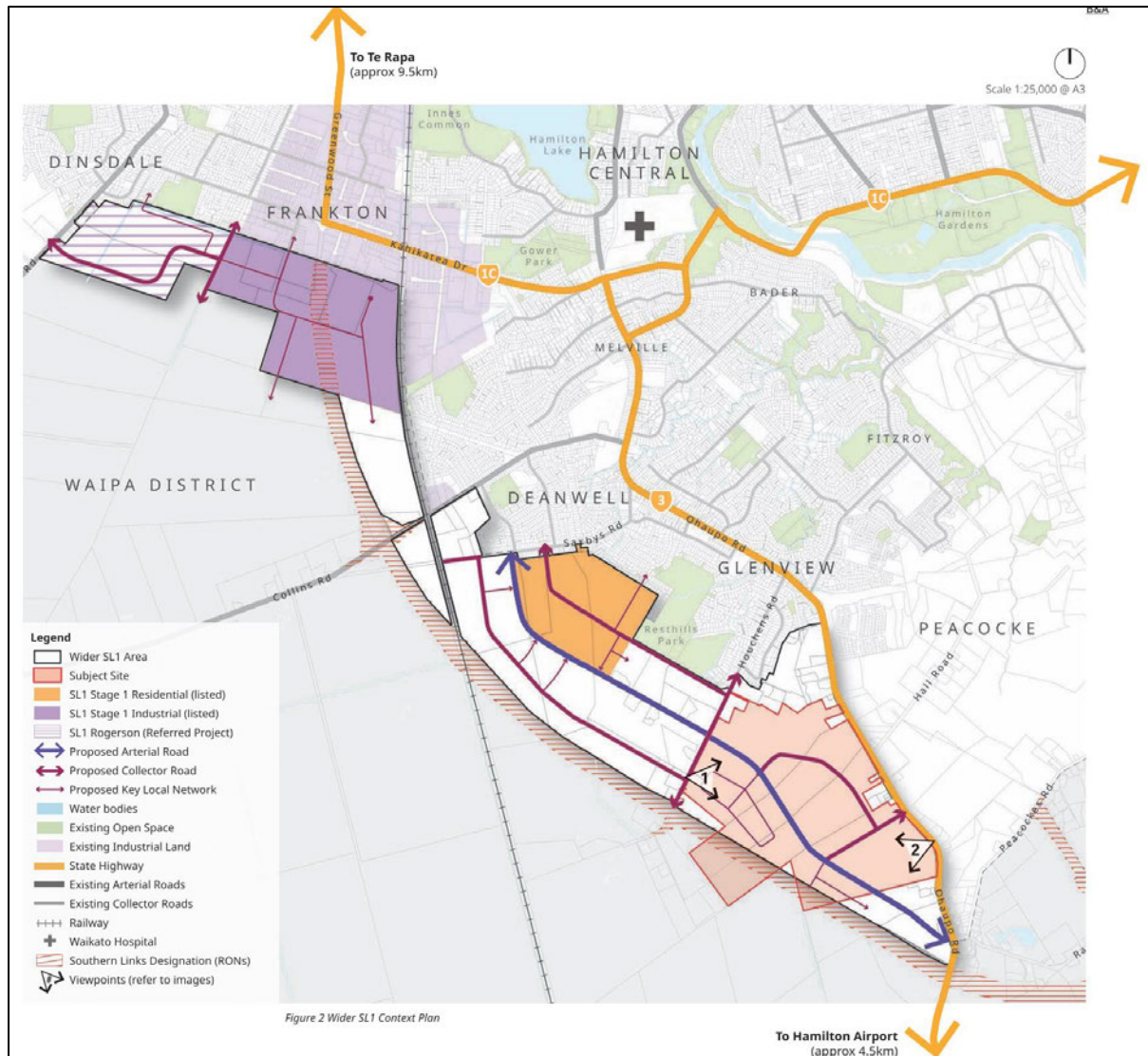
*buildings. **These growth charges are designed to recover the costs of growth from new developments.** They will help fund the infrastructure needed to support new homes and businesses, easing pressure on existing households who do not directly benefit from new development.*

The introduction of a HUE water supply growth charge (\$200 per year applied over 25 years) and wastewater growth charge (\$300 per year applied over 25 years) equates to \$12,500 per residential HUE. The relationship between this HUE and the current Development Contributions policy is not clearly understood and is important for meaningful engagement. This appears to be intended as a separate charge to offset infrastructure upgrades and maintenance to support the growth. This charge appears to treat all residential development as equal, irrespective of whether it is live zoned, in a constrained catchment or otherwise enabled.

1.0 Southern Links 1

1.1 Project Summary

The SL1 Growth Cell encompasses approximately 440 hectares of land located on the southern edge of Hamilton, within the Waipa District. Within SL1, multiple projects are progressing through the FTAA process. These include the SL1 listed project, which proposes 1,035 residential dwellings and approximately 66 hectares of industrial land, with a substantive FTAA application expected to be lodged in the coming months. The SL1 Growth Cell also includes the SL1 Rogerson Block, a referred project comprising circa 200 residential units and 30 industrial lots. In addition, a FTAA referral has been applied for the SL1 Houchens area with an outcome anticipated in June 2026, which if successful would enable 1,300 residential dwellings, 400-unit retirement village and 25 hectares of net industrial land. Collectively, these developments represent more than 250 hectares of residential and industrial expansion within SL1, subject to FTAA approvals. This scale of development is substantial and constitutes a regionally significant growth node capable of materially influencing both short and long-term outcomes for the growth cell and surrounding areas. The sequencing and delivery of SL1 will be closely tied to the provision of key enabling infrastructure, which is likely to include the Hamilton Southern Links Road of National Significance (**to support housing growth**), a new Southern Wastewater Treatment Plant, regional water supply infrastructure, and other essential services. These projects will unlock the development capacity within SL1 Growth Cell and the wider South Hamilton environment and contribute to a coordinated, infrastructure led development pattern. The SL1 Consortium includes additional land within the SL1 Growth Cell which is not explicitly being progressed for development currently.



Error! Reference source not found.: **SL1 Consortium Fast Track Application Areas**

2.0 Key Strategic Infrastructure Opportunities

IAWAI's Strategy identifies a list of key drinking water and wastewater projects that are intended to address compliance, environmental outcomes, and growth enablement. It highlights major upgrades to wastewater treatment plants, new or expanded servicing solutions in high-growth areas and wet-weather storage capacity initiatives.

For growth-related projects, such as the SL1 Growth Cell, critical components include timing, sequencing, and delivery pathway for each strategic infrastructure opportunity, because this will directly influence when existing communities and development areas can be serviced and when regional and national benefits will be unlocked.

Given the significance of the growth outcomes associated with this development, this submission seeks clearer detail on planning, staged implementation and indicative timeframes for construction commencement and completion, potential for private partnerships, delivery models intended to be applied

Barker & Associates

+64 375 0900 | admin@barker.co.nz | barker.co.nz

Kerikeri | Whangārei | Warkworth | Auckland | Hamilton | Cambridge | Tauranga | Napier | Wellington | Christchurch | Queenstown | Wānaka

and the funding mechanisms. This will assist in providing greater certainty and allow for full exploration of delivery opportunities for the SL1 Growth Cell and wider areas experiencing infrastructure capacity.

2.1 Drinking Water and Reservoirs

2.1.1 Waiora Water Treatment Plant

“Upgrade the Waiora Water Treatment Plant to increase water storage and introduce a new waste stream solution. Estimated cost (2026-2036) \$88.6 million.”

- Support the planned upgrade and increase of water storage **and any additional upgrades that will facilitate any additional surface river takes as part of emerging growth areas, like SL1 Growth Cell**. This recognises the strategic benefit of a centralised take point, suitably sized and maintained for the future needs of a boundaryless tier 1 urban environment.

2.2 Wastewater Treatment Plants

2.2.1 Pukete Wastewater Treatment Plant Upgrades

“Major upgrades to Pukete Wastewater Treatment Plant, Hamilton’s only wastewater treatment plant, to increase capacity, performance and resilience. This investment will support future population growth, improve environmental outcomes, and service Ngaaruawaahia. Estimated cost (2026-2036) \$396.4million.”

- Support the planned upgrade, however, there needs to be a clearer understanding of the benefit of the upgrade and catchment (including future population) that benefits from this, versus the southern wastewater treatment plant establishment and catchment and future population that would benefit from this.

2.3 New Infrastructure

2.3.1 Southern Wastewater Treatment Plant

“Planning and implementation of a new, Southern Wastewater Treatment Plant. Built to modern standards, and in stages to support growing communities, it will treat wastewater to a high standard, reduce pressure on Pukete, and enable new housing and business growth while protecting the Waikato River. Estimated cost (2026-2036) \$134.9million.”

The planned and staged implementation of a Southern Wastewater Treatment Plant is a strategically significant asset for alleviating significant existing constraints in Hamilton, particularly within the south catchment. It also provides important future proofing of strategic wastewater assets, and broader alignment with the values and outcomes of Te Ture Whaimana.

The enablement and early investment within the 10-year period (2026-2036) for the Southern Wastewater Treatment Plant would unlock critical infill housing opportunities in Hamilton, and enable greenfield Fast-Track projects to realise full potential, whilst delivering the underpinning affordability for current and future residents within Hamilton and the immediate surrounds.

The full extent of public private partnerships (PPPs) must be explored in detail, with the community set to gain significantly from a robustly procured and established partnership model that would limit any risk or exposure that the community traditionally experience through standard procurement processes.

The estimated cost, \$134.9 million, needs to be understood in the context of the strategic benefit it can provide, and the flow on economic impact for Hamilton with investment and development that would come with this strategic wastewater infrastructure and constraint removal. The comparison of \$166.6 million spent on the Te Ara Pekapeka Bridge (Peacocke Bridge) highlights the strategic value and benefit of prioritising the Southern Wastewater Treatment Plant within the IAWAI Water Services Strategy. The return on investment and PPP opportunities highlight the key strategic merit of the Southern Wastewater Treatment Plant.

Further clarity is needed to understand any staging or phasing options within the Southern Wastewater Treatment Plant forecast spending for this 10-year period, and we strongly consider this funding should be brought forward given the existing situation in Hamilton and the further catalyst for economic activity that comes with this.

2.3.2 Hamilton Bulk Wastewater Storage Tanks

“Installation of bulk wastewater storage tanks in Hamilton. This will allow us to manage extra wastewater during heavy rain when the system can become overloaded. A total of seven storage tanks are planned. Four of these will be built between 2026-2036. Estimated cost (2026-2036) \$139.4 million.”

It is not clear whether the bulk wastewater storage tanks are resilience driven, to manage peak load, or designed to alleviate current wastewater constraints. The reprioritisation of investment in strategic solutions, like the Southern Wastewater Treatment Plan, could be an opportunity to better align strategic interventions to support the existing constraints in Hamilton and act as a further catalyst for economic activity in the region.

3.0 Sequencing and Timing

As part of prioritising funding commitments and project timeframes over the next 10-year period, further demonstration of the value and long-term benefits of strategic intervention need to be fully understood.

The current and imminent future growth opportunities within Hamilton and its immediate surrounds, present a unique and integrated opportunity to align and deliver on PPPs as part of strategic interventions and broader community benefit infrastructure planning. IAWAI has this opportunity and could be seen as an industry leader locally, nationally and globally by embracing the opportunity that the Fast-Track Approvals Act and upcoming legislation reform will present.

The document outlines a key shift is the ability to plan and invest at a subregional scale with a move towards long-term, partnership-based delivery approaches. In high-growth areas there is potential for exploring alternative delivery models, including private partnership, to share costs and unlock developments earlier.

This submission seeks more detail and clarity in how IAWAI is tackling this strategic commercial and community opportunity for the benefit of all Waikato residents, now and in the future.

4.0 Summary and Recommendations

To enhance the delivery of infrastructure set out in the ‘Water Service Strategy 2026-2036’ we recommend clearer commitments on sequencing and timeframes for enabling infrastructure in Hamilton and the surrounding area.

- Seek transparency on delivery pathways, sequencing, timing and funding for key infrastructure opportunities relevant to the SL1 Growth Cell.
- Support the Wairoa Water Treatment Plant upgrades, **and any additional upgrades that will facilitate any additional surface river takes as part of emerging growth areas, like SL1 Growth Cell.**
- Support the enablement and early investment within the 10-year period (2026-2036) for the **Southern Wastewater Treatment Plant which would unlock critical infill housing opportunities in Hamilton, and enable greenfield Fast-Track projects to realise full potential.**
- The **full extent of public private partnerships (PPPs) must be explored in detail, with the community set to gain significantly from a robustly procured and established partnership model** that would limit any risk or exposure that the community traditionally experience through standard procurement processes.
- **Clear promotion and desire** for public private partnerships and their funding opportunities and development opportunities.
- **Support the creation and adoption of a significance rating process** based on implementation of new national directives and opportunities that come up in the development and private sector.
- **Significant development and public private partnerships and opportunities require access to key IAWAI decision making bodies.**
- **Further certainty on how IAWAI and over governing CCOs, i.e. Waikato Waters Done Well, Waikato Waters Limited, will be managed when boundaries overlap with existing and planned infrastructure.**
- Seek clarification if Water Supply and Wastewater Growth Charges for new builds consented on or after 1 July 2026 would apply for areas outside of CCO, like Waipa, where services and infrastructure are planned to connect to IAWAI infrastructure.

We wish to be heard or speak to this submission, or any opportunity to present this submission further.



Sam Le Heron
Senior Associate



Fraser McNutt
Partner

