

Department of Conservation

B&A

Urban & Environmental

From: [Bridgette Munro](#)
To: [Briar Belgrave](#)
Subject: Orchard Grove Consultation Summary
Date: Tuesday, 21 October 2025 4:59:05 pm
Attachments: [Orchard Grove Consultation Summary -Draft2.docx - APPROVED - 2025-10-21T03_47_25.8278390Z.pdf](#)

Good afternoon Briar,

I hope that you have had a good week so far.

Please find attached a consultation summary for the Orchard Grove Proposal.

It has been good to work with you, and we look forward to working with you in the future.

Kind regards

Bridgette.

Caution - This message and accompanying data may contain information that is confidential or subject to legal privilege. If you are not the intended recipient you are notified that any use, dissemination, distribution or copying of this message or data is prohibited. If you received this email in error, please notify us immediately and erase all copies of the message and attachments. We apologise for the inconvenience. Thank you.

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:	Orchard Grove
Engagement type:	Pre-lodgement consultation for Referral Application
Applicant/agent:	Agent: Briar Belgrave, Partner, Barker & Associates Ltd. (s 9(2)(a)) s 9(2)(a) Applicant: Colin Litt Farms Limited
Proposal overview:	<p>The Orchard Grove project proposes a staged residential development on a 69 hectare site located across five titles. This project will include subdivision to create residential lots, a small neighbourhood centre, open space and recreation areas, roading and walking and cycling facilities, three waters infrastructure, and all associated civil works.</p> <p>The types of consents being sought are land use for earthworks, associated infrastructure and dwellings; land use for commercial activities and relevant community infrastructure consents; subdivision; and regional consents – for water take from a river for potable water, bore take for dust suppression, stream realignment, groundwater take and earth disturbance for construction, works within the stream bed, and stormwater discharge relating to subdivision.</p>
Location:	The Orchard Grove site is located is located across five titles (155 Kay Road, 78 Osbourne Road, 40B and 40C Reynolds Road, Lot 2 DP 537963 and Lot 4 DP 440812) in Rototuna, Hamilton. The existing land use within the site is a combination of pastoral, cropping and commercial orchard.
Date pre-lodgement request received:	First contacted by email on the 25 th of August 2025 Signed request for consultation received on the 25 th of August 2025 Deposit paid on 3 rd of September 2025
Summary of pre-lodgement Consultation	
Fast track project lead DOC:	Bridgette Munro – Consultant Fast Track Consents Advisor
DOC specialist input required:	Fast Track Project Lead – Bridgette Munro Statutory Manager – Michelle Lewis (Waikato Office) Senior Ranger Community – Andrew Styche (Waikato District) Permissions – Alisha Nair RMA – Leah McEnhill

	<p>Legal – Ellieda Komene</p> <p>BHV – Katherine Hughes (National Management Planning Adviser)</p> <p>BHV (Lizards) – Jacqui Wairepo</p> <p>BHV (Bats) – To be determined</p> <p>BHV (Freshwater) – Richard Storey</p>
<p>DOC Permissions/ Approvals Identified by applicant in pre-lodgement request as potentially required:</p>	<p>The Request for Fast-track Pre-lodgement Consultation together with the Ecology Letter have identified that the following approvals are likely to be required:</p> <ul style="list-style-type: none"> • Authority under Wildlife Act 1953
<p>DOC Commentary on Fast Track approvals and permissions identified:</p>	<ul style="list-style-type: none"> • The Applicant provided two documents together with its Request for Fast-track Pre-lodgement Consultation including: <ul style="list-style-type: none"> - A Consultation pack; and - An Ecology Fast-track referral letter. • It is the Applicants' responsibility to comply with the FTAA and to ensure that the proposed approvals are identified and all the required information is provided as part of a referral application. Section 13(4) sets out the information to be included in a referral application. • Wildlife Approvals, which are required for absolutely protected wildlife (refer to the tier scheme within the Wildlife Act (1953)) authorise acts that would otherwise be an offence under the Wildlife Act (1953), including to: <ul style="list-style-type: none"> - Catch and handle wildlife on site (including wildlife sampling and wildlife salvage) - Take samples from wildlife - Take or destroy the eggs of wildlife - Attach identification bands 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 <p>If any of these activities are required for absolutely protected species, then wildlife approvals would be required (refer also to the FTAA, Schedule 7, Clause 2 information requirements for a wildlife approval).</p> • It is noted there are no mandatory information requirements in respect of wildlife approvals at the referral stage. • The Applicant should carefully consider whether wildlife approvals may be required for lizard management only. It is noted that there is other wildlife within the vicinity of the site including but not limited to long-tailed bats. The Waikato Regional Council bat layer maps show that the entire area is habitat for bats. • The Applicant should be aware of the approval requirements under the Freshwater Fisheries Regulations. • The Applicant should be aware that culverts should be designed in accordance with New Zealand fish passage guidelines and that any culverts required as part of the Orchard Grove project may require a complex freshwater fisheries activity approval. Complex freshwater fisheries approvals are required for culverts that permanently block fish passage or works: <ul style="list-style-type: none"> - That require disturbance to a water body including diversions, in-stream operations and the removal of gravel that persists for more than 3 months; or - That are within 500 m of the coast and occur during the white baiting season; or - That are in an area known to be used for trout, salmon or native fish spawning and occur during the spawning season; or - That require repeated disturbance to a water body and are temporary works for which there is a period of 6 months or less between each period of work.

Treaty partners:	<p>Treaty partners with interests relevant to the project area include:</p> <ul style="list-style-type: none"> • Waikato Tainui • Ngāti Hauā <p>We encourage the Applicant to engage directly with relevant Māori groups as required by section 29 of the Act.</p>
Treaty Settlement implications/considerations:	<p>Waikato Tainui Raupatu Claims (Waikato River) Settlement Act 2010</p> <ul style="list-style-type: none"> - Freshwater fisheries conservation management - the proposal involves bulk earthworks and therefore may impact on freshwater fisheries. - Statutory authorisations – under the Deed of Settlement, the overarching purpose is to restore and protect the health and wellbeing of the Waikato River for future generations; - Duty to have particular regard to vision and strategy –particular regard should be given to the Vision and Strategy of the Waikato River when considering the effects of the proposal. <p>Ngāti Hauā Claims Settlement Act 2014</p> <ul style="list-style-type: none"> - Freshwater fisheries - The proposal involves bulk earthworks and therefore may have an impact on freshwater fisheries if not managed carefully. Notably, the proposal site borders the Otama-ngenge Stream. <p>Ngāti Tuwharetoa Raukawa and Te Arawa River Iwi Waikato River Act 2010</p> <ul style="list-style-type: none"> - Duty to have particular regard to vision and strategy –particular regard should be given to the vision and strategy for the Waikato River when considering the effects of the proposal. <p>Nga Wai o Maniapoto (Waipa River) Act 2012</p> <ul style="list-style-type: none"> - Freshwater fisheries - Earthworks could have impacts on freshwater fisheries. It is noted that the proposal site borders the Otama-ngenge Stream. Particular consideration to the impacts of the proposal on freshwater fisheries. - Vision and Strategy –Particular consideration should be given to the Vision and Strategy for the Waikato River when considering the effects of the proposal. <p>We encourage the Applicant to engage directly with iwi as required by section 29 of the Act.</p>
Section 4 Conservation Act 1987 implications/considerations	No relevant conservation related interests have been identified at this time.
Potential Resource Management Act (RMA) considerations and effects: <i>Note: DOC's role in relation to 53(2)(m)(i) FTAA</i>	<p>Very high-level RMA commentary has been provided. Some primary considerations for DOC include:</p> <ul style="list-style-type: none"> • That the relevant surveys are undertaken (lizards, bats, freshwater and wetland values) and that biodiversity and environmental effects are considered (not limited to but including loss of habitat of protected wildlife) and appropriate mitigation included as part of the full and comprehensive AEE included with the potential substantive application. Information provided shall specifically address the presence and management of aquatic fauna, avifauna, lizards, bats and ecological values. <p>Further advice can be provided during any pre lodgement consultation on the substantive application.</p>
DOC Statutory Planning Document considerations in relation to site (e.g. CGP/CMS/CMP):	<p>The following Statutory Planning documents are relevant to the Proposal:</p> <ul style="list-style-type: none"> • Conservation General Policy 2005 • Waikato Conservation Management Strategy 2014. <p>The application is not inconsistent with the relevant statutory planning provisions, however, consideration needs to be given to:</p> <ul style="list-style-type: none"> • The relevant provision in Te Ture Whaimana with respect to streams which are tributaries of the Waikato River;

	<ul style="list-style-type: none"> • Maintaining and restoring the ecological integrity of relevant ecosystems and habitat types; • Conserving any threatened and at risk species to ensure persistence; • Protecting freshwater fish habitat, fish passage and the maintenance of habitat connectivity and water quality or any waterway.
<p>Any specific information requests to applicant(s)/agent for pre-app engagement at this point:</p>	<p>DOC encourages the Applicant to engage further with DOC prior to lodging a substantive application.</p>
<p>Any further information/considerations:</p>	<p>The Applicant should consider whether wildlife approval is sought for lizard management alone.</p> <p>Lizard surveys should not be undertaken when soil moisture deficit is high as native skinks are very hard to detect in dry periods.</p> <p>It is noted that the native freshwater fish diversity within the area, despite the waterways being degraded, is high. While there have been no surveys undertaken on the site, there have been surveys undertaken upstream and on the tributaries linked to the area. No mudfish were recorded, however, they are present in the wider area.</p> <p>Long-tailed bats are present in the vicinity of the site. The populations are low in the area due to the past impacts of land use intensification and developments. Bat habitat is not restricted to tree roosts. The Waikato Regional Council bat layer maps show that the entire area is habitat for bats.</p>
<p>Additional Notes:</p>	<p>While DOC will assist applicants as much as it can when they engage in pre-lodgement consultation, it is the applicants' responsibility to comply with the FTAA and to ensure they have applied for all permissions they need.</p> <p>Guidance for applying for a wildlife approval under the Fast-track Approvals Act can be found here: Guidance for applying for a wildlife approval</p> <p>DOC encourages the Applicant to share draft substantive application documents, should the application be referred, so that feedback can be provided on how they align with information requirements of the Act, noting DOC is unable to request further information once a completeness check is commenced by the EPA.</p> <p>Note that a panel will invite the statutory bodies listed in clause 4 of Schedule 7 to comment on the application (NZCA, conservation boards, Fish and Game Council, and Game Animal Council). We encourage applicants to engage with these bodies in advance of filing a substantive application.</p> <p>It is recommended that the information provided in any substantive application prepared under the Fast-track Approvals Act 2024 be separated out by the various approvals sought (if multiple approvals required) and all information requirements are addressed for each approval sought.</p>

From: [Briar Belgrave](#)
To: ["Bridgette Munro"](#)
Cc: s 9(2)(a)
Subject: Orchard Grove Meeting Minutes
Date: Wednesday, 24 September 2025 4:03:00 pm
Attachments: [Orchard Grove Fast Track Referral Draft Meeting Notes_240925.docx](#)

Good afternoon Bridgette,

Thanks again for your time this afternoon with Andrew to discuss the Orchard Grove Fast Track Referral Application. It was a useful discussion and very helpful to hear thoughts from Andrew that we can consider early for a substantive application.

Please see attached draft minutes from today's meeting. It would be much appreciated if Andrew and yourself could review these and please make any edits and additions. I will finalise the minutes once I hear back from you.

I hope your session on Orchard Grove tomorrow goes well and please let me know if you have any questions or if you would like a follow up meeting. Otherwise, I look forward to receiving DOC feedback in due course.

Ngā mihi | Kind regards,

BRIAR BELGRAVE

Partner

s 9(2)(a)

s 9(2)(a)

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.

Project: Orchard Grove - Fast Track Approvals Act 2024 Referral Application

Date: 24 September 2025

Time: 1:00pm-1:30pm

Location: Online

Attendees: Bridget Munro (DOC), Andrew Styche (DOC), Susan Mckegg (EcoLogical Solutions), Briar Belgrave (B&A), Kasey Zhai (B&A)

Item	Detail
1	<p>Round of introductions:</p> <ul style="list-style-type: none">• Bridget Munro – Planning• Andrew Styche – Senior Ranger• Susan Mckegg – Ecology• Briar Belgrave – Planning• Kasey Zhai – Planning
2	<p>Introduction – BB and SM provided a brief overview of the Orchard Grove site and project:</p> <ul style="list-style-type: none">• Orchard Grove is masterplanned residential development and will provide for approximately 846 new houses.• Orchard Grove is located within HT1, a growth cell for the Waikato and identified in Future Proof Strategy.• Work has been underway with iwi and hapū from the outset of the project.• There is a central east-west drain running through the property which is intended to be kept and will form part of the greenway which will include wetlands to manage stormwater. Riparian planting with indigenous plant species will be undertaken along the greenway providing ecological enhancements and biodiversity habitat.• A one-day site walkover was undertaken to assess existing watercourses. These were confirmed to be drains and not stream channels.• Fish species detected on site included short fin eel and carp and no mudfish have been detected to date.• Vegetation includes barbery hedges and paddock trees within the dairy farm portion of the site. The other side of the site is an old orchard. The site is typical of predominant farmland in Waikato. There may be some lizard habitat and this will be confirmed through more detailed investigation and surveying as part of the substantive application.• There is no native vegetation other than some seedlings here and there.• If the application is referred, detailed assessments undertaken as part of the preparation of the substantive will confirm if there are lizard habitats and where these are located. Bat

	surveys will also be completed as part of the substantive application should the project be successfully listed.
3	<p>Feedback and considerations provided by BM and AS that are relevant to the general Orchard Grove site area:</p> <ul style="list-style-type: none"> • There is knowledge of residual copper skinks in the area, especially around old house sites and expect this may be seen in the old orchard site. • Have in the past found mudfish upstream of wetland sites. It is unlikely there will be mudfish within Orchard Grove, but if detected, the detailed streamworks design will need to provide for fish passage and sedimentation and runoff will need to be appropriately managed during earthworks and construction to protect habitats. • Lizard salvage and relocation will need to be considered to ensure a suitable long term habitat. Suitable long term locations could include an enclosure at the zoo. • Recommendation for mudfish salvages to be completed in dry periods i.e., January/February. • Once bat activity has been surveyed, the proposal will need to consider how effects on bat habitat can be addressed. SM and BB confirmed that this level of detail will be developed as part of the substantive application.
4	<p>Next steps:</p> <ul style="list-style-type: none"> • BB confirmed that the lodgement date for the referral application will be late October • BM advised that additional notes and feedback will be provided by DOC in approximately 2-4 weeks. Additional follow up questions and meetings may also be requested.

From: [Bridgette Munro](#)
To: [Briar Belgrave](#)
Subject: Orchard Grove
Date: Wednesday, 10 September 2025 10:18:55 am

You don't often get email from **s 9(2)(a)** [Learn why this is important](#)

Kia ora Briar,

Thank you for your request to engage with DOC in consideration of your proposed Fast-track Approvals application.

I am writing to let you know that I have been appointed to your application.

Please let me know of your availability during this week and early next and I will work to arrange a time that best suits for a pre-lodgement meeting.

If you could please also give me an indication of when you are likely to lodge, that would be great.

Thank you, kind regards and have a good day ahead.

Bridgette.

Caution - This message and accompanying data may contain information that is confidential or subject to legal privilege. If you are not the intended recipient you are notified that any use, dissemination, distribution or copying of this message or data is prohibited. If you received this email in error, please notify us immediately and erase all copies of the message and attachments. We apologise for the inconvenience. Thank you.

From: [FastTrackApplicationEnquiries](#)
To: [Briar Belgrave](#); [FastTrackApplicationEnquiries](#)
Cc: [Fraser McNutt](#)
Subject: RE: DOC Pre-Lodgement Consultation - Orchard Grove
Date: Monday, 25 August 2025 4:14:25 pm
Attachments: [~WRD0003.jpg](#)
[Cost Recovery Initial Estimate Letter - Briar Belgrave .pdf](#)

Kia ora Briar,

Thank you for your interest in engaging with DOC on your Fast-track approvals application.

DOCs Fast-track (Cost Recovery) Regulations 2025 and DOCs Fast-track Cost Recovery Policy were published on 7 February 2024. Under the fast-track Cost Recovery regime applicants are required to pay a deposit prior to pre-lodgement consultation. The attached letter includes this initial deposit.

We are now processing an initial estimate invoice that must be paid before consultation can commence. As soon as payment is received, we will assign a project lead who will be in touch to arrange a meeting with you.

Please note, we encourage all applicants to allow at least 3-4 weeks for effective pre-lodgement consultation with DOC.

Ngā mihi nui,

Grace Masterton (she/her)
On behalf of the Fast-track Applications team
Te Papa Atawhai | Department of Conservation

From: Briar Belgrave **s 9(2)(a)**
Sent: Monday, 25 August 2025 1:35 pm
To: FastTrackApplicationEnquiries <fasttrackapplicationenquiries@doc.govt.nz>
Cc: Fraser McNutt **s 9(2)(a)**
Subject: DOC Pre-Lodgement Consultation - Orchard Grove

You don't often get email from **s 9(2)(a)**. [Learn why this is important](#)

Good afternoon,

Please find attached a formal request for pre-lodgement consultation for a Fast-Track Referral project. We would appreciate your assistance with this request.

For reference, I have also attached the Ecological Report and Consultation Pack for the project.

Please use the exiting Barker & Associates account for invoicing purposes.

If you have any questions please get in touch, otherwise we look forward to hearing back from you.

Ngā mihi | Kind regards,

BRIAR BELGRAVE

Partner

s 9(2)(a)

s 9(2)(a)

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

barker.co.nz



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.

Caution - This message and accompanying data may contain information that is confidential or subject to legal privilege. If you are not the intended recipient you are notified that any use, dissemination, distribution or copying of this message or data is prohibited. If you received this email in error, please notify us immediately and erase all copies of the message and attachments. We apologise for the inconvenience. Thank you.

Request for Fast-track Pre-lodgement Consultation

Purpose – To request pre-lodgement consultation on fast-track referral or substantive applications as required by the Fast-track Approvals Act 2024.

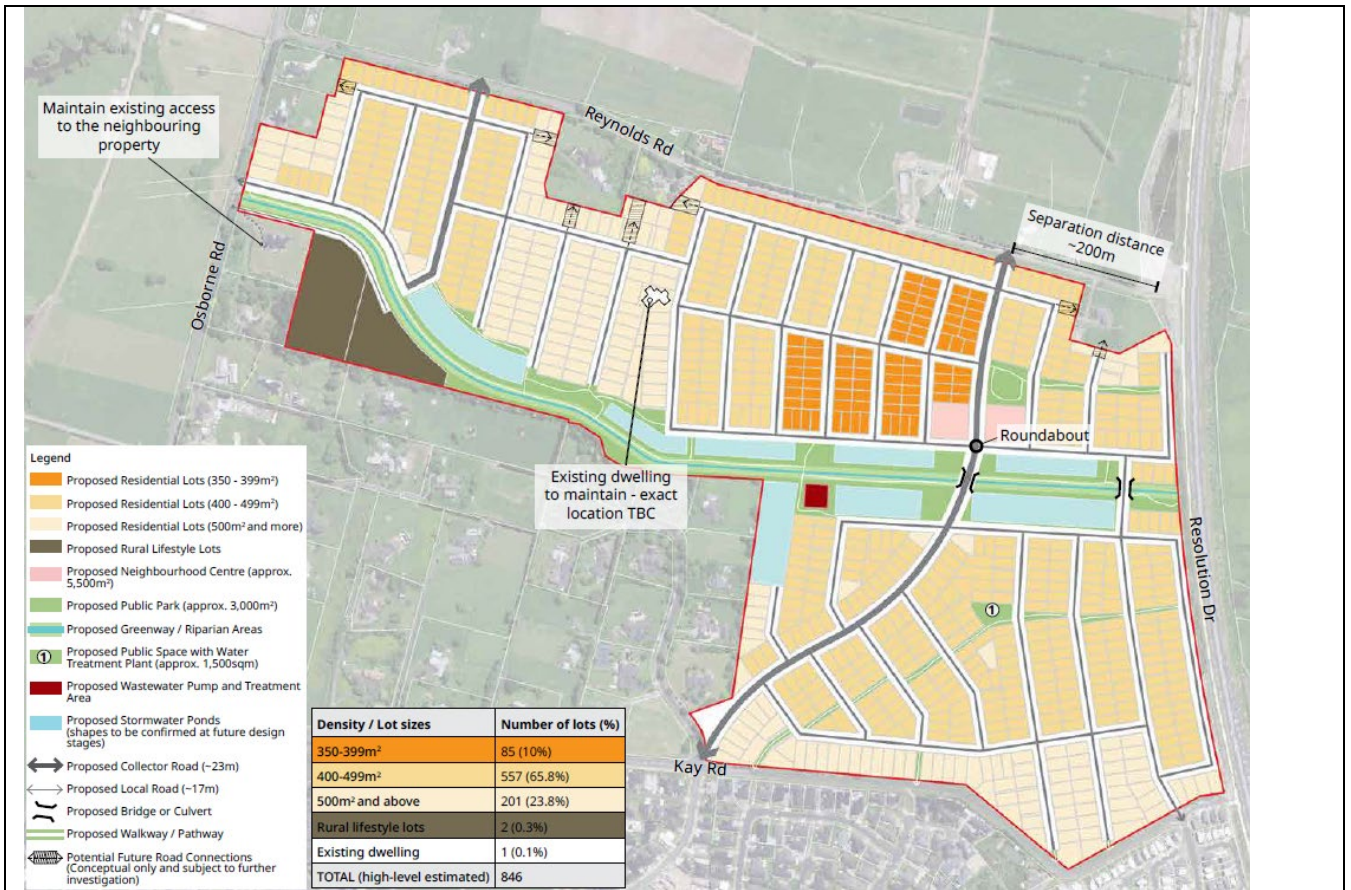
Instructions:

Please Email the completed form to fasttrackapplicationenquiries@doc.govt.nz

NOTE: DOC will recover the actual and reasonable costs incurred in consulting and assisting you before the application is lodged (whether or not the application is subsequently lodged).

Project Details

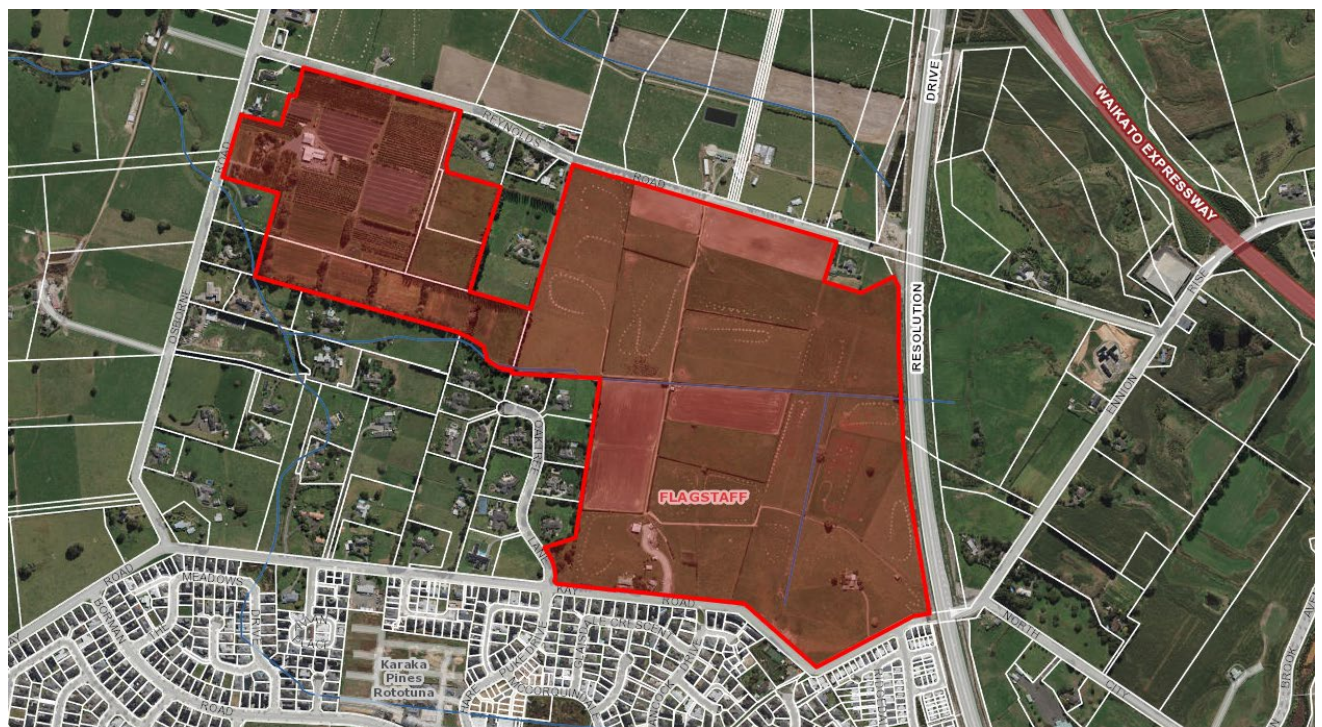
Your name: Fraser McNutt	Your role & company: Barker & Associates
Phone number: s 9(2)(a)	Email: s 9(2)(a)
*Fast-track applicant's name (Company Name and Trading Name (if different)): Colin Litt Farms Limited	
*Project name and summary: Orchard Grove Orchard Grove is a stage and comprehensively designed residential development (including subdivision, earthworks and land use). The proposal includes subdivision to create residential lots, a small neighbourhood centre, open space and recreation areas, roading and walking and cycling facilities, three waters infrastructure, and all associated civil works.	
*Project site location and the location of proposed activities within the site (where appropriate): The site is located at 155 Kay Road. See below for the indicative masterplan for the site.	



GPS location and/or map:

155 Kay Road, 78 Osborne Road, 40B and 40C Reynolds Road, Lot 2 DP 537963 and Lot 4 DP 440812

See site context / map below.



Is the project on Public Conservation Land? No

*Type of Fast-track Application	
Referral application	
Applicant Phone number: Refer to B&A contact details above	Applicant email: Refer to B&A contact details above
Details of the proposed activity: Comprehensively designed residential development (including subdivision, earthworks and land use). Types of consent being sought: <ul style="list-style-type: none"> • Land use for earthworks, associated infrastructure and dwellings • Land use for commercial activities and relevant community infrastructure consents • Subdivision (super lot and staged) • Regional consents – water take from a river for potable water, bore take for dust suppression, stream re-alignment, groundwater take and earth disturbance for construction, works within the stream bed, stormwater discharge relating to subdivision. A Wildlife Act Authority would likely be required in relation to lizards. A supporting Ecological memo has been prepared and attached to the email for reference.	
Details of any relevant Treaty of Waitangi settlement obligations you are aware of and any engagement you have undertaken with local iwi/hapū: Ongoing engagement is occurring with Ngati Haua, Ngati Wairere and Waikato Tainui. The project team is having regular hui with input from local iwi/ hapū on the draft masterplan.	
What conservation approvals do you think may be required for the activity?	
<ul style="list-style-type: none"> • Concessions under the Conservation Act 1987, Reserves Act 1977, Wildlife Act 1953, and National Parks Act 1980 	
<ul style="list-style-type: none"> • Authorities provided under the Wildlife Act 1953 (including the identification of the proposed activity eg relocation, salvage, capture etc and the species affected) 	X
<ul style="list-style-type: none"> • Specific permissions under the Freshwater Fisheries Regulations 1983 	
<ul style="list-style-type: none"> • Access arrangements under the Crown Minerals Act 1991 	
<ul style="list-style-type: none"> • Exchanges of land under the Conservation Act 1987 or Reserves Act 1977 	
<ul style="list-style-type: none"> • Amending or revoking conservation covenants under section 27 of the Conservation Act 1987 or section 77 of the Reserves Act 1977 	
<ul style="list-style-type: none"> • Other (please specify) 	
What current interests over the land are you aware of? N/A – not aware of any current interests over the land	

Is there any other additional information that may be relevant? (e.g. is the activity in a World Heritage Area?)

Ecological memo has been prepared and attached for reference.

Date initially planning to lodge (subject to pre-lodgement consultation discussions): Late September / early October

Disclaimers:

- The purpose of collecting this information is to enable the Department to respond to your request for pre-lodgement consultation and your application if one is subsequently lodged. The Department will not use this information for any reason not related to that purpose.
- DOC works with others to achieve its conservation goals and has a responsibility to give effect to the principles of the Treaty of Waitangi in doing so. As part of that, we may share some of the high-level information you provide above (marked with a *), as well as a summary of our response to you, with our Treaty partners, conservation boards, and the New Zealand Conservation Authority. DOC will not carry out any of your required consultation with these groups on your behalf, nor will we represent their views or the views of others in our pre-lodgement consultation with you. However, if interests are identified early on, this can help support our advice to you.
- However, if any interests are identified early, this can help support DOC's advice to you in the early steps of this application.
- Applicants should be aware that provisions of the Official Information Act may require that some or all information provided to DOC be publicly released.