



Consultation Summary Report

Southern Links 1 – SL1 Industrial North and SL1
Residential South

8 September 2026

B&A

Urban & Environmental

Prepared for:
Southern Links 1



B&A Reference:

025546 & 026111

Status:

Final

Date:

8 September 2026

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1.0 Introduction

1.1 Report Purpose

This report has been prepared in support of the preparation of the Fast-track Consent Application for the **Southern Links 1 (SL1)** project ('the Project').

Throughout the development of the Project, Golden Ridge Farm Limited, Golden Ridge Park Limited, South Park Agri Development Limited and Industre Rua Limited ('the Applicants') have undertaken consultation and engagement with a range of stakeholders.

The purpose of engagement and consultation is to ensure that the relevant stakeholders are well informed about this project and provided an opportunity to provide feedback.

Consultation and engagement have been carried out through numerous online and in-person meetings, emails and written correspondence.

The consultation to-date has informed the development of this project. This report details the consultation and engagement undertaken since the Southern Links 1 project was listed (October 2024) but also covers previous consultation which reflects the long enduring nature of the SL1 Growth Cell, within the wider Hamilton and Waipā context.

Under the Fast Track Approvals Act 2024, Section 29 – *Pre-lodgement requirements for listed projects* covers the pre-requisites prior to lodging a substantive application. This includes referencing Section 11 which sets out those persons and groups that must be consulted with prior to lodging a substantive application for a listed project. This includes:

- (1) Hamilton City Council, Waipā District Council and Waikato Regional Council (the relevant local authority, s11(1)(a));
- (2) Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura and Ngaati Apakura, with the support of Waikato Tainui (the relevant iwi authorities, hapū, and Treaty settlement entities, s11(1)(b));
- (3) Department of Conservation, Heritage New Zealand Pouhere Taonga (the relevant administering agencies, s11(1)(e)).

Additionally, consultation with Waka Kotahi New Zealand Transport Agency, as a key stakeholder and designation owner within the Southern Links 1 project area, has occurred in detail.

All these groups have been consulted throughout the preparation of this application, as is detailed further in this report.

1.2 Stakeholders

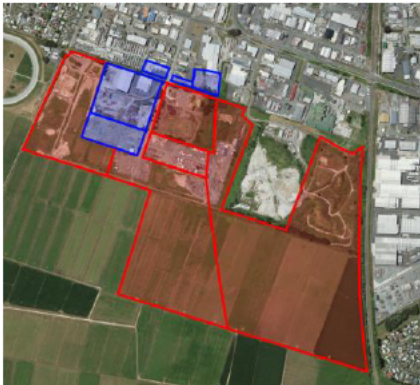
Given the scale of the project, specifically works and approvals required, it was identified that early engagement would need to be prioritised. Engagement in relation to the development of the wider SL1 Growth Cell has been occurring for some time, including previous submissions on Future Development Strategies (FDS) within Waikato. For this Project, it was important to build sound and trusting relationships and ensure all relevant stakeholders were involved in the process.

The relevant stakeholders are as follows:

- Strategic Land Ownership Adjacent to the properties (see **Table 1** and **Table 2** for a full list);

- Mana Whenua (see **Table 3** for a full list);
- Hamilton City Council;
- Waipā District Council;
- Waikato Regional Council (and Future Proof Partners);
- IAWAI
- Waikato Waters Limited;
- Relevant Government Agencies (see **Table 4** for a full list);
- KiwiRail;
- New Zealand Transport Agency.

Table 1: List of Strategic Landowners Adjacent to the SL1 Industrial North Site

Stakeholder	Location	Contact
Higgins Road 1 immediate neighbour adjoining SL1 Industrial North		[REDACTED]
Wickham Street 5 immediate neighbour adjoining SL1 Industrial North		[REDACTED]

HCC Land 1 immediate neighbour adjoining SL1 Industrial North		Hamilton City Council
Latham Court 3 immediate neighbours adjoining SL1 Industrial North		[Redacted]
Greenlea Lane 1 immediate neighbours adjoining SL1 Industrial North		[Redacted]
Railway Line Immediate neighbour adjoining SL1 Industrial North		KiwiRail

Table 2: List of Strategic Landowners Adjacent to the SL1 Residential South Site

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		[Redacted]
Rhonda Avenue 1 immediate neighbour adjoining SL1 Residential South	[Aerial map showing a brown-shaded polygonal area outlined in red, situated between green agricultural fields and a residential area.]	[Redacted]

Southbrook Close 3 immediate neighbours adjoining SL1 Residential South		
Forth Crescent 2 immediate neighbours adjoining SL1 Residential South		
Caesar Roose Drive 9 immediate neighbours adjoining SL1 Residential South		
Macmurdo Avenue 2 immediate neighbours adjoining SL1 Residential South		

Reynolds Drive 11 immediate neighbours adjoining SL1 Residential South		
Resthills Park Immediately adjoining SL1 Residential South		Hamilton City Council
Crofts Lane 3 immediate neighbours adjoining SL1 Residential South		
Houchens Road 1 immediate neighbour adjoining SL1 Residential South		

Rural Land 1 immediate neighbour adjoining SL1 Residential South		
Railway Line Immediate neighbour adjoining SL1 Residential South		KiwiRail

Table 3: List of Mana Whenua Representatives.

Person	Hapū Representative
Kahurimu Flavell	Waikato Tainui
Jo Kukutai	Ngaati Maahanga
Wayne Te Kerei Harris	Ngaati Wairere
Harry Wilson	Ngaati Koroki Kahukura
Sonny Matenga	Ngaatio Tamainupoo
Norman Hill	Ngaati Hauaa
Orin Kaupa	Ngaati Apakura

Table 4: Relevant Government Agency and Crown Entity Stakeholders.

Stakeholder	Contact
Department of Conservation	Shawn Gardner (consultant planner)
Heritage New Zealand	Ben Pick (Area Manager Lower Northern)
Ministry of Education	Various MOE staff
Ministry for the Environment	Various MFE staff
New Zealand Transport Agency	Mike Wood, Mark Rushworth
KiwiRail	Michelle Grinlinton-Hancock

2.0 Mana Whenua

Mana Whenua interests in the project are related to Māori history, values, ecological and environmental matters, specifically their role is kaitiaki of the natural environment. Ongoing consultation has occurred with Mana Whenua, through a series of email and phone correspondence, in-person hui and workshops.

As part of ongoing engagement and consultation with iwi, Pouwhenua Consultancy Limited on behalf of the SL1 Tangata Whenua Working Group, has undertaken a cultural impact assessment to inform the Southern Links 1 project. Two additional cultural impact assessments were also undertaken to inform the Southern Links 1 project. This reflects the collaborative and engaged approach to working with iwi as part of the projects inception and development.

Pouwhenua Consultancy Limited built on the existing Hamilton Southern Links Tangata Whenua Working Group, with the working group comprising of representatives of Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura and Ngaati Apakura, with the support of Waikato Tainui.

The hapū have been consulted and engaged throughout the wider SL1 Growth Cell development, Southern Links 1 application for listing, and substantive application preparation. In addition, the SL1 Tangata Whenua Working Group have been involved in pre-referral processes for SL1 Rogerson and SL1 Houchens (both within the SL1 Growth Cell), and the SL1 Consortium surface water take. The purpose of the consultation has been to establish an ongoing relationship with the hapū, introduce the project, understand cultural values on the site and to seek hapū input into the Southern Links 1 respective masterplans and applications.

The Applicants are committed to working with the iwi and hapū authorities constructively and will continue to meet with its representatives to discuss the lodged application and recommended conditions. In addition, the hapū have all provided letters of broad support for the substantive application.

In addition to the above, the Applicants have also engaged with Waikato Tainui as the key iwi for the application.

A number of in person hui and marae visits have occurred throughout the development of mana whenua engagement and are reflective of the Cultural Impact Assessment provided in support of the Southern Links 1 project.

The iwi engagement has also occurred more broadly to support the SL1 Consortium surface water take application, and as part of FTAA referral projects (SL1 Rogerson Block and SL1 Houchens) within the SL1 Growth Cell.

At the request of iwi, and considering the interrelated nature of the planning, projects and cultural interests, deliberate effort has been made to engage collaboratively across relevant projects to maintain a holistic approach to the SL1 Growth Cells cultural consideration.

2.1 Written and Verbal Correspondence

No specific material outlining iwi engagement was provided in the original application for the project to be Listed. Since then, ongoing consultation and engagement with iwi and hapū has continued to occur throughout the Southern Links 1 project development.

Initial engagement and email correspondence is summarised below:

- 24th October 2024 - email with Ngaati Haua representative as a follow up to phone conversation and introduce the Southern Links 1 project and the Fast-Track process.
- 26th November 2024 – email from Waikato Tainui representative sharing expected consultation approach prior to lodgement of a substantive application, including references to Te Ture Whaimana o Te Awa o Waikato and Tai Tumu, Tai Pari, Tai Ao.
- 19th June 2025 – email clarification from Ngaati Haua representative confirming iwi and hapu jurisdictional context to support SL1 Rogerson Referral, and applicability to Southern Links 1 listed project.
- 19th August 2025 – in person hui and follow up email on Southern Links 1 fast track engagement.
- 15th September 2025 – email correspondence to initiate a hui on a SL1 Consortium surface water take.
- 16th September 2025 – email correspondence confirming hapu contacts for SL1 Consortium surface water take.
- 7th October 2025 – SL1 Consortium water take hui – in person.
- 6th November 2025 SL1 Consortium water take hui – in person at Waikato Tainui.
- 14th February 2026 hui to clarify representation and iwi engagement for Southern Links 1 and site visit and walkover.
- May 2026 draft Cultural Impact Assessment shared.
- July 2026 final Cultural Impact Assessment shared, with proposed recommendations.

Where required or if beneficial, a further detailed summary of this consultation can be provided.

2.2 Hui

An in-person hui was held with a Ngāti Māhanga representative and Waikato Tainui on the 2nd April 2025 and a wider hui with representation from the SL1 Tangata Whenua working group on 6th November 2025.

The purpose of the 2nd April 2025 hui was to:

- Facilitate early engagement with tangata whenua regarding the SL1 Growth Cell;
- Provide an overview of the SL1 development;
- Provide detail on the Fast-Track application and development staging;
- Identify key considerations, including key features and cultural considerations; and
- Continue fostering a strong relationship with Mana Whenua and ensuring commitment to continued involvement of Mana Whenua, this included scheduling a site walkover with the SL1 TWWG and the applicant team.

The purpose of the 6th November 2025 hui was to:

- Provide an update on the SL1 Surface Water Take application, as well as wider FTAA project updates;
- This included representatives from Ngāti Apakura, Ngāti Hauā, Ngāti Korokī-Kahukura, Ngāti Māhanga, Ngāti Tamainupō, Ngaati Wairere, and Waikato Tainui;
- Provide Mana Whenua with an overview of the proposed SL1 surface water take application;
- Share information on the water take consent process; and
- Reaffirm the importance of Mana Whenua involvement and values throughout the application process and beyond.

2.3 Additional Consultation

Following on from the written and verbal correspondence and the above hui, further ongoing consultation was carried out.

- Pouwhenua Consultancy (Wayne Harris) has facilitated ongoing engagement with Mana Whenua representatives, with internal hui held throughout the preparation of the application;
- A site visit of the subject properties was undertaken with Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura and Ngaati Apakura representatives, with the support of Waikato Tainui on the 14th April 2026. This visit was carried out to discuss the application and gain an understanding of cultural values associated with the subject site and wider SL1 Growth Cell;
- Attendance included: Harry Wilson, Menzies Bradley, Sonny Matenga, Wayne Harris, Norm Hill and Jo Kukutai. Both Kahurimu Flavell and Orrin Kapuiaw were optional attendees. This site visited was facilitated by B&A representative Fraser McNutt and Colliers Project Leader representative Dillon Kelliher;
- Final reports applicable to the Substantive Application were circulated to Pouwhenua Consultancy Limited for wider distribution in June 2026;
- Following the circulation of the final reports to Pouwhenua Consultancy Limited in June 2026, feedback from Mana Whenua was used to make refinements to the Southern Links 1 project and substantive application in July 2026; and
- The SL1 Tangata Whenua Working Group endorse the recommendations and present a neutral position on the application, and seek continued involvement, which is reflective of the Cultural Impact Assessment recommendations.

Following on from written correspondence and multiple hui regarding the SL1 Fast-track application a Cultural Impact Assessment was prepared by relevant hapū and iwi on behalf of the SL1 TWWG, refer **Appendix 24** within Volume 2 and 3. The Cultural Impact Assessment was received in July 2026 and sets out the following:

- The Cultural Impact Assessment for Southern Links 1 substantive application identifies relevant cultural values and considers how these values may be affected by the proposed development;
- The assessment sets out recommendations to manage effects and support outcomes that recognise and provide for tangata whenua values, including Mana Whenua involvement, along with cultural, environmental and implementation elements;

- The Cultural Impact Assessment highlights the proposal will result in environmental change, however, simultaneously having the potential to deliver positive cultural, environmental, social and economic outcomes; and
- Establishes a cultural framework to guide the planning, design and implementation of future stages of the SL1 development.

3.0 SL1 Growth Cell Strategic Submissions and Consultation

The following provides a high level summary of consultation and engagement on the SL1 Growth Cell and the various strategies and spatial plans that have been engaged on by the SL1 Consortium. This dates back over 6 years, with the SL1 Consortium interests into a range of wider strategic planning and associated processes. This is summarised below, and included in more detail within **Appendix 12**, to this report, including:

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

In short, the continued and detailed engagement in the future proof strategy, area planning studies, spatial planning and servicing strategies reflects the enduring collective interests of the SL1 Consortium. This is reflected in the coordinated approach to submitting and engaging on these topics, and to best contribute as a holistic approach to considering the SL1 Growth Cell. This engagement is continuing to occur, evident through the more recent Waikato River surface take to support the wider SL1 Consortium landholdings. This is a coordinated and resourceful group of landowners, with a proven development record. This high-level summary reiterates the simple point that the SL1 Growth Cell is not new, has been considered across various FDS strategies, servicing plans and spatial studies.

4.0 Future Proof Fast Track Action Team (FTAT)

Future Proof is a collaborative partnership among local government, iwi, and central government agencies aimed at ensuring sustainable growth in the Waikato sub-region.

Representatives of Future Proof made it clear that FTAA projects within the Future Proof boundaries, were to formally engage via a Future Proof Fast Track Action Team (FTAT) process, prior to lodgement of a substantive application. This was first introduced to the Applicant via a framework / principle's discussion in November 2024, preceding any ability to formally lodge a substantive application (February 2025).

Since the initial inception of this FTAT forum, additional structures, processes and frameworks have been added as the FTAT forum seeks to effectively assess and consent, prior to formal substantive lodgement. The FTAT forum has required cost recovery agreements to be signed, prior to engaging formally as part of substantive pre-lodgement engagement.

For context, at the time of writing this consultation report (September 2026), only a small number of other substantive applications has been lodged with the EPA that has been considered by the FTAT process (i.e. adjoining Hamilton). This is significant given the scale and number of FTAA projects within the immediate FTAT periphery, both Listed and Referred.

The Applicants for the Southern Links 1 project are one of the earlier substantive applications to engage with this group. From the outset there has been a clear expectation that Southern Links 1 should follow the prescribed Council driven process for pre-lodgement substantive engagement. However, as the process progressed, concerns arose regarding its efficiency and effectiveness.

The FTAT forum is made up of representatives from;

- Hamilton City Council;
- Waipā District Council;
- Waikato District Council;
- Waikato Regional Council;
- New Zealand Transport Agency;
- Iwi (Waikato-Tainui); and
- IAWAI – Flowing Waters.

This includes consultant specialists on behalf of the above authorities for different topics, and overarching project management consultants for the wider FTAT program in the Waikato. Under the cost recovery agreement in place, the Applicant is subject to all costs, fair and reasonable, prior to lodging a substantive application. The FTAA process for cost recovery then applies.

Hamilton City Council have essentially been the gatekeeper or lead representative coordinating the wider FTAT program. The clear messaging throughout has been the FTAT forum has been established to provide a 'one stop shop' for pre-lodgement engagement and meaningful collaborative working on substantive applications.

Prior to engaging with this forum, a signed cost recovery agreement is required to support all staff and technical specialists engagement for work on pre-lodgement substantive applications. Cost estimates and fee proposals are shared prior to formal engagement, and cover technical disciplines like transport, ecology, urban design, stormwater, planning, through to modelling of infrastructure like water and wastewater connections.

The Applicants have entered this FTAT engagement in good faith, working collaboratively and sharing information freely as preliminary draft reports and updates became available. This is

centred on the premise of connecting to the Hamilton urban services, including roading, water, stormwater and wastewater.

Post the initial FTAT inception forum sessions in November 2024, formal engagement for the Southern Links 1 project commenced in August 2025, including an initial presentation to the FTAT group. The FTAT group, whilst capturing a range of stakeholders, has commonly had up to 15 people involved in workshops / meetings which the Applicant facilitates.

Table 5 summarises the various workshops held for Southern Links 1 in the led up to lodgement of the substantive application, and a high-level summary of the discussion topics.

Packages of specialist material, agenda items and draft reports were often shared in advance of workshops, either a week or two weeks prior to assist in the collaborative approach to progressing items.

Table 5: Summary of consultation with Fast Track Action Team.

Date	Method	Person(s)	Purpose	Summary
27 – Aug - 25	Workshop	Representatives from: • HCC • WaipaDC • Applicant Team	SL1 Cost Recovery Agreement	Further refine the Cost Recovery Agreement (CRA) and principles of working collaboratively pre-lodgement of Substantive.
10-Oct-25	Workshop	Representatives from: • HCC • NZTA • WDC • IAWAI • WRC • Applicant Team	SL1 Briefing Workshop	The meeting highlighted the overall SL1 Growth Cell, consortium land holdings and the various fast-track applications being progressed. It recorded the need for continued engagement with iwi, Department of Conservation (DOC), NZTA, HCC, WDC and WRC, with infrastructure servicing, Southern Links integration, ecology and cross-boundary matters identified as key points. This workshop also confirmed the scope, i.e. Southern Links 1 project, and what it covers (Residential and Industrial) as part of one substantive application.
16-Oct-25	Workshop	Representatives from: • HCC • WDC • WRC • IAWAI • NZTA • Applicant Team	SL1 Consenting Strategy	The meeting covered the proposed structure of the substantive application, including the overview report, separate residential and industrial volumes, consolidated consultation material and a "day zero" subdivision approach for residential. It also discussed a consenting pathway that provides councils enough certainty, while allowing for a staged delivery, particularly through design guide, condition frameworks, infrastructure workshops and engagement.
23-Oct-25	Workshop	Representatives from: • HCC • WDC	SL1 Planning & Infrastructure Brief	The workshop discussed the P&I Brief baseline document and identified the key assessment topics. The P&I Brief was proposed as a shared reference point for what HCC and stakeholders wanted to see from the SL1 project team. Discussion noted

Date	Method	Person(s)	Purpose	Summary
		Applicant Team		the brief needed to support the fast-track application and provide clarity to assessment topics, infrastructure expectations, jurisdictional matters and future workshops. Whilst the P&I Brief was an FTAT initiated item, limited collaborative time has been spent on this, as the strategic purpose and intent under the FTAA legislation was unclear.
30-Oct-25	Workshop	Representatives from: - HCC - WDC - WRC - Applicant Team	SL1 Land Use & Urban Design	The workshop covered the proposed land use activities and urban design approach, including the master plan and design guide. Conversation focused on how the individual fast-track sites would contribute to the wider SL1 Growth Cell and how the proposal should demonstrate integrated rather than isolated development. The discussion noted that future connectivity, stormwater, ecological corridors and Te Ture Whaimana should be included. This workshop informed the basis for wider SL1 Growth Cell thinking and infrastructure considerations.
5-Nov-25	Workshop	Representatives from: - HCC - WDC - NZTA - Applicant Team	SL1 Transport	The workshop sought to understand NZTA and HCC medium- and long-term transport servicing options and for developers to align to preferred network patterns. Discussion included how the development could function prior and post implementation of Hamilton Southern Links, with concern around access, staging and traffic effects on the existing network. Transport modelling needs to test realistic interim and long-term scenarios, and further alignment with NZTA and HCC was required before determining the network hierarchy and upgrades.
10-Nov-25	Workshop	Representatives from: - HCC - IAWAI - WDC - Waikato Waters - Applicant Team	SL1 Wastewater Approach	The workshop sought to confirm the applicant's high-level wastewater servicing approach. It was discussed that the Southern Wastewater Treatment Plant was the long-term servicing solution for the entire SL1 Growth Cell, also recognising the challenge of enabling early stages while the infrastructure is still years away. The conversation reflected a need for certainty, with stakeholders noting that existing constraints in the network should inform modelling and interim solutions.
10-Nov-25	Workshop	Representatives from: - HCC - WRC - City Waters	SL1 Water	The meeting was to discuss the applicants proposed water servicing approach for SL1 Growth Cell and Southern Links 1, including a water take and future transfer to IAWAI/HCC. Both interim and long-term solutions depend on modelling, and infrastructure.

Date	Method	Person(s)	Purpose	Summary
		Applicant Team		
20-Nov-25	Workshop	Representatives from: - HCC - Applicant Team (Subject Specialists)	SL1 Water Model Scope Discussion	The meeting was held to derive a modelling scope from which a detailed modelling brief could be formed. It was discussed that the focus of water modelling was to be narrowed to the demand and connection points required for the application. Modelling to be used as a way to determine when existing service levels would fail and when strategic interventions would be required.
20-Nov-25	Workshop	Representatives from: - HCC - NZTA - WDC - WRC - Applicant Team	SL1 Stormwater	The workshop was intended to obtain stakeholder feedback on the proposed stormwater design for the proposed SL1 substantive application. The meeting discussed if the proposed stormwater approach would meet HCC/WRC expectations while considering site constraints. Discussions were had around a more integrated stormwater strategy, with further work required to confirm modelling assumptions, upstream and downstream effects, stormwater wetland design and peat considerations.
27-Nov-25	Workshop	Representatives from: - HCC - WDC - Applicant Team	SL1 Ecology	The workshop aimed to obtain stakeholder feedback on the draft SL1 Ecological Assessment to inform the substantive application. The meeting reviewed the ecological information provided to date and identified where the assessment/s required additional information prior to lodgement and consultation with DOC. Key points of the discussion included retaining drain features, role of upper tributary of Mangakotukutuku Stream features, lizard relocation, clarifying bat corridor mapping, water course classification and ecological corridors.
11-Dec-25	Workshop	Representatives from: - HCC - WDC - Applicant Team	SL1 Parks & Social Infrastructure	The workshop was intended to discuss parks, open space, social infrastructure and retail provisions within the substantive Southern Links 1 site. The meeting considered how the masterplan should provide for parks, recreation and social infrastructure in a way that aligns with HCC policy and provisions. It was discussed that further refinement was necessary to demonstrate walking access to parks, multifunctional corridors, and school demand, while responding to HCC's emerging social infrastructure methodology.
13-Mar-26	Workshop	Representatives from: HCC	SL1 Planning	The meeting was held to provide feedback on the updated SL1 land use, parks, connectivity, stormwater layout, transportation and ecology information shared in-advance. A

Date	Method	Person(s)	Purpose	Summary
		- WRC - WDC - Applicant Team		focus of the workshop was to align the planning approach prior to lodgement to reduce the number of unresolved matters. Discussion supported the high-level SL1 Growth Cell concept plan and design-guide consenting strategy, while setting out the next design iteration needed to more thoroughly address the industrial layout, road hierarchy, connectivity, bulk and location controls, ecology and non-industrial activities.
13 – Mar - 26	Workshop	Representatives from: - HCC - WRC - Waipa DC - Applicant Team	SL1 Infrastructure Workshop	Wider feedback on SL1 infrastructure approach, including stormwater, transportation and servicing considerations. Broader alignment with infrastructure considerations.
23 Mar - 26	Teams Meeting	Representatives from: - HCC - Applicant Team	SL1 Ecology	Focused discussion around EclA for Residential South and consideration of bats, bat management plan and wider approach to managing residual effects.
26 Mar 26	Teams Meeting	Representatives from: - HCC - NZTA - Applicant Team	SL1 Transport	Further discussion on trip generation and mode share assumptions in response to the previously shared draft ITA.
1 April 26	Workshop	Representatives from: - HCC - NZTA - Waipa DC - Applicant Team	SL1 Transport	Further discussion and refinement of feedback on draft ITA version shared ahead of workshop and collective comments and discussion points. Reaffirmed approach to ITA and modelling analysis and general support for ITA structure and content, including preliminary mitigation considerations.
16 April 26	Workshop	Representatives from: - HCC - NZTA - Waipa DC - Applicant Team	SL1 Transport	Further refinement of outstanding points from previous workshop to align expectations on mode share assumptions, car occupancy assumptions, PT assumptions and wider alignment on ITA considerations.
14- May-26	Workshop	Representatives from: - HCC - Applicant Team	SL1 Planning	Strategic follow up meeting following previous March workshop, and to narrow down outstanding matters for consideration. Key focus was wider updates to the SL1 Concept Plan, local commercial node size,

Date	Method	Person(s)	Purpose	Summary
				drain / stream classification, infrastructure triggers.

In addition to these workshops, and to inform the workshops, supporting material including draft technical specialist reports, planning assessments, drawing packs have been made available as the pre-lodgement engagement has progressed. In addition to this, throughout this FTAT engagement process, several suggested processes and frameworks have been outlined by FTAT for suggested adoption by the Applicants. Including:

- SL1 Workshop Schedule;
- SL1 Planning & Infrastructure Brief;
- SL1 Concept Plan requirements;
- FTAT Conditions Strategy;
- Social Infrastructure Policy;
- Development Framework; and
- SL1 Growth Cell Concept Plan Assessment.

Further detail and examples of these respective processes, frameworks and the Applicants preliminary responses, where applicable, can be provided if necessary.

As outlined in Table 5, overall, at the outset 14 workshops were suggested, with opportunity for further workshops and specialists SMEs discussions as required. The level of workshop and engagement sought, and the order is important and reflects the level of detail and discussion type sought. In total, 13 workshops were undertaken as part of pre-lodgement engagement.

One challenge as part of this early engagement was managing the disconnect between the various specialists working on behalf of stakeholders, who wanted to see full completed reports (e.g. stormwater, transport, ecology, geotech), versus those stakeholders that wanted to inform the master planning process or influence that master planning which had already been undertaken, or influence the land uses already listed in the project scope. This presented a challenge for the Applicants, to engage meaningfully with FTAT, where our own substantive technical reports were being progressed at different stages, and balancing the opportunity for input and feedback on these given the various expectations from FTAT and prerequisites for some workshop engagement.

The Applicants intent all along has been to engage meaningfully to the best of our ability and knowledge. This has been reflective of early sharing of draft reports where available. This has not always been to the full extent of reporting that FTAT have sought, but as outlined above, this is reflective of engagement and consultation occurring in parallel of a substantive application being prepared.

4.1 SL1 Growth Cell Concept Plan

An output of the development framework, outlined above, includes undertaking a concept plan for the entire growth cell, which for Southern Links 1 includes the SL1 Growth Cell, in its entirety. The Applicants progressed a concept plan for the purposes of demonstrating the FTAA projects being progressed within the SL1 Growth Cell, namely the listed Southern Links 1, SL1 Rogerson

Block Development and SL1 Houchens Development. This represents the active FTAA projects within the SL1 Growth Cell, that the SL1 Consortium is aware of and progressing.

The concept plan developed embedded the current masterplans for the three FTAA projects, included broader masterplan work undertaken for the balance of the SL1 Residential South land holding and some of the key defining features of the SL1 Growth Cell, including the Hamilton Southern Links designation. The concept plan includes proposed and indicative infrastructure, which reflects the various stages of masterplanning and wider strategic infrastructure appreciation, whilst further refinement and design will occur. The SL1 Growth Cell Concept Plan is included as part of the supporting material, but no status or 'consent' is sought as it includes land outside the substantive application and involves third party landholdings. The SL1 Growth Cell Concept Plan is, however, an important illustrative example of the wider growth cells trajectory, and where the Southern Links 1 project fits within this (being residential and industrial).

4.2 Summary of FTAT Consultation and Engagement Changes

The above FTAT workshops and additional correspondence, via email, phone calls and in person meetings has shaped and informed the Southern Links 1 project. The following is a short summary of some of the responses the Applicants have made throughout the process to address feedback from FTAT:

- Development of a SL1 Growth Cell Concept Plan;
- Introduction of a 1000m² commercial node within the Residential South site;
- Introduction of a food and beverage option within the Industrial North site;
- Development of a bulk and location controls for Industrial, that could be more universally applied;
- Development of Residential Core Controls, that could be more universally applied;
- Residential South Master Plan refinements including, the introduction of a 3200m² neighbourhood reserve, esplanade reserve provision adjoining upper tributary of Mangakotukutuku Stream, reduction in transport connections to arterial corridor, refinement of commercial node location closer to park;
- Outcome focused approach to riparian corridor planting adjoining drain;
- Adopting a 'strategic' wastewater connection to existing Peacocke Pump Station; and
- Revised ITA, Waikato Regional Transport Modelling and trip distributions based on iterative feedback.

These are examples of where the pre-lodgement engagement has shaped meaningful change to the Southern Links 1 Project.

4.3 IAWAI

It was identified early in the FTAT workshop forum, that with the establishment of IAWAI Flowing Waters, a new water entity, which covers Hamilton City Council and Waikato District Council water and wastewater assets and infrastructure, that early engagement should occur. Acknowledging that Southern Links 1 project is within Waipā District Council jurisdiction, with the Strategic Boundary Agreement in place and the intention to connect to Hamilton City infrastructure, IAWAI

was understood to be the infrastructure party to consult with. Accordingly, the Applicant has continued to pursue input and outputs from IAWAI, particularly in respect of water and wastewater modelling. IAWAI Flowing Waters has also been involved in numerous FTAT workshops with the Applicant, specifically when three waters infrastructure focused.

Notwithstanding the above sentiment, the Applicants received a formal written position at the end of June 2026, refer **Appendix 11**, which changed the expectations, where IAWAI confirmed they would no longer interact with the Applicant, as any supply to Waipā jurisdictional land would require input from Waikato Water Limited, a new entity set up to manage the Waipā water and wastewater infrastructure. Waipā, and via the new entity Waikato Water Limited (WWL), have been engaged and a memorandum of understanding and in principle support for connecting has been provided, refer **Appendix 10**. Essentially, WWL will facilitate a strategic connection for the Southern Links 1 project to IAWAI services.

Importantly, the pre-lodgement engagement with IAWAI and Hamilton City Council determined the water and wastewater connection options presented for Southern Links 1.

5.0 Waipā District Council

As aforementioned in this report and throughout the application material, Waipā District Council (WDC) are one of the relevant local authorities and a key stakeholder for this application.

Ongoing consultation has occurred with WDC, through a series of online meetings, workshops and written communication, both as part of the FTAT forum outlined in detail above, and as part of specific consultation. Any Waipā specific consultation is outlined below, which took place with Wendy Robinson, Quentin Budd, Victoria Gorter and Tony Coutes. Further details of this consultation and engagement are set out below.

5.1 Written Consultation and Meetings

Table 6 summarises the formal written consultation carried out with Waipa District Council to date.

Table 5: Written Consultation and Meetings with WDC.

Method	Date	Purpose/Discussion
26 August 2025	WDC as Future Proof Committee Partners: - Karl Pavlovich - Robin Walker Project Team: Fraser McNutt	WDC attended this meeting, along with various other stakeholders including Hamilton City Council, and Waikato Regional Council in relation to the SL1 Water Abstraction proposal. The purpose of this meeting was to discuss the water abstraction consent pathway for SL1, including allocation regimes, application requirements, iwi consultation expectations and the potential transfer of consents to HCC or IAWAI. The meeting provided an opportunity to clarify council expectations, cost recovery agreements and consent durations.
Letter from WDC & HCC	11 November 2025	WDC, along with HCC provided a statement which included the agreed principles relating to Northern Waipā – Southern Hamilton area, inclusive of SL1, to provide clarification to councils, landowners,

		developers, IAWAI, Waikato Waters, Mana Whenua, NZTA and other interested parties. The purpose of the agreed principles was to reaffirm a collaborative approach between WDC and HCC in response to the strategic importance and growth pressures
Online Teams Meeting	1 April 2026	WDC attended this meeting, along with various other stakeholders, including HCC, WRC and NZTA in relation to SL1 Industrial North and Residential South Integrated Transport Assessment. The purpose of this meeting was to discuss the draft Integrated Transport Assessment for SL1. Discussion was focused on key transport matters, including trip generation, mode share assumptions, intersection staging, active transport provisions, and the relationship with the Southern Links Project. The discussion considered trip generation and mode share, in particular the difference between person-trip and vehicle-trip methodologies and how assumptions were applied. Key intersections were discussed with a clear staged approach to intersection upgrades and transport responses emerging. Walking and cycling provisions were considered, noting that these designs will continue to evolve through subsequent design phases. The discussion also identified the requirement for the ITA to determine matters that should be addressed promptly, or deferred to a later stage, particularly due given the uncertainty regarding the timing and funding of Southern Links.
Letter to WDC	16 th July 2026	Formal s29 letter to Waipa District Council, via email and email acknowledgement.

6.0 Waikato Regional Council (FTAT Partner)

Ongoing consultation has occurred with Waikato Regional Council (and FTAT partners), through a series of in-person and online meetings and written communication. Further details of this consultation and engagement are set out below. This is in addition to the FTAT workshops highlighted above, where WRC were invited and attended the bulk of the workshops.

6.1 Written Consultation and Meetings

Table 57 below summarises the formal written consultation carried out with Waikato Regional Council to-date.

Table 7: Written Communication with Waikato Regional Council

Method	Date	Purpose/Discussion
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FTAT Workshops	As above	Numerous discussions of the wider Southern Links 1 project and more detailed discussion on the water take consent.
WRC Teams Meeting	14 April 2025 WRC as FTAT rep Miffy Foley Project Team: Fraser McNutt	The purpose of this meeting was to provide relevant stakeholders with timeline goals for lodgement, the composition of the application and specialist, and the servicing of the development.
WRC Teams Meeting	26 August 2025 Representatives: • HCC • WRC • Waipa DC • Applicant Team	Preliminary discussion on SL1 Consortium Surface Water take from Waikato River. Key considerations and focus and how to align collective inputs, including IAWAI considerations. Discussed use, duration, consenting pathway and process for such an application.
WRC Email	19 March 2026	Further information on stream / drain classification within SL1 site.
WRC Teams Meeting	2 April 2026 WRC Rep Applicant team	Preliminary discussion on public transport and wider mode share provisions within south Hamilton / SL1 Growth Cell.
Email	16 July 2026	S30 Letter to Waikato Regional Council.
Email	16 July 2026	S29 Letter to Waikato Regional Council.
WRC Email	12 August 2026	S29 Response from Waikato Regional Council
WRC Email	13 August 2026	S30(3) Response from Waikato Regional Council

7.0 Hamilton City Council

As aforementioned in this report and throughout the application material, Hamilton City Council are a relevant local authority and key stakeholder for this application, given the proximity of the site to Hamilton City Council's territorial boundary.

Extensive and ongoing consultation has occurred with Hamilton City Council, through a series of in-person and online meetings and written communication. Further details of this consultation and engagement are set out below and can be formally provided if necessary.

7.1 Written Consultation

Table 8 summarises the formal written consultation carried out with Hamilton City Council to-date. There has been extensive written consultation from a number of individuals within HCC, reflecting the ongoing collaborative approach to consultation. The below table provides a summary of the more pertinent consultation that has occurred.

Table 8: Written Consultation with HCC.

Method	Date	Purpose/Discussion
Email	29 July 2025	HCC, sharing draft SL1 Workshop Series for FTAT engagement as part of pre-lodgement of substantive engagement.
Email	7 October 2025	HCC sharing draft workshop schedule for Southern Links 1 on behalf of FTAT.
Email	25 November 2025	HCC sharing draft Planning & Infrastructure Brief on behalf of FTAT.
Email	23 January 2026	HCC, response to Applicant email, confirming HCC and FTAT do not wish to engage in economic significance discussions or questions. They will leave the Applicant to present the economic significance case.
Email	27 January 2026	Conditions Strategy shared from HCC / FTAT for the Applicant to consider / adopt.
Email	30 January 2026	SL1 Residential South water modelling cost scope for approval shared by HCC for Applicant to approve. Including consultant time / expertise.
Email	3 February 2026	SL1 Industrial North water modelling cost scope for approval shared by HCC for Applicant to approve. Including consultant time / expertise.
Email	9 February 2026	HCC sharing SL1 'Timings' update including deliverables and timing prior to lodgement, this email outlined no substantive lodgement within the next 6 months, i.e. post July 2026.
Email	9 February 2026	HCC sharing Social Infrastructure Policy, which was developed in conjunction with Waikato DC to respond to FTAA projects.
Email	24 February 2026	HCC requesting scope approval for Geotechnical specialist reviews and WW technical memorandum.
Email	5 March 2026	HCC requesting specialist scope reviews for stormwater, water and wastewater.
Email	23 March 2026	HCC sharing FTAT review of SL1 Concept Plan and assessment.
Email	2 April 2026	HCC sharing revised Industrial North modelling scope for water (inclusive of SL1 Rogerson Block).
Email	29 April 2026	HCC, via consultant planner, sharing WW scope for approval for Industrial North and Rogerson Block combined.
Email	5 May 2026	HCC, via consultant planner, sharing comments on SL1 Design Guidelines and controls and SL1 Industrial Bulk and Location Controls
Email	9 June 2026	FTAT, via HCC, sharing a preferred review of draft condition process.

Email	2 July 2026	Applicant sharing draft adjacent and adjoining owner letter with HCC, Waipa prior to formal distribution.
Email	25 August 2026	Applicant socialized residual bat effects methodology and a compensatory package for HCC consideration, following Teams meeting on 24 th August.

7.2 Meetings

Several meetings, both in-person and online, have occurred over the course of the project design and preparation of this application as identified in Table 9.

Table 9: Meetings with Hamilton City Council

Date	Attendees	Purpose
Various	FTAT and HCC representation and Applicant team	As outlined in FTAT summary, technical workshops on a range of disciplines as the substantive application and pre-lodgement engagement has continued.
Various	FTAT representation and Applicant team	Various structured meetings outside of above workshops to progress key items, like private developer agreements, key risks or concerns, ongoing stakeholder engagement, and technical topics (like ecology, transport).

8.0 IAWAI – Flowing Waters

As outlined in Section 4.3 above, the Applicant has engaged in good faith with IAWAI Flowing Waters throughout the Southern Links 1 substantive application pre-lodgement engagement. This has included numerous workshops on infrastructure, particularly water and wastewater modelling, as outlined in the FTAT table summary above. This was with full appreciation that IAWAI would support the Southern Links 1 substantive with connections to the Hamilton network. Post the June 2026 formal position being shared, the Applicant has pursued alternative servicing arrangements and worked collaboratively with Waikato Water Limited to facilitate the connection of the Southern Links 1 project. Notwithstanding this, the Applicant continues to keep IAWAI informed as the Application progresses and wishes to work collaboratively with IAWAI and WWL moving forward.

Table 10: Correspondence with IAWAI

Method	Date	Purpose / Discussion
Various	FTAT and IAWAI representation and Applicant team	As outlined in FTAT summary, technical workshops on a range of disciplines as the substantive application and pre-lodgement engagement has continued with IAWAI
Email Letter	20 April 2026	Letter from Waipa DC, HCC, inclusive of IAWAI, WWL to SL1 Consortium landowners. This letter outlined due to jurisdictional reasons, IAWAI and WWL to work collaboratively to service the SL1 Consortium landholdings.
Email Letter	16 June 2026	IAWAI Letter outlining role of IAWAI in Southern Links 1 servicing, and clear intent for Applicant to engage with Waikato Waters Limited.
Email	July 2026	S29 Confirmation to support Listed Project
Email	August 2026	Formal s29 Response received.

9.0 Waikato Waters Done Well

The Applicant has formally engaged with Waikato Waters Limited, post IAWAI Flowing Waters formally clarifying their position in June 2026. This has occurred via several in person meetings, online teams meetings and email correspondence. The following provides a summary of this correspondence.

Table 10: Meetings with Hamilton City Council

Method	Date	Purpose/Discussion
Email	16 June 2026	IAWAI email and correspondence confirming Waikato Waters Limited are the relevant entity to consider servicing for Southern Links 1.
Email	17 June 2026	Applicant response to IAWAI and further clarifications, including visibility to Waikato Waters Limited (cc'd).
In Person Meeting	26 June 2026	Applicant team, HCC, WWL, Waipa District Council in person discussion.
In Person Meeting	30 June 2026	Applicant team and Waikato Waters Limited to progress discussions on servicing arrangements for Southern Links 1.
Email	7 July 2026	Applicant team sharing Southern Links 1 information package, including the growth cell context and substantive application.
Letter	15 July 2026	WWL confirming key contact responsibilities for servicing water and wastewater for Southern Links 1.
Email	16 July 2026	Formal s29 notice to Waikato Waters Limited of intention to lodge substantive application for Southern Links 1.
Email	4 August 2026	Applicant team correspondence with Waikato Waters Limited and draft memorandum of understanding input.
Email	26 August 2026	Applicant provided Southern Links 1 Cultural Values Assessment to WWL and outlined the extensive iwi engagement undertaken as part of the SL1 Tangata Whenua Working Group.
In Person Meeting	2 September 2026	Applicant team talking through Southern Links 1 strategic servicing with WWL.
Letter	3 September 2026	MOU confirming ongoing consultation between WWL and the Applicants on servicing Southern Links 1.

In addition to the meetings, letters and email correspondence, Waikato Waters Limited and the Applicant are progressing a Memorandum of Understanding to strategically service Southern Links 1 with water and wastewater infrastructure and services. The parties are working collaboratively and in good faith to address water and wastewater infrastructure and services within Southern Links 1.

10.0 Relevant Administering Agencies

Detailed communication has occurred with several relevant administering agencies as covered in the sub-sections below.

10.1 Department of Conservation

Consultation has occurred with the Department of Conservation (DoC), through online meetings and written communication. Further details of this consultation and engagement are set out below.

Pre-lodgement consultation initiated via formal application to DOC email at Fasttrackapplicationenquiries@doc.govt.nz. Subsequently, we have provided DOC with a full range of specialist reporting documentation and wider project scope. Several online workshops have also occurred.

The original intention was to proceed with Wildlife Act Authority outside the FTAA process, however in the led up to Substantive lodgement the project team reevaluated the position and updated DOC the intention to include WWA within the scope of the FTAA application. This reflects the updated DOC summary of consultation received.

10.1.1 Written Consultation

Table 11 summarises the formal written consultation carried out with DoC to date. Further correspondence has occurred via email in the coordination and set up and post meeting material and responses.

Table 11: Written Consultation and Meetings with DoC

Method	Date	Purpose/Discussion
Email	9 June 2025	DOC consultant planner confirming they had been allocated the application for Southern Links 1.
Online Teams Meeting	10 October 2025	Initial Southern Links 1 project kick off meeting with DOC and representatives. Reaffirmed scope of Southern Links 1 substantive (inclusive of Residential and Industrial uses). Highlighted management plans and likely approvals which are being applied for.
Email	10 October 2025	DOC consultant planner clarifying Southern Links 1 project and scope of approvals.
Online Teams Meeting	4 February 2026	Second Southern Links 1 project meeting, primarily focused on Industrial North, updated EIA and management plans shared in advance.
Email	27 July 2026	DOC consultant planner confirmation of s29 notice and summary to be provided.
Email	12 August 2026	DOC formal summary of pre-lodgement consultation.
Email	17 August 2026	Applicant phone discussion and email correspondence on change to include WAA as part of the substantive application.
Email	26 August 2026	DOC updated formal summary of pre-lodgement consultation.

10.2 Environmental Protection Authority

Pre-lodgement consultation was undertaken with the Environmental Protection Authority (EPA). Details of the consultation are set out in Table 12.

Table 12: Pre-Lodgement Consultation with EPA

Method	Date	Purpose / Discussion
Online Teams Meeting	June 2026	To reaffirm substantive timeframe for Southern Links 1 as a listed project. Preliminary discussion on some scope and minor clarifications. Confirm approach to structure of application.
Email	July 2026	S29 Confirmation to support Listed Project

Correspondence and the meeting with the EPA were generally positive, and no issues were raised in the lead up to lodging the substantive application.

10.3 Heritage New Zealand

Consultation has occurred with Heritage New Zealand Pouhere Taonga (HNZPT). An email was sent to Ben Pick, Lower Northern Area Manager on 16th July 2026 outlining the context of the Southern Links 1 project and providing notification of the intention to lodge the substantive application (s29). In addition, the Applicant provided HNZPT the draft desktop archaeological assessment for Residential South and Industrial North and the Southern Links 1 Cultural Impact Assessment. The Applicant received a response from HNZPT, via the fasttrack@heritage.org.nz email on the 10 August 2026. The letter confirmed HNZPT had been advised of the Southern Links 1 development and based on the information received HNZPT considers there is no requirement for an archaeological authority prior to undertaking earthworks. Best practice accidental discovery protocols have been adopted.

Table 13: Pre-Lodgement Consultation with Heritage New Zealand

Method	Date	Purpose / Discussion
Email	July 2026	S29 email notification to support Listed Project, including two archaeological assessments and cultural values assessments were shared.
Email	August 2026	Formal s29 Response concluding no archaeological authority is required and best practice accidental discovery protocols are recommended.

10.4 KiwiRail

Consultation has occurred with KiwiRail, through written communication and an online meeting as part of a wider SL1 Fast Track update. Further detail of this is outlined in Table 14 below.

Table 14: Consultation with KiwiRail

Method	Date	Purpose/Discussion
Email	30 October 2025	Initial email correspondence seeking opportunity to meet and discuss Southern Links 1 project.
Email	11 November 2025	Further email correspondence seeking opportunity to meet and discuss Southern Links 1 project.
Email	20 July 2026	Further email correspondence seeking opportunity to meet, including providing draft Residential South and draft Industrial North master plans.

KiwiRail has not formally responded to email correspondence, nor has Kiwirail raised any concerns with the Southern Links 1 fast-track application.

10.5 New Zealand Transport Agency

Consultation has occurred with the New Zealand Transport Agency (NZTA), through written communication, in person meetings and online meetings. Further details of this consultation and engagement are set out in Table 15.

Table 15: Consultation with NZTA

Method	Date	Purpose / Discussion
Online Teams Meeting	Various	NZTA are part of the FTAT group, and have been invited to workshops, received supporting documentation and attended various workshops for Southern Links 1, as outlined in detail above.
In Person Meeting	23 October 2025	Hamilton Southern Links update from NZTA, focused on pre-implementation funding and next phase.
Online Teams Meeting	5 November 2025	FTAT workshop on Southern Links 1 Transport, including representatives from Waipa, Hamilton City, NZTA, consultants on behalf of RCAs, Applicant team. Purpose was to discuss

		scenarios for Waikato Regional Transport Modelling, potential transport infrastructure improvements and general update on Southern Links 1.
Email correspondence	Various	Numerous emails between Applicant and NZTA on design considerations for Industrial North, with Hamilton Southern Links designation dissecting the northern site.
Online Teams Meeting	24 March 2026	Discuss relationship between Industrial North master plan and Hamilton Southern Links designation. Focused discussion around servicing within HSL corridor and options, staging options and infrastructure considerations.
Email Correspondence	20 March 2026	Preliminary comments from NZTA, and transport consultant, on the draft ITA for Southern Links 1.
Email Correspondence	26 March 2026	Applicants' summary of meeting from 24 th March, preliminary notes and further clarifications.
Email Correspondence	24 June 2026	NZTA memo on ITA version 2 shared for comment and input.
Email Correspondence	9 July 2026	NZTA update on Hamilton Southern Links, including slowing the next phase, whilst remaining committed to the 10 years + regional growth horizon.
Email Correspondence	20 July 2026	Applicant shared Southern Links 1 Industrial North package with NZTA, including concept plans, drawing packs, most up to date ITA, Maven engineering pack, and industrial bulk and location controls proposed. Draft construction and earthwork management plans were also provided.
Email Correspondence	7 August 2026	NZTA provided a detailed response to 20 th July package, including comments focused on the SL1 Industrial North proposal, staging and infrastructure considerations.

The consultation with NZTA, both as part of FTAT, and outside of FTAT, is ongoing and reflective of the fundamental interests NZTA have in the Southern Links 1 project and wider growth cell. The Applicants intend to continue to work collaboratively with NZTA in good faith post lodgement, to continue to refine infrastructure staging triggers and support a collaborative outcome in South Hamilton. This includes ensuring the consent triggers and staging for the Industrial North development and future Hamilton Southern Links are well considered. The Applicants value the constructive input and willingness of NZTA to engage on the Project, and the Applicant will continue to share and work collaboratively with NZTA.

10.6 Ministry of Education

Consultation has occurred with the Ministry of Education (MoE), through a series of written communication and online meetings. Further details of this consultation and engagement are set out in Table 16.

Table 16: Consultation with the Ministry of Education

Method	Date	Purpose / Discussion
In Person Meeting	3 December 2025	Barker & Associates provided Ministry of Education staff with an update on the Fast Track Applicants within the Waikato that are being progressed, including Southern Links 1 substantive application. This included discussing schooling requirements, wider Peacocke designations for schooling and the south of Hamilton.
Email	10 December 2025	Follow up email to MOE with Southern Links 1 Residential and Industrial Master Plans shared for further context.

10.7 Ministry for the Environment

Early and ongoing engagement with the Ministry for the Environment has occurred through the listing and substantive application process.

Table 17: Consultation with the Ministry for the Environment

Method	Date	Purpose / Discussion
Online Teams Meeting	June 2026	To reaffirm substantive timeframe for Southern Links 1 as a listed project. Preliminary discussion on some scope and minor clarifications. Confirm approach to structure of application.

11.0 Strategic Landowners

Ongoing consultation has occurred post Southern Links 1 being a listed project in 2024, as part of the substantive application preparation with key strategic landowners adjacent to the Southern Links 1 development. Table 1 above set out the key strategic landowners who have been identified largely based on factors such as location, size, land ownership and tenure.

A transparent and ongoing process to consultation with strategic landowners has occurred through a series of written communication, phone calls and meetings. Many of the interactions were verbal and unscheduled as and when questions or issues arose. Various consultation packages have been provided to different strategic landowners over the duration of the substantive application preparation. In addition, strategic landowners have also received the draft industrial north and residential south master plans as part of formal s29 letters and notification of intent to lodge a substantive application for Southern Links 1.

Key meetings with some of the strategic landowners have taken place on numerous occasions, particularly as part of the SL1 Consortium group, landowners who are collectively progressing FTAA projects and wider urban aspirations for the SL1 Growth Cell.

Discussions with landowners has continued throughout the process and remains ongoing in good faith. Based on the feedback and discussions with key landowners indicated in Table 1, changes to the Residential and Industrial North Masterplans have occurred to address key issues and concerns raised for example, clearly defined staging and sequencing for infrastructure triggers, refinement to road hierarchy.

In addition to the above, SL1 Consortium landowner approvals were obtained which are attached as **Attachment 12**. The written approvals relate to the following:

- FTAA Written Consent to the Southern Links 1 development and any other necessary approvals

12.0 Other Stakeholders

12.1 Tuatahi Fibre and WEL Networks

Ongoing consultation has occurred with Tuatahi Fibre, as detailed in Table 18 below.

Table 6: Consultation with Tuatahi Fibre and WEL Networks

Method	Date	Purpose/Discussion
Email Correspondence	Various	Maven as part of technical assessments and specialist inputs have reached out to confirm servicing for Southern Links 1.

12.2 Adjoining Landowners

Schedule 5(1)(d) of the Fast Track Approvals Act 2024 requires that the full name and address of each owner of the site and of land adjacent to the site and each occupier of the site and of land adjacent to the site whom the applicant is unable to identify after reasonable inquiry.

To fulfil this requirement, a letter was prepared and sent to all owners and occupiers of the sites and land adjacent to and/or adjoining the Southern Links 1 site. A copy of the letter is attached at **Appendix 8**. The purpose of the letter was to:

- Share information on the Southern Links 1 project, including Industrial North and Residential South master plans including the activities proposed;
- Provide a brief overview of the Fast Track Application process; and
- Confirm owner or occupier addresses.

Table 17 below provides a full list of owner and occupier letters sent.

Table 7: List of Owner and Occupiers Adjoining / Adjacent to Southern Links 1 Site

Address	Owner and/or Occupier Details	Response received
Residential South		
123 Saxbys Road	[REDACTED]	
130 Saxbys Road	[REDACTED]	
128 Saxbys Road	[REDACTED] [REDACTED]	
126 Saxbys Road	[REDACTED] [REDACTED]	
118 Saxbys Road	[REDACTED] [REDACTED]	
116 Saxbys Road	[REDACTED] [REDACTED]	

114 Saxbys Road	[REDACTED] [REDACTED]	
112 Saxbys Road	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	
110 Saxbys Road	[REDACTED]	
108 Saxbys Road	[REDACTED] [REDACTED]	
106 Saxbys Road	[REDACTED] [REDACTED]	
104 Saxbys Road	[REDACTED] [REDACTED] [REDACTED]	
9 Rhonda Avenue	[REDACTED] [REDACTED]	
73A Saxbys Road	[REDACTED]	Called 09/07/2026. Confirmed owner
73B Saxbys Road	[REDACTED] [REDACTED]	Emailed 08/07/2026 Confirmed owner/occupier Address for service [REDACTED] [REDACTED]
71B Saxbys Road	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
69B Saxbys Road	[REDACTED]	
67B Saxbys Road	[REDACTED] [REDACTED]	Called 03/07/2026. Emailed 15/07/2026 Confirmed owner/occupier Address for service [REDACTED]
65B Saxbys Road	[REDACTED] [REDACTED]	
63B Saxbys Road	[REDACTED] [REDACTED] [REDACTED]	
61B Saxbys Road	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
59B Saxbys Road	[REDACTED]	
57A Saxbys Road	[REDACTED] [REDACTED]	
55C Saxbys Road	[REDACTED]	

	[REDACTED]	
53 Saxbys Road	[REDACTED] [REDACTED]	
51B Saxbys Road	[REDACTED]	
49F Saxbys Road	[REDACTED] [REDACTED]	
49 Saxbys Road	[REDACTED] [REDACTED]	
49D Saxbys Road	[REDACTED]	
47B Saxbys Road	[REDACTED]	
41B Saxbys Road	[REDACTED] [REDACTED]	
4/39 Saxbys Road	[REDACTED] [REDACTED]	
3/39 Saxbys Road	[REDACTED]	
2/39 Saxbys Road	[REDACTED]	
1/39 Saxbys Road	[REDACTED] [REDACTED]	
4/37 Saxbys Road	[REDACTED]	
37A Saxbys Road	[REDACTED] [REDACTED]	
8 Southbrook Close	[REDACTED] [REDACTED]	Emailed 05/07/2026 Confirmed owner/occupier Address for service [REDACTED] [REDACTED]
10 Southbrook Close	[REDACTED] [REDACTED]	
12 Southbrook Close	[REDACTED] [REDACTED]	
50 Forth Crescent	[REDACTED] [REDACTED]	
52 Forth Crescent	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
2 Caesar Roose Drive	[REDACTED] [REDACTED]	
4 Caesar Roose Drive	[REDACTED] [REDACTED] [REDACTED]	Emailed 11/07/2026 Confirmed owner/occupier Address for service [REDACTED]
6 Caesar Roose Drive	[REDACTED] [REDACTED]	

8 Caesar Roose Drive	[REDACTED]	
10 Caesar Roose Drive	[REDACTED]	
12 Caesar Roose Drive	[REDACTED]	Emailed 07/07/2026 Confirmed owner/occupier Address for service [REDACTED]
14 Caesar Roose Drive	[REDACTED]	
16 Caesar Roose Drive	[REDACTED]	
18 Caesar Roose Drive	[REDACTED]	Emailed 03/07/2026 Confirmed owner/occupier Address for service [REDACTED]
40 Macmurdo Avenue	[REDACTED]	Emailed 11/07/2026 Confirmed owner/occupier Address for service [REDACTED]
37B Macmurdo Avenue	[REDACTED]	Emailed 15/07/2026 Confirmed owner/occupier Address for service [REDACTED]
4 Reynolds Drive	[REDACTED]	
6 Reynolds Drive	[REDACTED]	Emailed 18/07/2026 Confirmed owner/occupier Address for service [REDACTED]
8 Reynolds Drive	[REDACTED]	Emailed 11/07/2026 Confirmed owner/occupier Address for service [REDACTED]
10 Reynolds Drive	[REDACTED]	
12 Reynolds Drive	[REDACTED]	
14 Reynolds Drive	[REDACTED]	

16 Reynolds Drive	[REDACTED] [REDACTED]	
18 Reynolds Drive	[REDACTED] [REDACTED]	Called 08/07/2026 Letter provided on 10/07/2026 Address for service [REDACTED]
20 Reynolds Drive	[REDACTED] [REDACTED]	Emailed 15/07/2026 Confirmed owner/occupier Address for service [REDACTED]
22 Reynolds Drive	[REDACTED] [REDACTED]	
24 Reynolds Drive	[REDACTED] [REDACTED]	
Resthills Park	Hamilton City Council	Address correspondence to [REDACTED] [REDACTED]
54 Croft Lane	[REDACTED] [REDACTED]	Emailed 17/07/2026 Confirmed owner/occupier Address for service [REDACTED]
56 Croft Lane	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	
57 Croft Lane	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	Emailed 15/07/2026 Confirmed owner/occupier Address for service [REDACTED]
1/250 Houchens Road	[REDACTED] [REDACTED]	Applicant. Confirmed owner. Address for service [REDACTED]
Part Lot 1 Deposited Plan 25668	[REDACTED] [REDACTED]	Applicant. Confirmed owner. Address for service [REDACTED]
Lot 1-2 Deposited Plan South Auckland 77883	KiwiRail	Address correspondence to environment@kiwirail.co.nz
Industrial North		
119 Higgins Road	[REDACTED] [REDACTED] [REDACTED]	

	[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
12 Wickham Street	[REDACTED] [REDACTED]	
Lot 55 Deposited Plan South Auckland 25388 and Lot 2 Deposited Plan 355138	[REDACTED] [REDACTED] [REDACTED]	
19 Wickham Street	[REDACTED] [REDACTED] [REDACTED]	
Parcel ID: 4572526		
8 Latham Court	[REDACTED] [REDACTED] [REDACTED]	Emailed 09/07/2026 Confirmed owner as [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] Confirmed occupier as [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
10 Latham Court	[REDACTED] [REDACTED] [REDACTED]	
Section 1 Survey Office Plan 51009	Hamilton City Council	Address correspondence to [REDACTED] [REDACTED]
Lot 1 Deposited Plan 372217 and Lot 9 Deposited Plan South Auckland 24057 and Lot 1 Deposited Plan South Auckland 35874 and Lot 2 Deposited Plan South Auckland 24057	[REDACTED] [REDACTED] [REDACTED]	
Lot 1 Deposited Plan South Auckland 65133 and Lot 3 Deposited Plan South Auckland 76061 and Lot 1 Deposited Plan 330345	[REDACTED] [REDACTED] [REDACTED]	Emailed 15/07/2026 Confirmed owner/occupier Address for service [REDACTED]
Lot 1-2 Deposited Plan South Auckland 77883	KiwiRail	Address correspondence to environment@kiwirail.co.nz
Part Lot 2 Deposited Plan 12247, Lot 2 Deposited Plan South Auckland 33502 and Lot 2 Deposited Plan South Auckland 51437	[REDACTED]	Address correspondence to [REDACTED] [REDACTED]
Part Lot 2 Deposited Plan South Auckland 4764 and Lot 1 Deposited Plan South Auckland 51437	[REDACTED] [REDACTED] [REDACTED]	Address correspondence to: [REDACTED]

		[REDACTED] [REDACTED]
Part Lot 2 Deposited Plan South Auckland 4764 and Lot 1 Deposited Plan South Auckland 51437	[REDACTED] [REDACTED]	
Part Lot 2 Deposited Plan South Auckland 4764 and Lot 1 Deposited Plan South Auckland 51437	[REDACTED] [REDACTED]	

Following the letter drop, several phone calls were received by the Applicants consultant from landowners generally asking for more information particularly with regard to the Masterplan. Good discussions have resulted with these landowners and where appropriate, further information has been provided or landowner questions have been responded to.

12.3 Press Release

No formal press release has been made on the Southern Links 1 project.