



Volume 2: Southern Links 1 Residential South

49B & 129 Saxbys Road, Deanwell

Fast-track Approvals Act 2024 Substantive Application

8 September 2026

B&A
Urban & Environmental

Prepared for:
Southern Links 1 – Golden Ridge Farm Limited,
Golden Ridge Park Limited



B&A Reference:

025546

Status:

Final

Date:

8 September 2026

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Glossary of Terms

Term	Explanation
AEE	Assessment of Environmental Effects
Application	Substantive Application under Section 42 of the Fast Track Approvals Act 2024
B&A	Barker and Associates Limited
BMP	Bat Management Plan
CIA	Cultural Impact Assessment
DSI	Detailed Site Investigation
EIA	Economic Impact Assessment
EcIA	Ecological Impact Assessment
EPA	Environmental Protection Authority
FTAA	Fast-track Approvals Act 2024
FTE	Full-time Equivalent
HAIL	Hazardous Activities and Industries List
HCC	Hamilton City Council
HCC ODP	Hamilton City Council Operative District Plan

HNZPT	Heritage New Zealand Pouhere Taonga
NZTA	New Zealand Transport Agency Waka Kotahi
JOAL	Jointly Owned Access Lot
NES	National Environmental Standard
NES:CS	Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011
NES:F	Resource Management (National Environmental Standard for Freshwater) Regulations 2020
NPS:FM	National Policy Statement for Freshwater Management 2020
NPS:HPL	National Policy Statement for Highly Productive Land 2022
NPS:IB	National Policy Statement for Indigenous Biodiversity 2023
NPS:I	National Policy Statement for Infrastructure 2025
NPS:NH	National Policy Statement for Natural Hazards 2025
NPS:UD	National Policy Statement on Urban Development 2020
RITS	Waikato's Regional Infrastructure Technical Standards
RMA	Resource Management Act 1991
SL1	Southern Links 1
WDC	Waipā District Council
WDP	Waipā District Plan
WORPS	Waikato Operative Regional Policy Statement
WRC	Waikato Regional Council
WPRPS	Waikato Proposed Regional Policy Statement
WRP	Waikato Operative Regional Plan

1.0 Introduction

This report, referred to as **Volume 2**, of the Substantive Application has been prepared in support of the application by Golden Ridge Farm Limited, Golden Ridge Park Limited for approvals under the Fast-track Approvals Act 2024 (FTAA).

This substantive application has been made by the Applicants in accordance with the requirements of the FTAA, submitted to the EPA for approvals relating to the listed Southern Links 1 development. Collectively, described as

- SL1 Residential South development will provide for 938 residential lots and dwellings of various typologies and densities, a local commercial node, stormwater and riparian networks, and open space areas.

Volume 2 applies to and is focused upon SL1 Residential South, comprised of a 46ha block of land of the greater Southern Links 1 development.

This application is seeking approval for land use, subdivision, regional consents, and Wildlife Act Approvals to enable the subdivision and land use consent for the following activities:

- Subdivision to create 938 residential lots and dwellings, within a mix of vacant lots, superlots, and underpinned by bulk and location controls, a design guide and typologies.
- A local commercial node supporting small retail tenancies (café, food and beverage and small retail).
- An open space network that includes stormwater ponds, a neighbourhood park, riparian planting, ecological restoration and wider connectivity to existing Mangakotukuku Gully.
- Ten local purpose reserves (stormwater), two local purpose reserves (wastewater) and supported roading and pedestrian network;
- Vesting of esplanade reserve;
- Completion of roading throughout the site;
- Removal of a 285m² pasture wetland and works within 100m of natural inland wetlands, under WRC and NES F;
- Construction of stormwater wetlands for the attenuation of stormwater;
- Approximately 131,300m³ cut and 126,200m³ of fill earthworks over an area of 46ha to facilitate building platforms, roading networks, infrastructure servicing and utilities, and stormwater management devices, with 136,900m³ of topsoil stripping(300mm);
- Revegetation of riparian margins; and
- Discharge of stormwater to ground and to water.
- Diversion of catchment tributaries, groundwater diversion and discharge, temporary groundwater take, and stormwater diversion and discharge to ground and to water;
- Precautionary reclamation of a farm drain, if considered to be a stream*
- Contaminated land / NES CS consents;
- A Schedule 7 Wildlife Approval relating to lizards is included in the application.

- No Schedule 8 Approvals relating to Heritage New Zealand Pouhere Taonga Act 2014 are sought.

The information provided in this application is sufficiently detailed to correspond to the scale and significance of the matters that will be assessed in considering whether to grant the approvals sought, including any adverse effects of the activities to which the approvals relate. This takes into account any proposal by the applicants to manage the adverse effects of an activity through conditions.

The Overview Report, submitted as **Volume 1** of this application, is to be read in conjunction with this document. The Overview Report provides a summary of the overall Southern Links 1 listed project, consultation, a summary of the reasons for consent, and the proposed conditions of consent. It also addresses the specific information requirements to be included with a substantive application as set out under the FTAA.

This report is structured to present a comprehensive and bundled assessment of the relevant considerations for SL1 Residential South. District and Regional matters are assessed in parallel, to reflect the intertwined nature of the consenting context and the similarity of issues at play. The FTAA anticipates this type of approach with both the industrial and residential components included in Schedule 2, and more generally where a single panel appointment oversees all relevant considerations and presenting and assessing the relevant matters in an integrated approach is considered a practicable method for assisting evaluation.

2.0 SL1 Residential South Site Context

This section of the application is provided in accordance with Clause 5(1)(b) of Schedule 5 of the FTAA.

The following is a broad site and locality description, with these supporting technical documents providing additional context:

- Cultural Impact Assessment (refer **Appendix 24**)
- Ecological Impact Assessment (refer **Appendix 23**)
- Geotechnical Investigation Report (refer **Appendix 17**)
- Transportation Assessment (refer **Appendix 16**)
- Urban Design Assessment (refer **Appendix 10**)

2.1 Site Description

The site addressed in this volume of the AEE is SL1 Residential South development site (the site) here in, located at 49A and 49B Saxbys Road, which consists of five existing land parcels as shown in **Figure 1**. A broad summary of the site and locality details is provided below.



Figure 1: Site location showing the SL1 Stage 1 Residential South land parcels in blue. Source: CoreLogic Emap.

2.2 Records of Title and Land Ownership

The Records of Title for the site and associated interests registered at the time of application are described in and attached to the **Volume 1** Overview Report and summarised in **Table 1** below. There are no limitations on the Records of Title that restrict the proposed activity that cannot be addressed via cancellation of consent notices and retention of appropriate easements where relevant.

Table 1: Landholdings within the SL1 Residential South development site.

Legal Description	Area	Owner
Part Lot 2 Deposited Plan 25668 Part Lot 1 Deposited Plan 25668	33.64 ha	Golden Ridge Farm Limited
Lot 2 DP 589463	22.2086 ha	Golden Ridge Park Limited
Part Lot 1 Deposited Plan 25668	26.4563 ha	Golden Ridge Farm Limited
Lot 3 Deposited Plan 394366 and Lot 1 Deposited Plan South Auckland 51518	7.58 ha	Golden Ridge Farm Limited

The parent lot is approximately 89ha, of which the SL1 Residential South 'site' is proposed as 46ha. A Stage 0 subdivision is proposed, and explained further below, which captures the realignment of lot boundaries and captures the 'balance' area as a single rural lot (proposed Lot 7).

Any relevant consent notices are assessed in detail in **Appendix 11** and they are of little relevance post a decision to subdivide and enable urban development. Any relevant consent notices will be cancelled prior to issuing of new ‘parent titles’ as required.

2.3 Zoning

The site is zoned Rural zone under the Waipā Operative District Plan (‘WODP’), with the Airport Overlay – conical surface extending over the site and designation D156 New Zealand Transport Agency Southern Links Network Project extending along the south-western edge of the site. The zoning of the land parcels for the site is shown in **Figure 2** below.

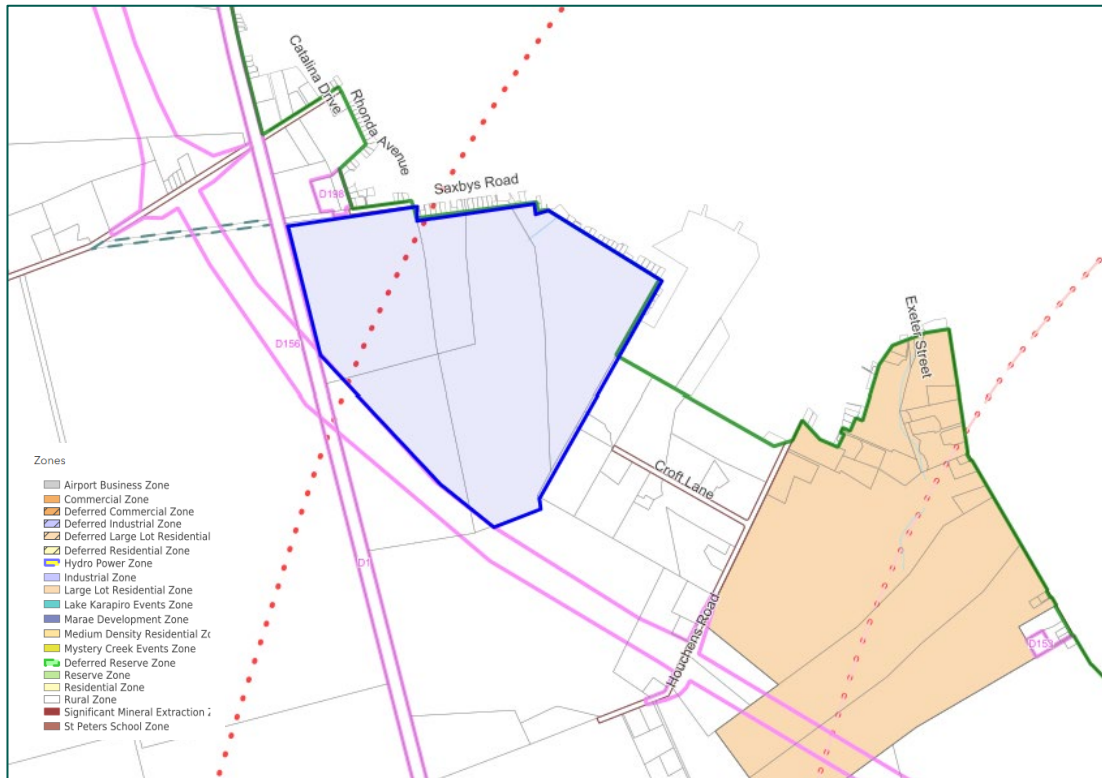


Figure 2: Wider site zoning under the WODP.

2.4 Land Use and Access

The site is irregularly shaped and relatively flat. The site is currently for rural farming, with three dwellings within the site. There is existing access to the site from Saxbys Road, with Forth Crescent and Macmurdo Avenue terminating at the boundary of the site.

2.5 Surrounding Environment

The surrounding environment is characterised by residential, rural and rural-residential uses. The site is broadly bound to the north and east by residential and rural-residential properties, with land to the west and south being in use as rural lifestyle and working farms.

Residential South adjoins the established Deanwell and Glenview neighbourhoods to the north and east. These areas are predominantly characterised by one- and two-storey detached dwellings established from the 1960s – 1970s, generally arranged around local streets and cul-de-sacs. More

recent infill has introduced some duplexes, secondary dwellings and smaller residential lots, although the overall character remains suburban and comparatively low density.

The northwestern boundary of Residential South connects with Saxbys Road, while Forth Crescent and MacMurdo Avenue provide existing local street connections from the northeast. Resthills Park forms a substantial open space edge to the east, and the Mangakōtukutuku Stream, existing drains and low-lying pasture contribute to the present landscape character.

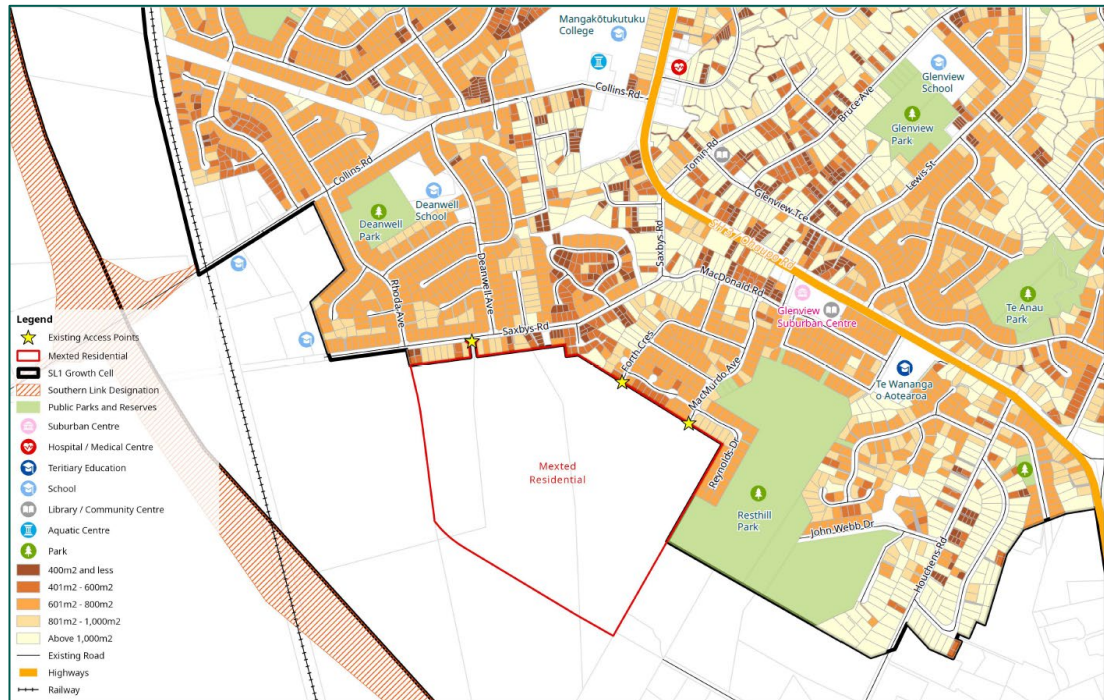


Figure 3: Existing Residential Parcel Size Analysis for Residential South

Adjoining land to the west (Lot 1 DPS 75305) and south (Pt Lot 1 and Pt Lot 2 DP 25668 and existing properties off Croft Lane) currently comprises pasture, rural-lifestyle properties and scattered dwellings on larger landholdings. The rural-lifestyle properties off Croft Lane provide a more open interface than the established Deanwell and Glenview neighbourhoods, with greater separation between buildings, mature vegetation and views across paddocks.

Resthills Park directly adjoins the eastern side of Residential South and is an important feature of the local context. Hamilton City Council describes it as a large, multi-use sports venue and public park. It contains five sports fields, six softball pitches, a playground, clubrooms, changing facilities, toilets, sports lighting and two parking areas. It accommodates softball, rugby, rugby league and football, as well as informal walking, play and dog exercise. Its scale and range of facilities enable it to perform a broader community and organised-sport function, as well as a neighbourhood park.

The D156 New Zealand Transport Agency Southern Links Network Project designation forms an important existing part of the site context. As clearly evident within **Figure 3** above, where the full extent of the property boundaries adjoining the HSL designation, are not proposed for urban development as part the Southern Links 1 project, it remains currently in the Applicants landownership and provides direct context to the proximity of the HSL designation to the proposed urban development and balance rural land.

2.6 Geology and Topography

The site comprises low-lying, generally flat farmland traversed by the Mangakōtukutuku Stream and a network of open farm drainage channels. A Geotechnical Investigation Report (GIR) has been prepared by CMW Geosciences (CMW) and is provided in **Appendix 17**. The GIR describes the site as generally comprising flat, low-lying land with ground levels ranging between approximately RL 38 m and RL 43 m (ASL). The near-surface soils across the site are predominantly associated with the Hinuera Formation, with site-specific ground conditions and geotechnical characteristics described in detail within the GIR. Refer to the Geotechnical Investigation Report (**Appendix 17**) for further details.

2.7 Natural Hazards

The site is largely clear of natural hazards identified under the WODP and Waikato Regional Hazards Portal. CMW GIR has assessed risk seismicity, fault rupture and liquefaction susceptibility. Refer to the Geotechnical Investigation Report (**Appendix 17**) for further details.

Flood modelling undertaken by Maven, refer to Infrastructure Report (**Appendix 13**) and Stormwater Management Plan (**Appendix 14**), including assessment of existing and post development flooding, downstream effects and mitigation, this modelling has confirmed that the site is subject to widespread shallow flooding and poorly drained flow paths which occurs during the 100-year flood event, refer **Figure 4** below.

2.8 Ecology

An Ecological Impact Assessment (EclA) has been prepared by ecoLogical Solutions and is included as **Appendix 23** along with relevant Ecological Management Plans, including (BMP, BiMP, LMP, FMP and WMP) for implementation across the wider site (**Appendix 23**). This includes an assessment of existing terrestrial and freshwater ecosystems within the site. **Figure 4** below identifies the ecological features and pre-development flooding on the site.

2.8.1 Terrestrial Ecology

The site is currently used as a working farm and comprises predominantly open pasture with scattered exotic and indigenous vegetation associated with shelterbelts, riparian margins and isolated trees. A London plane shelterbelt is located along the north-western site boundary, with scattered mature exotic trees elsewhere across the site. Six mature kahikatea trees are located within the south-eastern portion of the site. Riparian planting along the Mangakōtukutuku Stream and associated drains comprises a mix of mānuka, kānuka, kōwhai, ribbonwood and cabbage trees, generally between 2 and 5 m in height.

Ecological surveys recorded common indigenous bird species, all of which are classified as "Not Threatened". No lizards were detected during habitat surveys; however, limited suitable habitat is present within parts of the site and the EclA concludes that indigenous lizard species, including copper skinks and ornate skinks, have the potential to occur. Precautionary Wildlife Approvals are being sought given that potential. Surveys also confirmed that the site provides commuting and foraging habitat for long-tailed bats, predominantly along the Mangakōtukutuku Stream corridor, around the kahikatea tree stand and Resthills Park interface.

Refer assessment prepared by EcoLogical Solutions (refer **Appendix 23**) for further details.

2.8.2 Freshwater Ecology

The EclA has identified a number of freshwater ecology features within the site, as shown in **Figure 4** below and the landform is crossed by open drains and the upper reach of the Mangakōtukutuku Stream, which runs through the site. The drainage network includes several artificial farm drains that discharge to the stream. These drains are generally straight and incised. Topographically, Residential South area is generally flat and low-lying, with ground levels typically between RL38–43m and a gentle crossfall towards a series of existing farm drains and stream.

The EclA evaluates the watercourse definitions within the Waikato Regional Plan, and adopts the detailed onsite investigations and supporting technical assessments to classify the watercourse network within the SL1 Residential South site. Watercourses within the Site included the upper reach of the Mangakōtukutuku Stream and a network of artificial watercourses with no natural portions from their confluence with the Mangakōtukutuku Stream to their headwaters (i.e., farm drainage canals) in accordance with the WRP watercourse classification definitions. These artificial watercourses are hereafter referred to as Drains A–G. The EclA assessment included examining historical digital elevation models (DEM) and historical aerial imagery from 1943. These images are considered to show an unnaturally straight alignment, and depth, as well as the absence of any paleo meanders, channels, or natural, smaller order tributaries at the origin of these drains. The SL1 Residential South site is located within a historical 'Rukuhia Swamp', where it has been well documented that large, extensive drain networks were constructed in this area to facilitate drainage of the swamp for the purpose of farming the rich organise soils, refer EclA.

The EclA considers that all of these characteristics confirm these drains were not constructed in order to modify any natural watercourses but are artificial in nature. The EclA concludes that there are no natural portions from the confluence with the Mangakotukutuku Stream to their headwaters.

The EclA provides a thorough assessment of the morphology of the watercourses within the site, which reiterates the watercourse classification being applied.

It is acknowledged that the Mangakotukutuku Integrated Catchment Management Plan, and written correspondence from Waikato Regional Council and Hamilton City Council, identify watercourses with a different classification within the subject site. Given the differencing technical opinions, out of an abundance of caution, should some or all of the farm drains be considered streams (which is not accepted), the inclusion of consent under NES F (regulation 57) for reclamation of rivers has been applied for as it relates to Drains A - G. There is a functional need to remove the drains, and proposed compensation is sufficient in the event the Panel finds the drains are in whole or in part streams.

Two wetlands have been identified within the site. These comprise a small pasture wetland near the northeastern boundary, associated with a historical farm channel/drain, and a small floodplain wetland associated with the upper tributary of the Mangakōtukutuku Stream. As per EclA assessment, the pasture wetland (identified in the EclA as wetland A) is modified and dominated by exotic wetland species, while the floodplain wetland (Wetland B) is associated with the stream margin and contains indigenous wetland vegetation. **Figure 4** below identifies both wetlands.

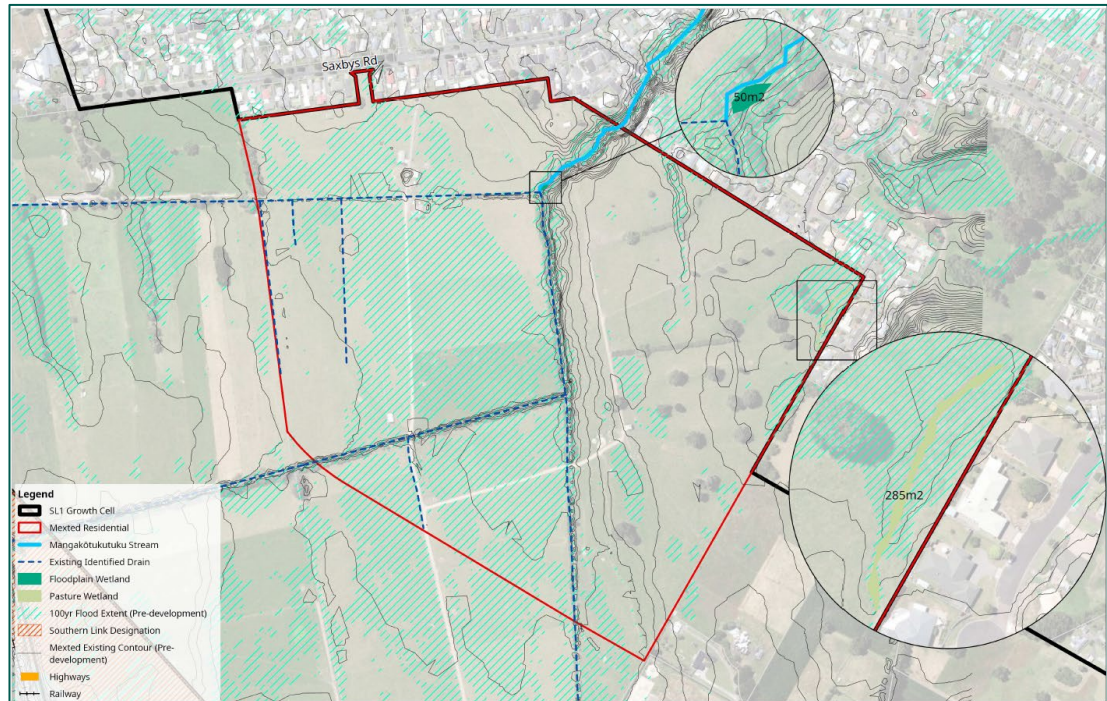


Figure 4: Identified Ecological Features and Pre-development Flooding for Residential South

Two natural inland wetlands were identified within the site comprising:

- a 285 m² pasture wetland (Wetland A) located near the north-eastern boundary of the site; and
- a 50 m² floodplain wetland (Wetland B) associated with the upper reaches of the Mangakōtukutuku Stream.

Wetland A, see **Figure 5** below, is small and reflects historic grazing patterns within the wider site. The EclA acknowledges the degraded nature of this pasture wetland.

There are no direct impacts on Wetland B or within 10m of the wetland.



Figure 5: Source EclA Figure 15: Pasture Wetland near northeastern boundary

Refer to the EclA, **Appendix 23** for further details.

2.9 Existing Infrastructure

The Infrastructure Report prepared by Maven Associates (refer **Appendix 13**) confirms that the existing stormwater infrastructure is limited to farm drains and roadside drains and upper tributary of the Mangakotukutuku Stream.

The site contains no existing wastewater reticulation infrastructure, the HCC public reticulated network is located nearby, with existing trunk wastewater line being located within Ohaupo Road. Hamilton has one centralised wastewater treatment plant in Pukete, with upgrading being undertaken to provide additional capacity and to upgrade the secondary treatment process at the plant.

Water supply trunk main is also located within Ohaupo Road, connected to the single centralised water treatment plant located at 1A Waiora Terrace, Fitzroy, Hamilton. This currently treats water from the Waikato River that provides water supply for the vast majority of Hamilton city. There is an existing water reservoir located approximately 2km east of the SL1 Residential South development, which is at full capacity and a future water reservoir is anticipated to be constructed next to the existing reservoir as part of Hamilton's future growth.

2.10 Land Use Capability

A Soil and Land Use Capability Classification Assessment been prepared by Landsystems and is included as **Appendix 29**. The assessment carried out by Landsystems includes an on-site assessment at a greater level to the NZLRI regional scale. Their assessment confirms that the site

is predominantly underlain by LUC2 soils with limited extents of LUC 3, and 4 soils. It also identifies variations in land quality and physical limitations within the mapped LUC Classes 2 and 3, reflecting localised differences in soil characteristics, drainage and topography, as illustrated in **Figure 6** below.



Figure 6: On-site LUC assessment. Source: Landsystems.

2.11 Contamination

A Preliminary Site Investigation ('PSI') has been undertaken by Swiftsure Consulting (refer **Appendix 21**), which has identified the following HAIL activities as having potentially occurred on the Site:

- E1 – Asbestos products manufacture or disposal, including sites with buildings containing asbestos products known to be in a deteriorated condition, associated with existing and former buildings and farm structures on site; and
- I – Land that has been subject to the intentional or accidental release of hazardous substances in sufficient quantity that they could pose a risk to human health or the environment. While there are no records confirming historic superphosphate application, the site's long-term use for dairy farming is considered likely to have resulted in elevated cadmium concentrations within shallow pasture soils.

The site is therefore classified as a 'piece of land' under Regulation 5(7) of the NESCS.

Swiftsure Consulting have undertaken a further Detailed Site Investigation ('DSI') (refer **Appendix 21**) which has identified elevated concentrations of heavy metals, including arsenic, cadmium, copper, lead and zinc, together with asbestos contamination. The investigation found that contamination associated with heavy metals and asbestos is primarily concentrated within localised areas associated with former buildings, farm structures and historical activity areas, while elevated cadmium concentrations are more broadly distributed within shallow pasture soils,

reflecting the site's historic agricultural use. The proposal is a restricted discretionary activity under regulation 10 of the NESCS.

2.12 Hydrology

A Hydrological Assessment has been undertaken by WGA, refer **Appendix 20**. The Hydrological Assessment provides additional context to the hydrological considerations of the site.

The site exists within the Mangakōtukutuku catchment, which is approximately 2,677 hectares in area (AECOM, 2020). The catchment is bound to the north and east by the Peacocke Riverside catchment and to the west by the Waitawhiriwhiri catchment (AECOM, 2020). The Mangakōtukutuku stream discharges into the Waikato River approximately 2.5 km to the northeast of the site (Figure 4). Stormwater from the site will be discharged into planned stormwater wetlands that will connect to the existing drains and the Mangakōtukutuku Stream.

The Residential Development has two main groundwater-related components that have the potential to influence catchment water balances:

Short-term temporary dewatering during construction earthworks is anticipated, for proposed stormwater wetlands and wastewater infrastructure (site-wide pipelines and two wastewater pumping stations). Dewatering is anticipated to be localised and temporary, with groundwater managed and discharged in accordance with the site erosion and sediment control framework (namely the ESCP) and relevant consent condition requirements.

Long-term groundwater interception and diversion to the proposed Stormwater Wetlands, which will act as persistent hydraulic features within the developed catchment is also provided for.

Site specific investigations and groundwater monitoring have confirmed the presence of a shallow unconfined aquifer overlying a deeper confined aquifer, separated by a thin, laterally persistent low permeability aquitard. Confined groundwater levels exhibit seasonal variability and indicate the deeper aquifer is hydraulically connected to local drains and the headwaters of the Mangakōtukutuku Stream, which act as key discharge features within the catchment.

2.13 Cultural Environment

A Cultural Impact Assessment ('CIA'), included as **Appendix 24**, was prepared in support of this application. In the Listed Application documentation, the iwi authorities relevant to the project area are as follows:

- Waikato-Tainui
- Ngati Haua
- Ngati Koroki Kahukura

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 values assessment to inform the Southern Links 1 project. Two additional cultural values assessments were also undertaken to inform the Southern Links 1 project, as supporting appendices. This reflects the collaborative and engaging approach to working with manu whenua as part of the project's inception and development.

Pouwhenua Consultancy Limited built on the existing Hamilton Southern Links Tangata Whenua Working Group, with the working group comprising 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. Ongoing consultation has occurred with the hapū as documented in the Engagement and Consultation Report included as **Attachment 2 – Volume 2**

The Cultural Impact Assessment confirms the Southern Links 1 area is recognised as a culturally significant landscape for local iwi and hapu. The relationship between tangata whenua and this landscape is reflected through its whenua, waterways, natural systems and historical associations, which continue to inform the exercise of mana whakahaere and the consideration of future land use and environmental management. These relationships provide an important context for understanding the cultural values associated with the proposal.

The CIA includes identifying, that the project area forms part of the wider ancestral landscape occupied by Waikato tribes, particularly Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Wairere, Ngaati Koroki Kahukura, Ngaati Hauaa and Ngaati Apakura. For generations, this landscape has sustained the physical, cultural, spiritual and economic wellbeing of mana whenua through its waterways, fertile soils, wetlands, forests and interconnected systems of customary resource use. It is not simply a collection of waterways, wetlands or archaeological sites, but a living cultural landscape shaped by enduring relationships between Te Awa o Waikato, its tributaries, the whenua and the taiao.

The Applicants acknowledge and understand the important cultural values of the area, and have sought to implement and apply appropriate design responses and considerations as part of wider project refinement, including the riparian planting approach, landscape strategy and planting considerations, stormwater philosophy and opportunities for cultural narratives.

The Applicants are committed to working with the iwi 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.

2.14 Landscape

The site is not identified as an Outstanding Natural Landscape or Outstanding Natural Feature. It is located at the existing urban-rural interface on the south-western edge of Hamilton, between established residential development to the north and north-east and rural land to the west and south. The surrounding landscape is generally flat and is characterised by a transition from Hamilton's fine-grained suburban pattern to open rural paddocks, together with gully, drainage and open-space corridors. Resthills Park provides a clear break in the existing urban boundary with the balance being farming pastoral land. There are distant views to Mount Pirongia in a south /

west direction across rolling rural pastoral land. A Landscape Visual Impact Assessment, refer **Appendix 12**, provides additional context to the existing landscape features.

2.15 Existing Consents

Golden Ridge Farm Limited, Golden Ridge Park Limited to the best of our knowledge do not have a consenting history relating to the Residential South site. Nor does the historic farm within the SL1 Residential South development have any consenting history.

3.0 Proposal

3.1 Overview

This section of the application is a summary of the key elements of the proposal provided in accordance with clause 5(1)(a) and (e) of Schedule 5 of the FTAA.

The Southern Links 1 Project is listed and described in Schedule 2 of the FTAA as *Subdivide land and develop approximately 1035 residential allotments across approximately 48 hectares, and land for industrial activity across approximately 66 hectares*. This section provides greater detail and includes a description of any other activities that are part of the proposal to which the consent application relates.

SL1 Residential South forms a component of the Southern Links 1 Project.

The proposal seeks approval as part of a Substantive Application under the FTAA for a comprehensively master planned and staged residential development. This includes all necessary resource consents under the Resource Management Act 1991, including regional, district approvals where required, and approvals relating to the Wildlife Act.

The proposal represents the residential component of the listed Southern Links 1 Project (as detailed within **Volume 1**) and incorporates a coordinated framework of housing, transport connections, open space and three waters infrastructure. Specifically, the application seeks approval to undertake the following:

- Residential subdivision and landuse, the creation of 938 residential lots and dwellings, ten local purpose reserves (stormwater), two local purpose reserves (wastewater) and supported roading and pedestrian network.
- Neighbourhood commercial node on a 1000m² site.
- Form of roading, pedestrian and cycle paths throughout the site.
- Undertake bulk earthworks of approximately bulk earthworks across the approximately 43.3-hectare disturbance area comprise approximately 290,000 m³ of cut and 273,000 m³ of compacted fill, resulting in a net surplus of approximately 17,160m³. Approximately 86,690 m³ of topsoil will also be stripped, stockpiled and reused. Earthworks are to form building platforms, roading infrastructure and stormwater management areas, including all associated sediment and erosion control measures to facilitate building platforms, roading networks, infrastructure servicing and utilities, and stormwater management devices.

- Establish a comprehensive stormwater management network, including stormwater wetlands, detention basins, vegetated swales and water quality treatment devices.
- Construct and install new wastewater, water supply, power and telecommunications infrastructure to service the development.
- Remove vegetation where required and implement ecological restoration and planting in accordance with specialist recommendations.
- Undertake construction activities and associated temporary works as required to deliver the development in stages.
- Removal of a 285m² pasture wetland and works within 100m of natural inland wetlands;
- Construction of stormwater wetlands for the attenuation of stormwater and revegetation of riparian margins;
- Discharge of stormwater to ground and to water; and
- Precautionary reclamation of a farm drain, if considered to be a stream / river
- Riparian planting, open space and neighbourhood park.

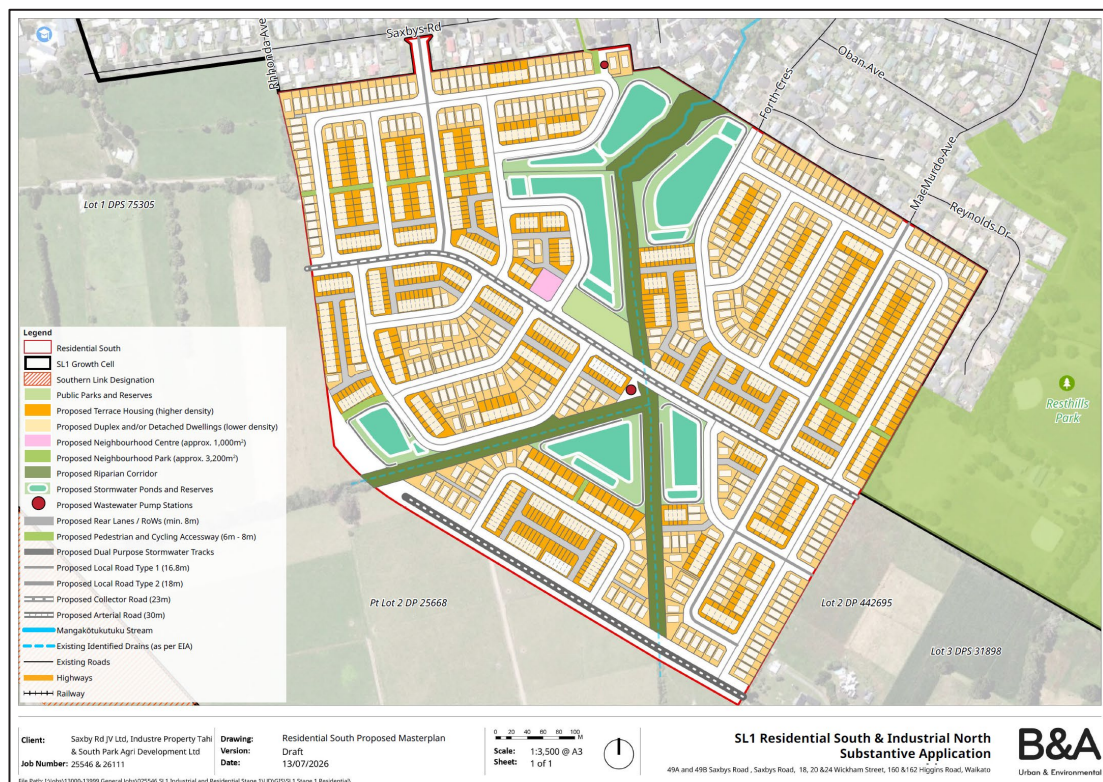


Figure 7: Southern Links 1 – Residential South Master Plan (Source B&A)

The proposed development has been designed based on the constraints and opportunities identified through the master planning process and the specialist assessments prepared for this application, including planning, urban design, landscape, ecology, geotechnical, hydrogeological, infrastructure and cultural assessments. The following sections provide a detailed description of the proposal components.

More comprehensive descriptions on specific aspects of the proposal are set out in the specialist reports and plans accompanying the **Volume 2** application.

A Wildlife approval is also sought as part of the Substantive Application for the incidental killing/injury and handling and translocation of lizards, refer **Appendix 23** EclA and **Appendix 33**.

3.2 Subdivision Design and Layout

This section of the application and the subdivision scheme plans prepared by Maven included in **Appendix 5** is provided in accordance with Clause 8(1) of Schedule 5 of the FTAA in respect of the subdivision activities proposed under the **Volume 2** application.

3.2.1 Urban Design Overview

The overall design rationale for the SL1 Residential South development has been guided by a vision to create a well-connected residential community with access to employment, education and supporting amenities. Its layout seeks to integrate with existing and planned transport networks, supporting active and public transport options alongside local road connections into Hamilton.

SL1 Residential South is expected to deliver up to 938 residential sections, open space, stormwater management and amenity outcomes to support a coherent neighbourhood structure. The residential component comprises a total of 592 terrace housing typologies and 346 lots for duplexes and/or detached dwellings, intended to provide for a range of housing typologies and densities across the development. A small neighbourhood centre will provide day-to-day services and amenities (over a 1,000m² site).

The scheme plan includes bigger lots for the terrace housing typology (via superlots), within which individual lots for terrace units are shown and are proposed to be consented. These individual lot boundaries are intended to form the basis for future detailed design and construction. Future designers and builders are expected to design and build within the approved individual lot boundaries shown within each superlot.

The design is underpinned by principles of connectivity and movement, urban form and amenity. The design vision and principles are discussed further in the Urban Design Assessment included as **Appendix 10** and can be summarised as follows:

- Create the first residential neighbourhood within the wider SL1 Growth Cell that establishes a connected, legible and high-quality urban environment capable of integrating with future stages of development.
- Deliver a compact, medium-density neighbourhood that provides a diverse range of housing choices while responding sensitively to the surrounding residential environment.
- Integrate transport, open space, ecological restoration and stormwater infrastructure into a cohesive blue-green network that supports neighbourhood identity, environmental outcomes and community wellbeing.
- Promote a walkable, safe and attractive neighbourhood with strong connections to surrounding residential areas, parks, public transport and community facilities.
- Ensure the subdivision provides an efficient and adaptable urban structure that supports future growth while delivering high-quality streetscapes, public spaces and residential amenity.

3.2.2 Subdivision Overview

3.2.2.1 Day 0 Subdivision

As an initial stage of the development, consent is sought for a Day 0 subdivision that establishes the framework for the future staged residential development of the site. The subdivision will create five development superlots (Lots 1, 2, 3, 4 and 7), together with a Local Purpose (Stormwater) Reserve (Lot 4001) and a Local Purpose (Recreation) Reserve (Lot 6000), both of which will be vested in HCC. The day 0 subdivision will also establish the necessary legal access, easements and land ownership arrangements to facilitate the subsequent residential subdivision, infrastructure works, reserve vesting and staged development of the site. An amalgamation condition is proposed requiring Lots 3, 4 and 7 to be held in the same record of title to support the integrated delivery of the development.

No physical works are proposed in the Day 0 subdivision. **Figure 8 and Figure 9**

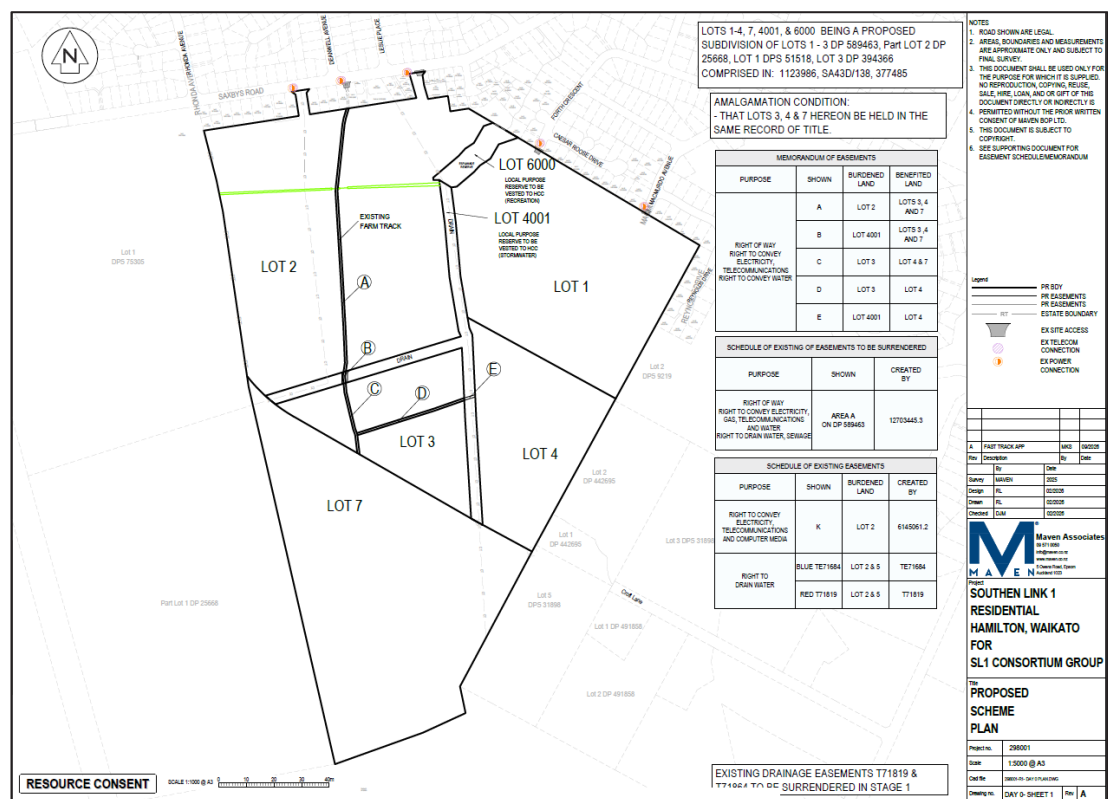


Figure 8: Southern Links 1 – Residential Day 0 Scheme Plan (Source Maven)

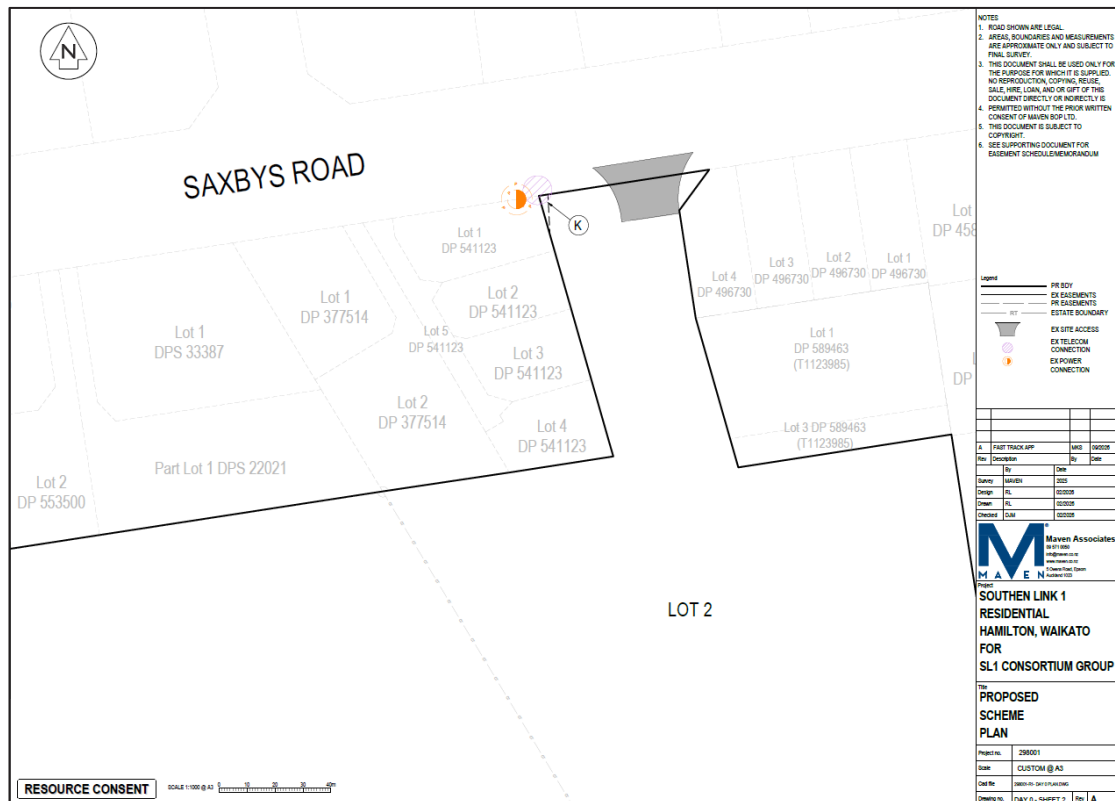


Figure 9: Southern Links 1 – Residential Day 0 Scheme Plan (Source Maven)

3.2.2.2 Residential Subdivision

As detailed on the scheme plans in **Appendix 5**, the proposal involves the creation of the following lots:

- 938 vacant residential lots (staged);
- 6 local purpose reserves (stormwater);
- Two local purpose reserves (wastewater); and
- Lots containing the associated roading and pedestrian network.

The overall rationale for this subdivision application is to enable the efficient and timely delivery of SL1 Residential South, by subdividing the site in a staged manner tied to infrastructure to create 938 new residential freehold titles. The proposed subdivision scheme plan is shown in **Figure 10** below.



Figure 10 - Proposed subdivision scheme plan. Source: Maven.

The proposal will be delivered in 5 stages, see **Figure 11** below. Each comprising residential lots, infrastructure and supporting open space. Infrastructure and earthworks are provided for and allowed in parallel with each stage to support future housing development.

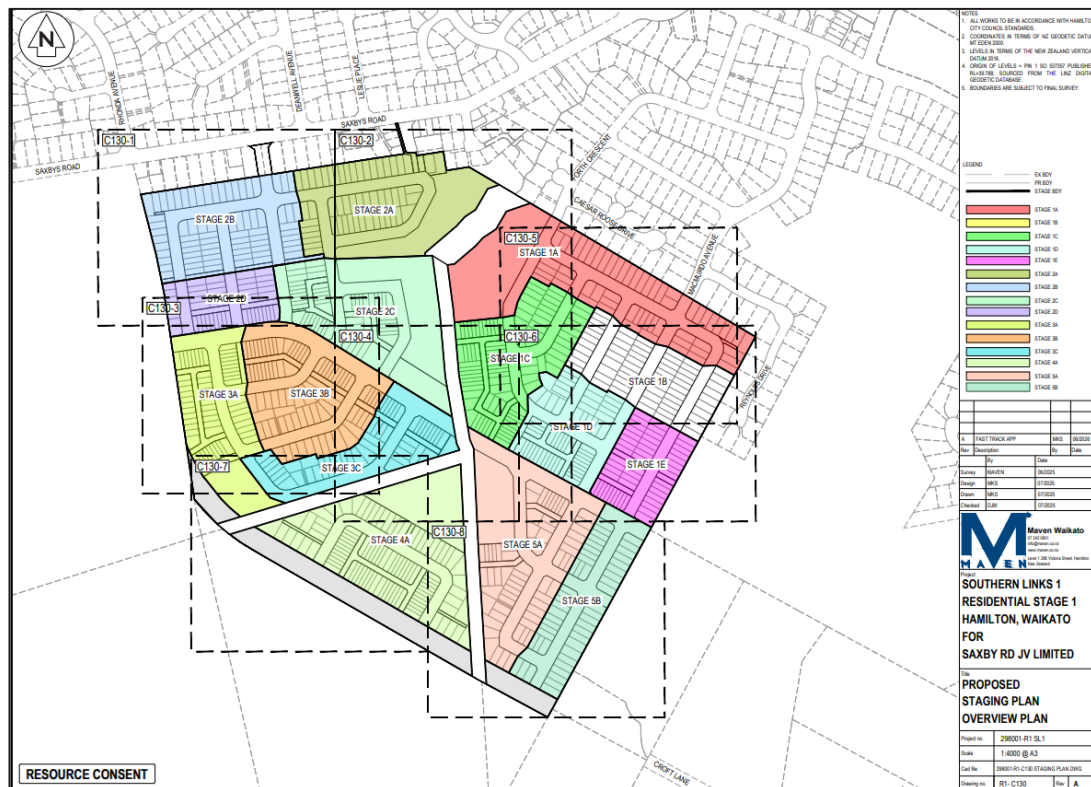


Figure 11: Proposed staging plan. Source: Maven.

The proposed lots to be created through each stage are identified on the scheme plan and are summarised in **Table 2** below and shown in **Figure 11** above. The following sections below provide an overview of the types of lots to be created through the subdivision.

Table 2: Lots (and staging) to be created through the Subdivision

Stage	Lot Type	Lot Numbers
1A	Residential Freehold	Lots 1 – 59
	Local Purpose Reserve (Stormwater)	Lot 4000 (Mangakotukutuku Stream),
	Local Purpose Reserve (Recreation)	Lot 6000
	Jointly Owned Access Lots	JOAL 3019
	Roads to Vest	Lot 3000
1B	Residential Freehold	Lots 60 – 123
	Roads to Vest	Lots 3001 - 3003
1C	Residential Freehold	Lots 124 – 214
	Jointly Owned Access Lots	JOAL 3020
	Roads to Vest	Lots 3004
1D	Residential Freehold	Lots 215 - 255
	Jointly Owned Access Lots	JOAL 3021
	Roads to Vest	Lots 3005
1E	Residential Freehold	Lots 256 – 3321
	Local Purpose Reserve (Access)	Lots 8006 and 8007
	Jointly Owned Access Lots	JOAL 3024
	Roads to Vest	Lot 3006
2A	Residential Freehold	Lots 322 – 275
	Local Purpose Reserve (Stormwater)	Lots 4002
	Local Purpose Reserve (Wastewater)	Lot 5000
	Local Purpose Reserve (Recreation)	Lot 6000
	Local Purpose Reserve (Access)	Lots 8001
	Roads to Vest	Lots 3007
	Other subdivision lot	Lot 9000
2B	Residential Freehold	Lots 376 – 447
	Local Purpose Reserve (Access)	Lots 8002 - 8005
	Local Purpose Reserve (Stormwater)	Lot 4010
	Jointly Owned Access Lots	JOAL 3026
	Roads to Vest	Lots 3008
2C	Residential Freehold	Lots 4448 – 499
	Local Purpose Reserve (Stormwater)	Lots 4007
	Local Purpose Reserve (Recreation)	Lot 6001
	Jointly Owned Access Lots	JOAL 3027 and 3028
	Roads to Vest	Lots 3009 and 3010

Stage	Lot Type	Lot Numbers
2D	Residential Freehold	Lots 500 – 544
	Jointly Owned Access Lots	JOAL 3029 and 3030
	Roads to Vest	Lots 3011 and 3012
3A	Residential Freehold	Lots 545 – 602
	Local Purpose Reserve (Stormwater)	Lots 4008
	Local Purpose Reserve (Access)	Lot 8008
	Jointly Owned Access Lots	JOAL 3031 and 3032
	Roads to Vest	Lots 3013
3B	Residential Freehold	Lots 603 – 683
	Jointly Owned Access Lots	JOAL 3034 - 3036
	Roads to Vest	Lots 3014
3C	Residential Freehold	Lots 684 – 729 and Lot 938
	Local Purpose Reserve (Wastewater)	Lot 5001
	Jointly Owned Access Lots	JOAL 3037 and 3038
	Roads to Vest	Lots 3015
4A	Residential Freehold	Lots 730 and 827
	Local Purpose Reserve (Stormwater)	Lot 4009
	Jointly Owned Access Lots	JOALs 3039, 3040 and 3042
	Local Purpose Reserve (Access)	Lot 8008
	Roads to Vest	Lot 3016
5A	Residential Freehold	Lots 828 - 889
	Local Purpose Reserve (Stormwater)	Lot 4010
	Jointly Owned Access Lots	JOALs 3043 - 3044
	Roads to Vest	Lot 3017
5B	Residential Freehold	Lots 890 – 938
	Roads to Vest	Lot 3018

3.2.3 Residential Freehold Lots

The site contains 938 residential freehold Lots across the site. In order to provide certainty resource consents are sought that apply development controls across the development that are outlined in the Design Guidelines (refer **Appendix 9**) and which are embedded as conditions of consents and a private covenant where relevant. The Design Guidelines apply to buildings and landscaping for terrace housing, duplex dwelling and single dwelling typologies and are intended to provide a clear and coordinated framework to manage the design and delivery of high-quality built form and landscaping across the SL1 Residential South development.

The Design Guidelines set out a series of Core Controls that establish a ‘building envelope’ on each residential lot within SL1 Residential South. Development on the lots must comply with the Core Controls and certified at the building consent stage. In addition to these Core Controls, qualitative aspects of development are addressed through a series of Discretionary Design Guidelines that allow for aspects of design to respond to the unique context of

each individual lot across the development. Consistency with these Discretionary Design Guidelines is mandated through a private covenant to be registered on each property title.

Guidelines for SL1 Residential South is to create a neighbourhood that:

- Is a safe, comfortable and enjoyable for all residents.
- Includes a mix of housing types so more people can find a home that suits them.
- Has streets and public spaces that feel safe and inviting.
- Is easy to get around, with clear routes and good connections.
- Looks after the natural environment

The Design Guidelines are intentionally flexible enough for individuals and designers to create unique architectural designs while ensuring the overarching objectives are met.

The Design Guidelines have been established based upon the following:

- Rear-loaded super-lots: Residential units with rear lane access can accommodate a range of typologies, including terrace housing, duplex dwelling and single dwellings. The key defining feature is that vehicle access and parking are provided from the rear lane, typically through rear garages or parking areas.
- Front-loaded superlots: Front-loaded superlots can accommodate a range of typologies, including terrace housing, duplex dwelling and single dwellings. Car parking and vehicle access for these housing types is provided from their primary road frontage, resulting in a streetscape pattern that incorporates driveways, landscaping and entry paths.
- Duplex and single dwelling lots: Except for the rear-loaded and front-loaded superlots identified above, the remaining residential lots have been identified as Typical Lots, which can accommodate duplex and single dwelling, subject to their respective design controls

As outlined in the Residential Design Guidelines, **Appendix 9**, and Implementation Framework the SL1 Residential South Design Guidelines provide the main mechanism for managing future residential built form and landscaping outcomes. The Guidelines apply to the Residential South residential area only, and do not apply to the proposed commercial lot.

The Guidelines include two key components, being Part C the Core Controls and Parts D & E Discretionary Design Guidelines covering built form and landscaping. The Core Controls establish the key built form and site layout parameters for future residential development, addressing key urban design matters through residential bulk, placement and amenity standards. These controls collectively provide a comprehensive framework for managing the bulk, massing, scale, layout, streetscape relationship and on-site amenity of future residential development. All future dwellings are required to meet these Core Controls as per Condition 144 on the Land Use, and no additional resource consent will be required. Any proposal that does not meet these Core Controls will require a separate approval either via a variation to this consent, or through applying for a separate consent.

The Discretionary Design Guidelines address the more qualitative aspects of residential design. These include visual appearance and articulation, public realm interface, roof form, materials and colours, lane design, pedestrian and vehicle access, garages and parking, outdoor living spaces, service areas, fences, gates and walls, front yard planting, landscaping, paving and hard surfaces, letterboxes, lighting and planting selection. These matters are important since they influence the

detailed quality of individual buildings and landscapes; Due to the qualitative nature of these aspects of the Discretionary Design Guidelines they do provide some flexibility to respond to lot conditions, housing typology and architectural design.

The responsibility for confirming each development is consistent with the Guidelines sits with the Residential Design Advisor (RDA) who is required to be independent of the development, and a suitably qualified and experienced Urban Designer who will assess and certify each development.

The Guidelines require building and landscape plans to be submitted to the SL1 Residential South Residential Design Advisor before an application for building consent is lodged with the relevant territorial authority. The information required for review includes the site plan, floor plans, elevations, landscape plan, material and colour specifications, and other relevant design information. This information will enable the RDA to assess whether the proposal complies with the Core Controls and is consistent with the Discretionary Design Guidelines. Where the RDA is satisfied with the proposal, a design certification will be issued. Where a design departs from the Discretionary Design Guidelines, the RDA may still confirm the design if it considers that a positive built form outcome will be achieved that is consistent with the intent of the design objectives and guidelines. Design Certification is required to document, in writing, the reasons the proposal is considered to be consistent with the design guidelines and objectives.

The Design Guideline include a range of “typical architectural plans” that show how anticipated development outcomes could be accommodated on a variety of lots throughout the development. These are not the only building designs that are anticipated to be developed across the site but show how the core controls can be achieved on the site, providing certainty on the workability of these provisions.

The Core Controls provide a certainty for the management of the built form, streetscape and amenity outcomes, while the Discretionary Design Guidelines and Objectives RDA review process provide a further mechanism to create a coherent, high-quality and context-responsive residential built form across the Residential South area. This provides a clear checkpoint between resource consent approvals being granted and future building delivery. It provides an additional review mechanism to support implementation of the intended residential design outcomes.

Underpinning the Design Guidelines and review approach is the following flow chat, which sets out clear expectations and touch points through the implementation phase.

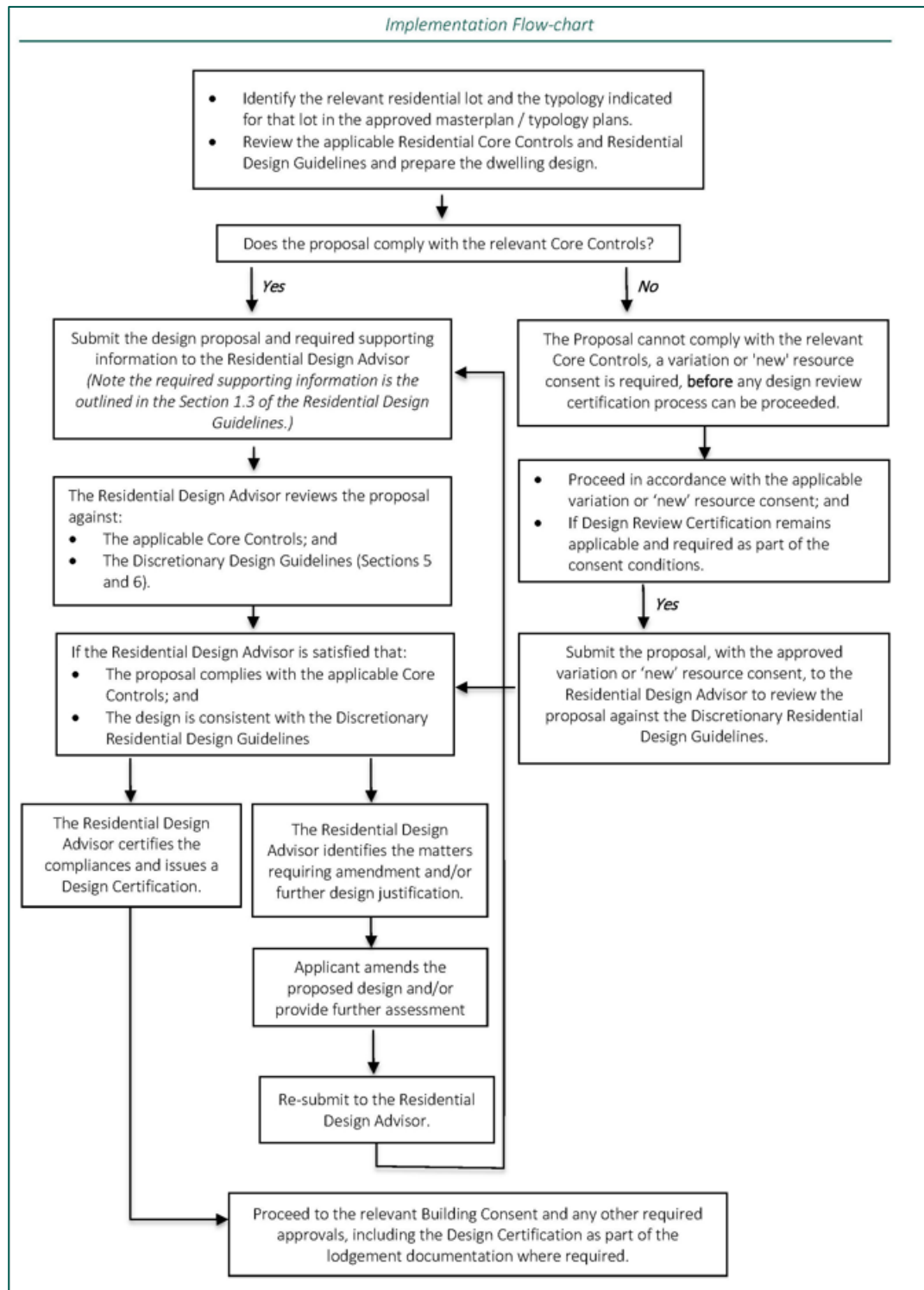


Figure 12: Residential Design Guide Implementation Flowchart

As outlined in the flow chat above (**Figure 12**), the review is captured by the Residential Design Advisor (RDA) for SL1 Residential South, that is made up of suitably qualified independent experts who can verify the design outcomes and adherence to the bulk and location controls and Design Guidelines.

3.2.3.3 Rear-loaded Superlots

All rear-loaded terrace housing, duplex dwellings and single dwellings are required to meet the following bulk and location Core Controls.

Table 3: Proposed development controls for rear loaded residential Lots

Control	Rear-Loaded Terrace Housing
Density	The number of residential units provided within each superlot shall not be less than or exceed the yield identified below: Superlot 7109 = 12 Superlot 7110 = 5 Superlot 7111 = 7 Superlot 7112 = 5 Superlot 7113 = 9 Superlot 7114 = 10 Superlot 7118 = 4 Superlot 7119 = 12 Superlot 7120 = 6 Superlot 7121 = 10 Superlot 7126 = 10 Superlot 7211 = 7 Superlot 7212 = 9 Superlot 7213 = 6 Superlot 7214 = 10 Superlot 7215 = 6 Superlot 7216 = 4 Superlot 7219 = 9 Superlot 7220 = 9 Superlot 7300 = 8 Superlot 7301 = 10 Superlot 7303 = 9 Superlot 7304 = 10 Superlot 7306 = 10 Superlot 7307 = 6 Superlot 7308 = 8 Superlot 7309 = 10 Superlot 7311 & 7315 = 11 Superlot 7316 = 9 Superlot 7402 = 12 Superlot 7403 = 15 Superlot 7404 = 12 Superlot 7405 = 15 Superlot 7500 = 7 Superlot 7501 = 5
Building coverage (maximum)	60% of the parent site area

Control		Rear-Loaded Terrace Housing
		For terrace housings, the maximum site coverage shall be assessed across the overall parent site, rather than to an individual unit or individual allotment.
Maximum impermeable surface		70% of the parent site area. For terrace housings, the maximum site coverage shall be assessed across the overall parent site, rather than to an individual unit or individual allotment.
Landscaped area (minimum)		20% of the parent site area. For terrace housings, the minimum landscaped area shall be assessed across the overall parent site, rather than to an individual unit or individual allotment.
Landscaping forward of building line to the transport corridor boundary, JOAL or ROW (minimum)		• Terrace housing with residential unit frontage less than 7.5m - Min. 30% • Terrace housing with residential unit frontage 7.5m or greater Min. 40% • Where a site has frontage to both a transport corridor and a JOAL or ROW, then this standard shall only apply to the area between the building and the transport corridor boundary.
Front setback (minimum)		1m from transport corridor
All other setbacks (minimum)		• 1m side for end unit of the terrace building • 0m rear to rear lane
Garage/vehicle access		Rear lane access only — no front vehicle crossing permitted
Height (maximum)		11m • +1m where $\geq 50\%$ of roof pitch is 15° or more
Height in relation to boundary		• $4m + 60^\circ$ Does not apply to: • A boundary with transport corridors or rear lanes • Internal boundaries within a site • Site boundaries where there is an existing common wall between 2 buildings on adjacent sites, or where a common wall is proposed
Public interface and passive surveillance		• Pedestrian access from transport corridor to front door of each unit required At least one habitable room shall have a clear glazed window with a minimum dimension of 1m, facing the transport corridor • Windows must not be obstructed by accessory building or fence greater than 1.5m in height • Corner sites: requirement applies only to the frontage from which pedestrian access is provided
Separation and privacy		• Minimum 2m setback between residential buildings (except attached) • Windows must be offset by 1.5m where different buildings are within 3m of one another

Control	Rear-Loaded Terrace Housing
	Offset not required at ground floor where buildings are separated by a solid fence of at least 1.8m
Outdoor living area	Minimum 12m² with 1.8m minimum dimension Outdoor living areas may comprise a combination of ground floor, balcony, verandah, porch, patio or roof terrace space that: Where provided in the form of a balcony, patio, verandah, porch or roof terrace, is at least 8m² and has a minimum dimension of 1.8m; and Is accessible from the residential unit
Outlook space	- Principal living room: minimum 4m depth × 4m width (measured from the centre point of the largest window) - All other habitable rooms: minimum 1m × 1m Must not be obstructed by buildings or fences that do not comply with fencing requirements - Retaining walls must not infringe the required outlook space
Service area	- Minimum 5m² per unit (may be provided across two areas) At least 1.4m² for bin storage, accessible from the rear lane without passing through the residential unit excluding garages - Clothes drying provision must be accessible from each unit - Screened from public view
Bicycle parking	Where no dedicated garage is provided, a secure enclosed bicycle storage enclosure must be provided.
Fences/walls – transport corridor and reserve boundaries	Transport corridor/front yard boundary: - Maximum 1.2m; may be increased to 1.5m where outdoor living area adjoins, provided ≥50% of the portion above 1.2m is visually permeable Reserve boundary: - Maximum 1.5m; may be increased to 1.8m, provided ≥50% of the portion above 1.5m is visually permeable Combined fence and retaining wall height (measured from bottom to top) shall not exceed 1.5m, unless: - For a combined height of 1.5m to 2.5m, the structure incorporates one horizontal step of at least 1m in depth, located no more than 1.2m above the transport corridor boundary level - For a combined height of 2.6m to 3.5m, the structure incorporates two horizontal steps, each at least 1m in depth, with each step located no more than 1.2m above the base of that step
Fences/walls – other boundaries	- Rear lane: maximum 1.5m (may be increased to 1.8m, provided ≥50% of the portion above 1.5m is visually permeable) - All other boundaries: maximum 1.8m

The following super-lot masterplan identifies the rear-loaded lots within SL1 Residential South development:

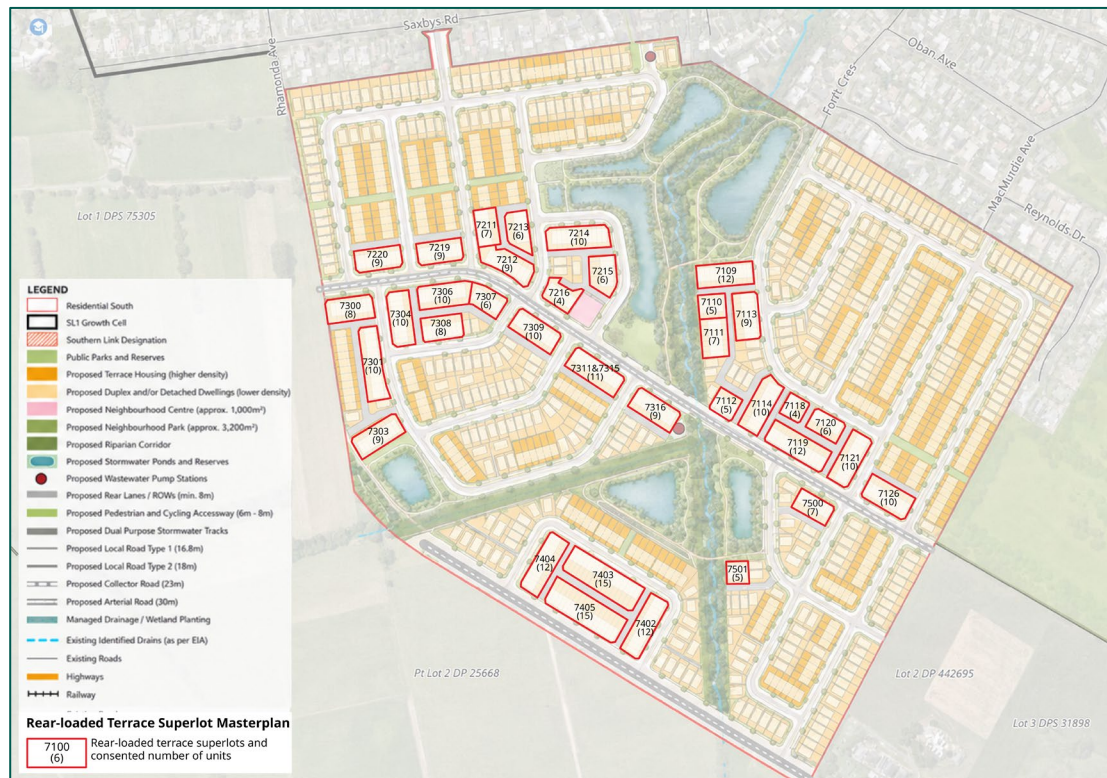


Figure 13: Rear-loaded Superlot Masterplan (Source B&A)

3.2.3.4 Front-loaded Superlot

All front-loaded terrace housing, duplex dwellings and single dwellings are required to meet the following bulk and location Core Controls.

Table 4: Proposed development controls for front loaded residential Lots

Control	Front-Loaded Terrace Housing
Density	The number of residential units provided within each superlot shall not be less than or exceed the yield identified below: Superlot 7100 = 6 Superlot 7101 = 3 Superlot 7102 = 12 Superlot 7103 = 6 Superlot 7104 = 11 Superlot 7105 = 6 Superlot 7106 = 3 Superlot 7107 = 3 Superlot 7108 = 6 Superlot 7115 = 5 Superlot 7116 = 6 Superlot 7117 = 5 Superlot 7122 = 4 Superlot 7123 = 8 Superlot 7124 = 8 Superlot 7125 = 4

Control	Front-Loaded Terrace Housing
	Superlot 7127 = 8 Superlot 7128 = 7 Superlot 7200 = 6 Superlot 7201 = 6 Superlot 7202 = 5 Superlot 7203 = 6 Superlot 7204 = 7 Superlot 7205 = 7 Superlot 7206 = 6 Superlot 7207 = 6 Superlot 7208 = 6 Superlot 7209 = 3 Superlot 7210 = 3 Superlot 7217 = 5 Superlot 7218 = 5 Superlot 7221 = 5 Superlot 7222 = 5 Superlot 7302 = 11 Superlot 7305 = 8 Superlot 7310 = 4 Superlot 7312 = 7 Superlot 7313 = 6 Superlot 7314 = 4 Superlot 7400 = 9 Superlot 7401 = 8 Superlot 7502 = 6
Building coverage (maximum)	50% of the parent site area For terrace housings, the maximum site coverage shall be assessed across the overall parent site, rather than to an individual unit or individual allotment.
Maximum impermeable surface	70% of the parent site area. For terrace housings, the maximum site coverage shall be assessed across the overall parent site, rather than to an individual unit or individual allotment.
Landscaped area (minimum)	20% of the parent site area. For terrace housings, the minimum landscaped area shall be assessed across the overall parent site, rather than to an individual unit or individual allotment.
Landscaping forward of building line to the transport corridor boundary, JOAL or ROW (minimum)	Terrace housing with residential unit frontage less than 7.5m - Min. 30% Terrace housing with residential unit frontage 7.5m or greater - Min. 40%

Control	Front-Loaded Terrace Housing
	Where a site has frontage to both a transport corridor and a JOAL or ROW, then this standard shall only apply to the area between the building and the transport corridor boundary.
Front setback (minimum)	1.5m from transport corridor - Where garage doors face a transport corridor, they shall be setback 0.5m from the front façade of the dwelling. - Where garage doors or carports face a transport corridor, they shall be setback maximum of 2m or at least 5m. - Any accessory building, other than garage, either attached or detached shall be setback at least 1m from the front building line of the residential unit. 1m for a single-story unenclosed verandah/ patio/ porch space attached to a residential unit, provided the building or structure can achieve compliance with NZ Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).
All other setbacks (minimum)	1m side for end unit of the terrace building 1m rear except for the following lots that are subject to a greater setback to accommodate the relevant landscaping buffer: - Minimum 4m for Lots 333 – 337; - Minimum 6m for Lots 306 – 320.
Garage/vehicle access	- Maximum one (1) double-width vehicle crossing per two residential units - Single crossings: 3.0–3.5m wide - Shared double crossings: 5.5–6.0m wide, centred on the boundary between units
Height (maximum)	11m +1m where $\geq 50\%$ of roof pitch is 15° or more
Height in relation to boundary	$4m + 60^\circ$ Does not apply to: - Transport corridors or rear lanes - Internal boundaries within a site - Site boundaries where there is an existing common wall between 2 buildings on adjacent sites, or where a common wall is proposed
Public interface and passive surveillance	Pedestrian access from transport corridor to front door of each unit required At least one habitable room shall have a clear glazed window with a minimum dimension of 1m, facing the transport corridor

Control	Front-Loaded Terrace Housing
	- Windows must not be obstructed by accessory building or fence greater than 1.5m in height - Corner sites: requirement applies only to the frontage from which pedestrian access is provided
Separation and privacy	- Minimum 2m setback between residential buildings (except attached) - Windows must be offset by 1.5m where different buildings are within 3m of one another - Offset not required at ground floor where buildings are separated by a solid fence of at least 1.8m
Outdoor living area	Minimum 12m² with 1.8m minimum dimension Outdoor living areas may comprise a combination of ground floor, balcony, verandah, porch, patio or roof terrace space that: Where provided in the form of a balcony, patio, verandah, porch or roof terrace, is at least 8m² and has a minimum dimension of 1.8m; and Is accessible from the residential unit
Outlook space	- Principal living room: minimum 4m depth × 4m width (measured from the centre point of the largest window) - All other habitable rooms: minimum 1m × 1m Must not be obstructed by buildings or fences that do not comply with fencing requirements - Retaining walls must not infringe the required outlook space
Service area	Minimum 5m² per unit (may be provided across two areas); At least 1.4m² for bin storage where bins can be moved to collection areas without passing through the residential unit excluding garages - Clothes drying provision must be accessible from each unit - Screened from public view
Bicycle parking	Where no dedicated garage is provided, a secure enclosed bicycle parking enclosure must be provided.
Fences/walls – transport corridor and reserve boundaries	Transport corridor/front yard boundary: - Maximum 1.2m; may be increased to 1.5m where outdoor living area adjoins, provided ≥50% of the portion above 1.2m is visually permeable Reserve boundary: - Maximum 1.5m; may be increased to 1.8m, provided ≥50% of the portion above 1.5m is visually permeable Combined fence and retaining wall height (measured from bottom to top) shall not exceed 1.5m, unless: - For a combined height of 1.5m to 2.5m, the structure incorporates one horizontal step of at least 1m in depth, located no more than 1.2m above the transport corridor boundary level

Control	Front-Loaded Terrace Housing
	For a combined height of 2.6m to 3.5m, the structure incorporates two horizontal steps, each at least 1m in depth, with each step located no more than 1.2m above the base of that step
Fences/walls – other boundaries	All other boundaries: maximum 1.8m

The following super-lot masterplan identifies the front-loaded lots within SL1 Residential South development:

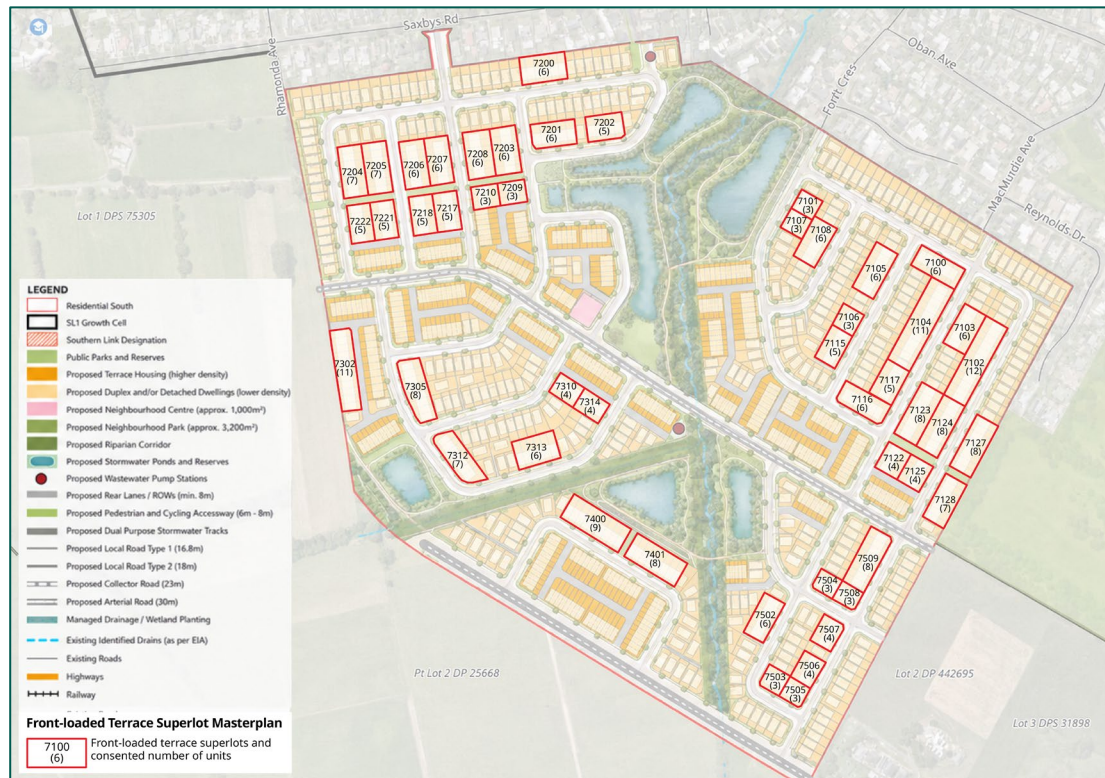


Figure 14: Front-loaded Superlot Masterplan (Source B&A)

3.2.3.5 Duplex and single dwelling lots

Duplex dwellings comprise two attached dwellings sharing a common wall in a semi-detached configuration. Single dwellings may be single or two storeys, ranging from compact homes to larger family dwellings, depending on lot size and design response.

Both typologies are typically oriented to the primary street frontage where possible, with private open space located to the rear or side. This supports good daylight, outlook, and privacy outcomes, while maintaining a general residential suburban pattern of front setbacks, landscaped yards and clearly defined street frontages.

All duplex dwelling and single dwellings are required to meet the following bulk and location Core Controls, and there are alternative controls apply to identified lots where necessary.

Table 5: Proposed development controls for duplex and single dwelling lots

Control	Duplex & Single-Dwelling Lots
Density	Maximum one (1) single dwelling per lot
Building coverage (maximum)	50% of lot area
Maximum impermeable surface	70%
Landscaped area (minimum)	Minimum 20%
Landscaping forward of building line to a transport corridor boundary, JOAL or ROW (minimum)	50% of area forward of front building line Where a site has frontage to both a transport corridor and a JOAL or ROW, then this standard shall only apply to the area between the building and the transport corridor boundary.
Front setback (minimum)	1.5m from local and collector transport corridors - Where garage doors face a transport corridor, they shall be setback 0.5m behind the front façade of the dwelling - Where garage doors or carports face a transport corridor, they shall be setback a maximum of 2m or at least 5m from the transport corridor boundary
All other setbacks (minimum)	1m side & rear except one side yard can be reduced to 0m where: - The setback from the opposite side yard on the site is at least 1.5m; and - Legal provision is made for access and maintenance; and - Neighbours' consent is obtained; or it is a common/party wall For Lots 1, 4–18, 20–32, 60–68, 322–331, 338–341, and 376–394, the minimum setback from the rear boundary is 4m. For Lots 69 and 321, the minimum setback from the rear boundary is 6m.
Garage/vehicle access	Duplex: - Maximum one (1) double-width crossing per two units - Single-width crossings: 3.0–3.5m wide - Double-width crossings: 5.5–6.0m wide, centred on the boundary between units Single dwelling: - One crossing per lot
Height (maximum)	10m with a maximum of 2 storeys +1m where $\geq 50\%$ of roof pitch is 15° or more
Height in relation to boundary	- Side boundaries: $4m + 60^\circ$ - All other boundaries: $4m + 45^\circ$ Does not apply to: - Transport corridors or rear lanes

Control	Duplex & Single-Dwelling Lots
	- Internal boundaries within a site - Site boundaries where there is an existing common wall between 2 buildings on adjacent sites, or where a common wall is proposed
Public interface and passive surveillance	- Pedestrian access from transport corridor to front door of each unit required At least one habitable room shall have a clear glazed window with a minimum dimension of 1m, facing the transport corridor - Windows must not be obstructed by accessory building or fence greater than 1.5m in height - Corner sites: requirement applies only to the frontage from which pedestrian access is provided
Separation and privacy	- Minimum 2m setback between residential buildings (except attached) - Windows must be offset by 1.5m where different buildings are within 3m of one another - Offset not required at ground floor where buildings are separated by a solid fence of at least 1.8m
Outdoor living area	Minimum 20m² with 3m minimum dimension
Outlook space	- Principal living room: minimum 4m depth × 4m width (measured from the centre point of the largest window) - All other habitable rooms: minimum 1m × 1m Must not be obstructed by buildings or fences that do not comply with fencing requirements - Retaining walls must not infringe the required outlook space
Visual Screen Tree Planting	A 3m wide visual screen tree planting to be provided for [Insert SL1 lots — confirm from masterplan], along the rear boundary.
Service area	Minimum 5m² per unit (may be provided across two areas); At least 1.4m² for bin storage and located where bins can be moved to collection areas without passing through the residential unit excluding garages - Clothes drying provision must be accessible from each unit - Screened from public view
Bicycle parking	Where no dedicated garage is provided, a secure enclosed bicycle parking enclosure must be provided.
Fences/walls – transport corridor and reserve boundaries	Transport corridor/front yard boundary: - Maximum 1.2m; may be increased to 1.5m where outdoor living area adjoins, provided ≥50% of the portion above 1.2m is visually permeable Reserve boundary: - Maximum 1.5m; may be increased to 1.8m, provided ≥50% of the portion above 1.5m is visually permeable

Control	Duplex & Single-Dwelling Lots
	Combined fence and retaining wall height (measured from bottom to top) shall not exceed 1.5m, unless: - For a combined height of 1.5m to 2.5m, the structure incorporates one horizontal step of at least 1m in depth, located no more than 1.2m above the transport corridor boundary level - For a combined height of 2.6m to 3.5m, the structure incorporates two horizontal steps, each at least 1m in depth, with each step located no more than 1.2m above the base of that step
Fences/walls – other boundaries	All other boundaries: maximum 1.8m This standard does not apply to retaining walls that form part of, or are required to support, the dwelling on sloping lots, including retaining walls associated with split-level house design.

Concept typology plans have been provided as **Appendix 7** to enable the built form and controls to be contextualised, and to inform the built form outcomes being sought by these controls and design guide. The concept site plans for residential lots are not a final representation of the built form, and land use consent is proposed only to enable construction of buildings that comply with the development controls set out above. **Figure 15 - Figure 17**, below, demonstrate the type of built form outcomes that are anticipated by the bulk and location controls and design guide approach.



Figure 15: Rear Loaded terraced apartment (Source; Wingates)



Figure 16: Front loaded terraced apartment (Source; Wingates)



Figure 17: Front loaded duplex typology (Source; Wingates)

The Residential Design Guide will be implemented through the future development of the residential lots as follows:

(1) Site Layout

This section establishes mandatory development standards for freehold Lots that development must be in general accordance with. By setting clear standards, particularly for elements that impact streetscape and visual amenity, the standards ensure that Lots can

accommodate dwellings at the anticipated density while maintaining a cohesive neighbourhood character.

(2) Architectural Design

This section is intended to inform a well-built urban environment rather than dictate the exact design, style and layout for each freehold Lot. This section sets out the evaluative framework for future development to be assessed against.

The intent of the matters set out in the Architectural Design section is to enable flexibility in design whilst encouraging diversity of design solutions that ensure a consistent quality of built form.

(3) Landscape Design

This section establishes landscaping standards for freehold Lots, with a combination of mandatory measures and suggested guidelines to ensure that the development is appropriately landscaped for on-site and streetscape amenity, with consistent elements creating a cohesive landscaped environment.

Residential Design Advisor (RDA)

Prior to the application for building consent, all designs on the freehold Lots must be reviewed and endorsed by a Residential Design Advisor (RDA) independent from the Applicant, confirming that the design is in general accordance with the Design Guidelines. This will be done privately and offline from the Council process. This is a self-imposed process that the applicant is committed on to ensure good urban design outcomes are reached.

The overall approach to residential development, via a clear set of bulk and location controls, detailed design guide and design review panel, is cognisant of the scale of the development proposed, at 938 residential homes, the staged nature of the development, and the relationship of future build partners across the site. This method gives certainty on the outcomes being sought, whilst providing flexibility to the future build partners to support a cohesive and diverse residential community.

3.2.4 Neighbourhood Commercial Node

The Residential South area includes a small neighbourhood node providing day-to-day services and amenities over a 1000m² site, with 433m² GFA proposed over three tenancies, refer **Appendix 8** for land use plans.

For the commercial lot, the Neighbourhood Centre provisions of the HCC-ODP have been used as the base (**Appendix 9**), reflecting its intended role as a local-serving centre for the immediate surrounding residential community. The design controls address the scale and intensity of development, building height, setbacks, active frontage, service areas, outdoor storage, access and parking. Ensuring that the commercial lot develops as a small, accessible and pedestrian-oriented local centre that is well integrated with the surrounding neighbourhood. Together, these controls support a legible small centre while maintaining compatibility with surrounding residential amenity.

For the land use plans for the commercial node, adopting the above bulk and location controls, refer **Appendix 9**.

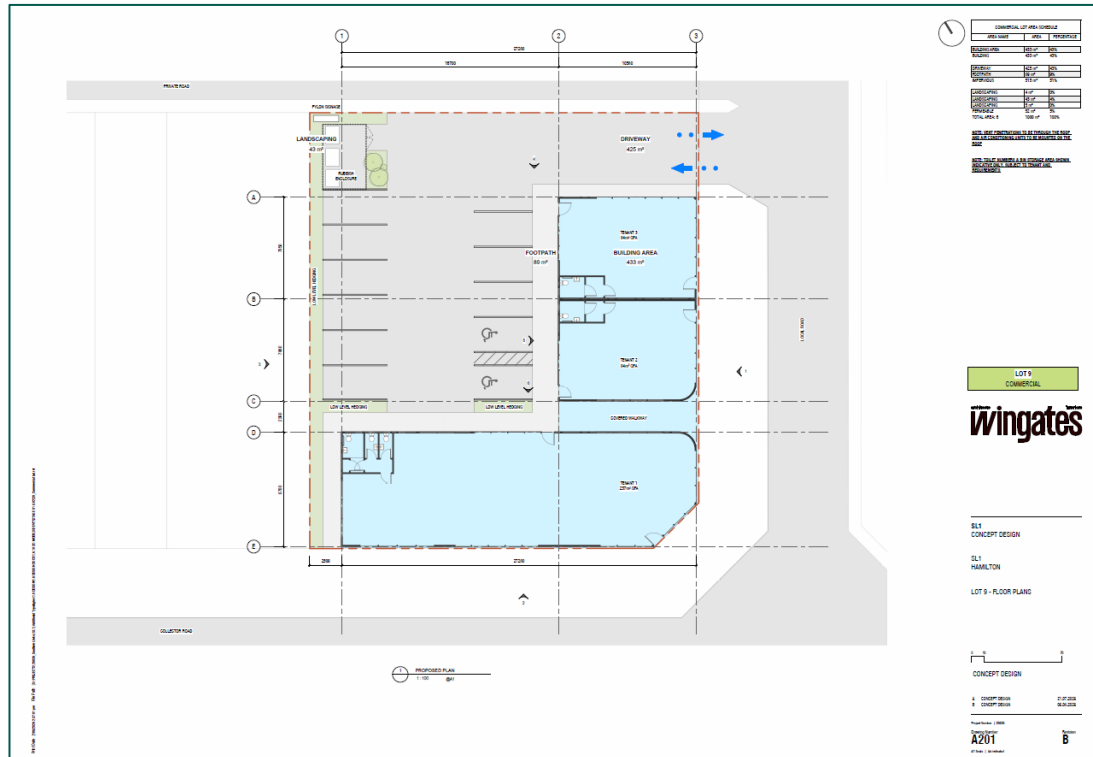


Figure 18: Residential commercial node site plan (Source Wingates)

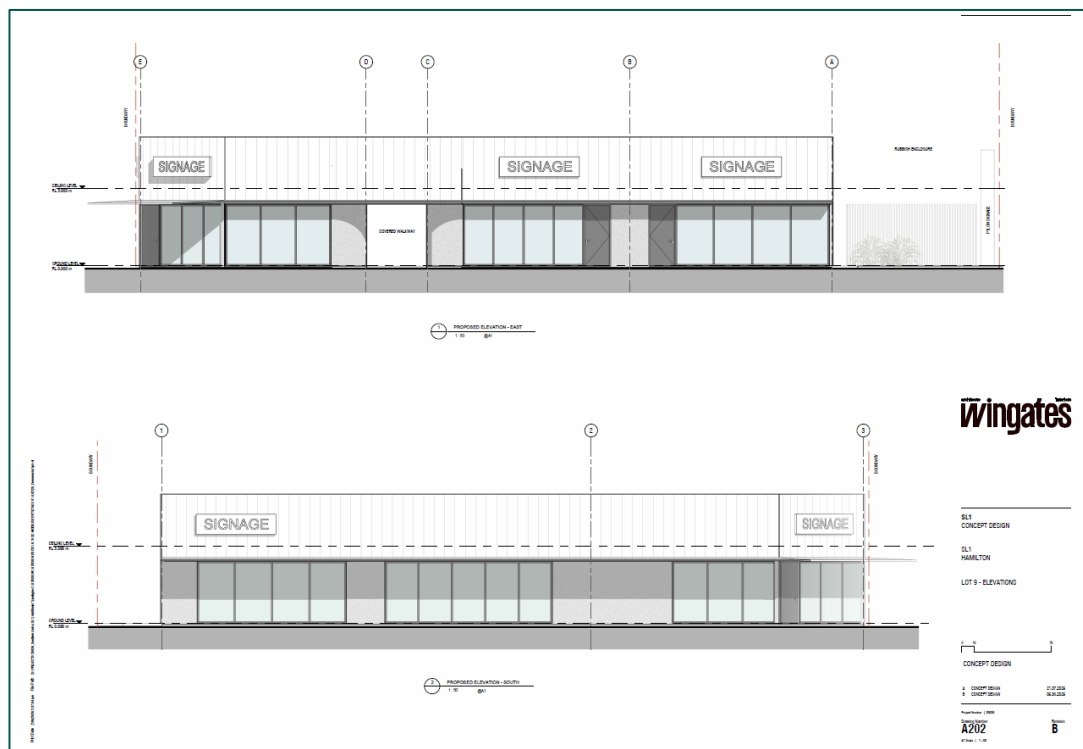


Figure 19: Residential commercial node elevations (Source Wingates)

The Neighbourhood Commercial Node, outlined above, via the bulk and location controls and activities sought, provides for three small scale retail activities, food and beverage activities and similar all anticipated within a small commercial node supporting residential. No specific tenancy is confirmed at this stage; however, it is likely to include a café, small scale food and beverage use and similar small-scale retail. The Neighbourhood Commercial Node is located adjacent to the

collector road through the site and adjoining the Neighbourhood Park. The Neighbourhood Commercial Node is proposed at the halfway point of the development.

3.2.5 Jointly Owned Access Lots

As detailed on the Scheme Plan, nine Jointly Owned Access Lots (JOALs) will be created to provide rear loaded access to a number of lots created by the subdivision. JOALs range in size depending on the number of lots they are serving and will be held in un-divided shares by the owners of the relevant lots.

3.2.6 Roads to Vest

The roads constructed throughout the subdivision will be vested in Council. The roads to vest for each stage and sub-stage are detailed on the Scheme Plan and are identified as Lots 3000-3018. Further details on the roading network to be delivered is set out in section 3.5 below.

3.2.7 Recreation Reserve and Neighbourhood Park

As detailed on the Scheme Plan, the proposal includes the creation of access to recreation reserves and two recreation reserves (lots 6000 being 6025m² and 6001 3204m²) that will vest in Council. The neighbourhood park is co-located with the local purpose stormwater reserve (riparian corridor) to provide a continuation of outdoor amenity areas across the development. The neighbourhood park (lot 6001) has been proposed opposite the commercial node and adjoining the riparian corridor. The neighbourhood park and wider open space provisions is included in **Appendix 9**, SL1 Residential South and Industrial North Urban Design Pack. **Figure 20** below demonstrates the locational attributes of the proposed neighbourhood park.



Figure 20: Residential South open space provisions (Source B&A)

The park includes key amenities that will align with the indicative provisions of a neighbourhood park, with open green space for informal games and active recreation and appropriate landscape planting and treatment. Informal facilities such as benches, will be included. As per the Cultural Impact Assessment, refer **Appendix 24**, appropriate wayfinding and cultural narratives will be included within the open space network.

The proposal includes an esplanade provision within Lot 6000, inclusive of the upper tributary of the Mangakotukutuku Stream. **Figure 21**, below, demonstrates the riparian planting outcomes being sought within this corridor and the multi-faceted shared functionality being proposed where adjoining the vested stormwater ponds.

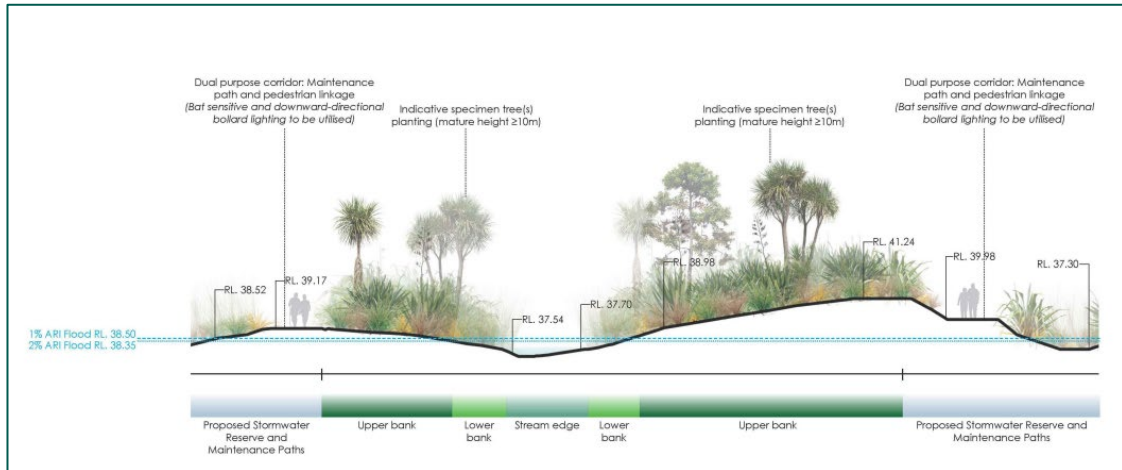


Figure 21: Residential South riparian planting and esplanade within upper tributary of Mangakotukutuku Stream (Source B&A Landscape Plan)

3.2.8 Local Purpose Reserves

As detailed on the Scheme Plan the proposal involves the creation of Local Purpose Reserves, for the purpose of stormwater, wastewater and public access and are a range of sizes with varying purposes, as set out below:

Table 6: Proposed reserve lots

Stage	Lot Number	Purpose	Size
1A	Lot 4000	Local Purpose Reserve (Stormwater)	13,535m ²
	Lot 4001	Local Purpose Reserve (Stormwater / recreation) – central drain/riparian corridor	19,514m ²
	Lot 6000	Local Purpose Recreation Reserve (Esplanade)	6,025m ²
1E	Lot 8006	Local Purpose Reserve (Access)	457m ²
	Lot 8007		241m ²
2A	Lot 4002	Local Purpose Reserve (Stormwater)	10,110 m ²
	Lot 5000	Local Purpose Reserve (Wastewater)	234 m ²
	Lot 8001	Local Purpose Reserve (Access)	393 m ²
2B	Lot 8002	Local Purpose Reserve (Access)	112 m ²
	Lot 8003		335 m ²

Stage	Lot Number	Purpose	Size
	Lot 8004		332 m ²
	Lot 8005		345 m ²
2C	Lot 4007	Local Purpose Reserve (Stormwater)	11,726 m ²
	Lot 6001	Local Purpose Reserve (Recreation)	3,204 m ²
3A	Lot 4008	Local Purpose Reserve (Stormwater)	4,782 m ²
	Lot 8008	Local Purpose Reserve (Access)	592 m ²
3C	Lot 5001	Local Purpose Reserve (Wastewater)	459 m ²
4A	Lot 4009	Local Purpose Reserve (Stormwater)	9,460 m ²
5A	Lot 4010	Local Purpose Reserve (Stormwater)	6,677 m ²

Stormwater will be managed by treatment trains, in the form of an integrated forebay, amalgamated raingarden and stormwater wetlands for each catchment. Further details of these are provided in Section 3.6.1 below, and within the Stormwater Management Plan (**Appendix 14**).

In addition to stormwater reserves, two Local Purpose Reserves are proposed for wastewater (Lots 5000 and 5001). These Lots will contain wastewater pump stations to service the subdivision. Further details are provided in Section 3.6.2 below, and within the Infrastructure Report (**Appendix 13**).

3.3 Engineering Design for Roading, Infrastructure and Utilities

The engineering design for roading, three waters infrastructure and utilities for the SL1 Residential South development is shown on the application plans and supporting engineering drawings. Detailed engineering inputs have been informed by the Integrated Transport Assessment prepared by BBO, refer **Appendix 16**, and the Infrastructure Report (Maven Engineering) prepared for the SL1 Residential South project, refer **Appendix 13**. Together, these assessments confirm that the proposed road network, stormwater, wastewater, water supply and utility services can be designed to provide a fully serviced urban environment and to integrate with the existing and planned Hamilton City Council networks in a staged and phased manner.

The road and intersection designs have been developed with regard to the Regional Infrastructure Technical Specifications and Hamilton City Council standards, as confirmed in the BBO assessment. Final construction details, including pavement design, kerb and channel, stormwater conveyance, street lighting, signage and line marking, and service corridors will be confirmed at Engineering Plan Approval stage. However, the associated Maven plans provide appropriate detail on the above to demonstrate the suitability of the cross sections and corridors being proposed. A condition of consent is proposed that all public infrastructure will be designed and constructed in general accordance with the submitted engineering drawings and specialist reports, to the satisfaction of the relevant road controlling authority and network utility operators.

The Infrastructure Report (**Appendix 13**) outlines the development's design, covering key aspects such as earthworks and retaining, roading, stormwater, wastewater, and water supply, along with supporting calculations. These documents confirm that the proposed infrastructure and roading network will adequately service the development and have been designed in accordance with relevant guidelines and standards.

Overall, the engineering drawings and Infrastructure Report define the scope of the proposed activities and anticipated development outcomes. Sufficient land has been allocated for vesting to the Council to accommodate transport, stormwater, and wastewater infrastructure.

Following approval under the FTAA, Engineering Plan Approvals (EPA) will be prepared and submitted in general accordance with the consent conditions and approved plans as is standard practice for such residential developments. At this stage, where not already provided, detailed engineering design, calculations, and plans will be provided to Council for review/certification, ensuring compliance with relevant standards.

3.4 Rooding Layout and Design

3.4.1 Overview

The proposed rooding layout and design is shown on the application plans and is summarised below. This section should be read in conjunction with the Integrated Transport Assessment (**Appendix 16**) and Urban Design Report (**Appendix 10**).

The proposed transport network has been designed to provide for the safe and efficient movement of people and goods while supporting a connected and walkable residential neighbourhood. The subdivision layout prioritises permeability, legibility and future connectivity for walking, cycling and public transport, while maintaining efficient vehicle access throughout the development.

The SL1 Residential South development will be accessed via a new intersection on Saxbys Road together with extensions of MacMurdo Avenue and Forth Crescent into the site. A north-south collector road will form the primary access spine through the development, connecting the external access points with the internal road network and providing access to the proposed residential neighbourhoods, neighbourhood commercial node and neighbourhood park.

3.4.2 New Roads

The proposed internal road network has been designed in accordance with the transport hierarchy identified within the HCC ODP and comprises a residential minor arterial road, residential collector roads, local roads and jointly owned access lots (JOALs)/rear lanes. The road network has been designed to accommodate the anticipated vehicle movements associated with the development while providing for walking, cycling and future public transport.

The primary access through the subdivision will be provided by the north-south collector road, which forms the principal internal connection between Saxbys Road and the wider development. The collector road incorporates shared walking and cycling facilities, on-street parking and flush medians at key locations to facilitate turning movements into local roads. See **Appendix 15** Maven Rooding Drawing pack for further detail.

A section of the future residential minor arterial road is proposed along the southern boundary of the site. The proposal includes construction of one half of the ultimate carriageway sufficient to service the development proposed under this application, with the balance of the carriageway intended to be completed as adjoining land within the wider Southern Links Growth Cell is developed.

Residential local roads will provide direct access to individual residential lots and have been designed to create a low-speed environment suitable for residential living. JOALs and rear lanes will be constructed where required in accordance with the HCC ODP.

The indicative road hierarchy and cross-sections are shown on the Road Hierarchy Plan prepared by Maven, within Appendix 2D. Detailed Road geometry, pavement design and construction details will be confirmed through the Engineering Plan Approval (EPA) process.

A condition of consent is proposed in **Attachment 10** requiring detailed engineering designs for all public roads to be approved by Council through the EPA process.

3.4.3 Roothing Upgrades and Mitigations

As outlined in the Consultation and Engagement Report, **Attachment 2**, extensive consultation with NZTA, Hamilton City Council and Waipā District Council has occurred, and is continuing, as it relates to transport considerations. Given the HSL RoNs project dissects and wraps the SL1 Growth Cell and Southern Links 1 Application sites, this consultation has been front of mind. All parties have received three draft ITA versions during the development of the substantive application and have had multiple workshops, Teams meetings and correspondence exchanges to narrow and inform the Applicants ITA.

Modelling has confirmed that the following improvements will be required to support the proposed residential development. All drawing references refer **Appendix 16** Transport Assessment and Construction Traffic Management Plan.

Table 7: Roothing Infrastructure Timming and Upgrade Triggers – SL1 Residential South

Infrastructure Timing	Infrastructure Item	Infrastructure Requirement
Before Sub-Stage 1A traffic adds to Ohaupo Road	Ohaupo Road / Lambert Court intersection	Upgrade the existing priority-controlled intersection to a four-arm signalised intersection in general accordance with Drawing 149240-00-0220.
	MacMurdo Avenue, MacDonald Road and Lambert Court	Provide a shared walking and cycling path and separated bi directional cycle path in general accordance with Drawing 149240-00-0270 to 0275.
	MacMurdo Avenue	Extension of MacMurdo Ave providing access to the Residential Development. To be designed and constructed in general accordance with the typical cross-section in Figure 21.
	Forth Crescent	Extension of Forth Cres providing access to the to the Residential Development. To be designed and constructed in general accordance with the typical cross-section in Figure 22.
	Saxbys Rd	Provide a minimum 3m wide shared walking and cycling path on southern side of Saxbys Road between Site and Deanwell Ave, a safe road crossing facility near Saxbys Rd /Deanwell Ave intersection and a pedestrian refuge island east of Saxbys Rd/Leslie Pl in general accordance with Drawing 149240-00-0250.

Before Stage 1C (198 dwellings)	Ohaupo Rd / Houchens Rd	Upgrade to a signalised T intersection in general accordance with Drawing 149240-00-0240.
	MacMurdo Ave, MacDonald Rd and Lambert Ct	Provide a shared walking and cycling path and separated bi directional cycle path in general accordance with Drawing 149240-00-0270 to 0275.
Before Stage 1D (271 dwellings)	Ohaupo Rd / Saxbys Rd / Tomin Rd Roundabout	Provide southbound dual exit lanes on Ohaupo Rd from Saxbys Rd roundabout to Lambert Ct signalised intersection.
Before Stage 2 (321 dwellings)	Ohaupo Rd / Resthill Cres	Upgrade to remove right turn movement out of Resthill Cres in general accordance with Drawing 149240-00-0230.
	Four laning of Ohaupo Rd between Saxbys Rd and Lambert Ct Additional lanes on Saxbys Rd and Tomin Rd approaches in general accordance with Drawing 149240-00-0215. Ohaupo Rd southbound approach Signal Meter for the AM peak period.	To be completed prior to Stage 2 (543 dwellings).
Before Stage 3 (730 dwellings)	Deanwell Ave, Saxbys Rd	Provide a minimum 3 m wide separated bi-directional cycle path on the western side of the road in general accordance with Drawing 149240-00-0260 - 0267.
	Prist St, Mount View Rd	Provide cycle sharrow markings to highlight the shared low speed environment.

Sections 15.2.2 and 15.4 of the ITA, refer **Appendix 6** demonstrate that residential development of up to 543 dwellings can be accommodated, with acceptable transport effects and without HSL delivery provided the transport infrastructure upgrades identified in the above table are implemented per the timing criteria. Subdivision exceeding 543 dwellings should be subject to a further ITA having regard to the transport environment at that time and implementation of any further identified mitigation and/or development caps recommended in the ITA. The reassessment requirement recognises that future network performance may be influenced by a range of variables affecting other developments and land use, future transport infrastructure delivery and travel behaviour assumptions. Illustrative examples of such variables are provided in Table No: 45.

Accordingly, a consent condition aligned with the following, is recommended:

“Prior to the construction of development exceeding 543 dwellings within the Residential Development, the Consent Holder shall submit an updated Integrated Transport Assessment (ITA) prepared by a suitably qualified and experienced transport engineer.

No dwelling above the 543-dwelling threshold shall be constructed until the updated ITA has been certified by NZ Transport Agency Waka Kotahi, Hamilton City Council and Waipā District Council

and any required mitigation or staging controls identified through that assessment have been confirmed

The updated ITA shall assess the transport effects of further development having regard to the best reasonably available transport information at the time, including, where relevant:

- actual residential development yield, dwelling typology, land use and trip generation;
- observed and forecast traffic volumes on Ohaupo Road, Collins Road, Saxbys Road, Lambert Court, Resthill Crescent and Houchens Road;
- updated turning movement volumes, heavy vehicle proportions, crash history and observed congestion;
- development completed or committed within relevant surrounding growth areas;
- committed or constructed transport infrastructure upgrades on Ohaupo Road since preparation of 2026 ITA;
- the status, timing and form of HSL, including any relevant connections to SH3 or the local transport network, and any resulting changes to route choice and network capacity;
- public transport provision, mode share, and any implemented public transport priority measures; • walking and cycling network delivery and active mode uptake;
- whether the right-turn restriction at Ohaupo Road / Resthill Crescent identified in the 2026 ITA remains necessary and, if so, its appropriate timing; and
- updated intersection modelling and safety effects, including average delay, 95th percentile queue lengths and degree of saturation.

Where actual land use, infrastructure delivery, traffic growth, trip generation or travel behaviour differs from the assumptions adopted in the 2026 ITA, the updated ITA shall identify whether those differences materially increase or reduce available network capacity and confirm whether any additional mitigation or staging controls are required before further dwellings are constructed.”

With the implementation of the above condition and with consideration of the variables outlined below in **Table 8**, a clear consenting framework has been established that will enable the full extent of the Residential South development to be implemented.

Table 8: Illustrative Variables for Residential Development

Illustrative Variables for Residential Development Reassessment Beyond 543 Dwellings			
Variable	Current Assessment Assumption in Scenario 2	Example Alternative Assumption	Indicative Change to Assessment
Residential vehicle trip generation	Scenario 2 (543 dwellings) generates approximately 345 vehicle trips per peak hour (0.66 vehicles per low-density dwelling and 0.62 vehicles per medium-density dwelling).	If the lower range of vehicle trip rates from the NSW Guide were adopted: Low-density dwelling: 0.83 vehicles per dwelling	By way of illustration, if lower vehicle trip-generation rates were realised in practice, the Residential Development could generate materially fewer peak-hour vehicle trips than assumed in Scenario 2.

		Medium-density dwelling: 0.41 vehicles per dwelling A lower vehicle trip rate is likely to capture some combination of higher public transport use, higher active-mode use, trip chaining, internal trips and lower vehicle ownership.	This could increase the number of dwellings accommodated before the development generates the same peak-hour traffic demand—345 vehicles per hour—assessed for Scenario 2. Indicatively, this difference is equivalent to approximately 94 additional medium-density dwellings based on vehicle trip generation alone and assuming the same trip-distribution patterns as adopted in the current assessment. This does not represent a reassessment of network capacity or intersection performance.
Airport Business Zone (“ABZ”) Development	The land-use and employment assumptions for the ABZ are based on HSL Scenario 31 model runs undertaken by NZTA.	Development does not progress as assumed in WRTM Scenarios 2–5.	Potential reduction or increase in traffic volumes on Ohaupo Road and a change in traffic distribution at critical intersections.
Peacocke Structure Plan Development	The land-use and employment assumptions for the Peacocke Structure Plan area are based on HSL Scenario 31 model runs undertaken by NZTA.	Development does not progress as assumed in WRTM Scenarios 2–5.	Potential reduction or increase in traffic volumes on Ohaupo Road and a change in traffic distribution at critical intersections.
HSL delivery	Stage 1 of HSL—the section between Kahikatea Drive and Killarney Road—is assumed to be completed in Scenario 2.	HSL is fully delivered and operational.	Potential change in route choice, traffic distribution and demand on the Ohaupo Road corridor.

The proposal includes significant upgrades to the surrounding transport network to support the development and integrate the subdivision with the existing and planned transport network.

The staging and sequencing of roading upgrades is outlined in Consent Conditions, refer **Attachment 10**. Any final design and traffic control arrangements for external intersections and road upgrades, not specified in consent conditions, will be confirmed during detailed design in consultation with HCC and/or NZ Transport Agency Waka Kotahi, generally in accordance with the concepts assessed within the Integrated Transport Assessment.

3.4.4 Intersections

The proposed subdivision incorporates a network of internal intersections providing safe and efficient access throughout the development. Vehicle access to the site will be provided by a new priority-controlled intersection on Saxbys Road, together with extensions of MacMurdo Avenue and Forth Crescent into the development.

MacMurdo Avenue will connect with the internal collector road via a roundabout, while Forth Crescent will connect to the MacMurdo Avenue extension to provide an integrated local road network. The final form of the Saxbys Road access, including the appropriate traffic control, will be confirmed through detailed design having regard to sight distance requirements and the recommendations of the Integrated Transport Assessment.

The subdivision includes a total of 34 internal intersections comprising seven cross-road intersections and 27 T-intersections. Indicative layouts are provided within the engineering drawing package (**Appendix 15**), with detailed intersection geometry and traffic controls to be confirmed during the Engineering Plan Approval process.

3.4.5 Public Transport

Public transport accessibility is a key component of the transport strategy for the proposed residential south development, particularly in managing future travel demand and reducing reliance on private vehicle travel. The **Appendix 16** Transport Assessment goes into detail, and considers the extent to which the proposed Project layout supports the existing and enables the planned bus networks identified through consultation with Waikato Regional Council (“WRC”).

While the proposed development transport infrastructure and connections are designed to promote public transport accessibility so that public transport mode-share increases over time, the Applicants cannot require WRC to implement the necessary future services or amend exiting bus routes.

The proposed road network has been designed to accommodate future public transport services and integrate with the existing and planned Hamilton public transport network. As outlined in the ITA, refer **Appendix 16** indicative bus routes demonstrate how future services can loop through the subdivision via the internal collector road before reconnecting with Saxbys Road and the wider transport network. The road hierarchy also enables future extension of bus services into the wider Southern Links Growth Cell as adjoining land is developed.

Appropriate carriageway widths have been incorporated within the proposed collector road, MacMurdo Avenue extension and future residential minor arterial road to accommodate future public transport movements. Bus stops along the internal collector road are proposed to be provided as in-lane facilities consistent with the HCC ODP.

3.4.6 Walking and Cycling Network

The proposal includes an integrated walking and cycling network designed to support safe and convenient active transport throughout the subdivision and provide connections to the surrounding transport network.

The network comprises a combination of separated bi-directional cycle paths, shared walking and cycling paths and low-speed local streets where cyclists share the carriageway with vehicles. These facilities provide connections between residential neighbourhoods, the proposed neighbourhood commercial node, parks, schools, public transport facilities and the wider Hamilton walking and cycling network, including connections via Saxbys Road, Deanwell Avenue, MacMurdo Avenue and Lambert Court.

Within the subdivision, footpaths are generally provided on both sides of local roads together with shared walking and cycling facilities on the collector road. A shared recreational path is also proposed within the Greenway corridor, providing an attractive off-road connection through the development.

The supporting ITA, refer **Appendix 16** includes concept cross sections of the designs proposed for walking and cycling facilities, with formal detailed design to be confirmed through the Engineering Plan Approval process. The cross sections have adopted best practice facilities within the HCC context and will integrate into the existing residential environment. A condition of consent is proposed requiring Council approval of the detailed design for pedestrian and cycling infrastructure.

3.4.7 Vehicle Crossings and Parking

Vehicle crossings servicing individual residential lots have been confirmed within the Maven Drawing Pack, refer **Appendix 15**.

On-street parking has been incorporated into the proposed road hierarchy where appropriate, while on-site parking for individual dwellings will be provided in accordance with the relevant District Plan provisions, and the adopted bulk and location controls and design guide and implemented via the design review panel and building consent process.

3.5 Infrastructure and Utilities

The following details the proposed stormwater, wastewater, potable water supply and utilities servicing for the development which should be read in conjunction with the application drawings, Infrastructure Report and Stormwater Management Plan attached as **Appendix 13 and 14**

3.5.1 Infrastructure Servicing Southern Links 1

The Consultation and Engagement Summary Report, refer **Attachment 2**, provides an important contextual overview to the servicing strategy and approach taken for Southern Links 1. Of particular importance is the extensive consultation with Hamilton City Council and IAWAI throughout the calendar year of 2025 and up until June 2026, where Southern Links 1 had fully anticipated a connection to the HCC network (for water and wastewater), and had commissioned and received outputs of extensive modelling based on this understanding. This approach was fully cognisant of the jurisdictional importance of being within Waipā.

This extensive approach to servicing was outlined in detail as part of the FutureProof Fast Track Action Taskforce (FTAT) workshop forum, and reiterated 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 made clear by HCC and IAWAI to be the infrastructure party to consult with. Accordingly, the Applicant adopted this approach in good faith, and 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 end of June 2026, **refer Attachment 2, Appendix 11**, which abruptly 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 Attachment 2, Appendix 10**. Essentially, WWL will facilitate a strategic connection for the Southern Links 1 project to IAWAI services.

Importantly, prior to the June 2026 letter, the pre-lodgement engagement with IAWAI and Hamilton City Council determined the water and wastewater connection options presented for Southern Links 1.

As outlined 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.

The Substantive Application and the strategic servicing for Residential South and Industrial North is via the Hamilton City / IAWAI reticulated network, whilst acknowledging that Waikato Waters Limited will facilitate this arrangement.

The Applicant continues to engage in good faith with all parties with the intention to connect strategically to IAWAI, this includes ongoing dialogue with Waikato Waters Limited, IAWAI, Hamilton City Council and Waipā District Council which reflect this.

3.5.2 Stormwater

A new public stormwater network is proposed to service the subdivision. The stormwater management system has been designed as an integrated network that manages runoff generated by the development together with existing upstream catchment flows, while maintaining hydraulic connectivity through the site and avoiding adverse flooding effects upstream and downstream.

The proposed stormwater design incorporates:

- Individual soakage devices within residential lots, sized to accommodate future impervious surface and to be provided at building consent stage;
- A treatment train comprising integrated forebays, bioretention (raingarden) systems and constructed wetlands to provide water quality treatment and attenuation for each catchment;
- Constructed wetlands designed in accordance with the Waikato Regional Infrastructure Technical Specifications (RITS) and other relevant design standards, including TR20-06 Waikato Stormwater Runoff Modelling Guideline and TR20-07 Waikato Stormwater Management Guideline, providing secondary treatment and extended detention prior to discharge to the existing and enhanced drainage network;
- Diversion channels, culverts and associated conveyance infrastructure to maintain hydraulic connectivity and safely convey stormwater through the development;
- Defined overland flow paths and flood conveyance corridors incorporated into the subdivision layout to accommodate exceedance events; and
- High-flow bypasses for each sub-catchment, diverting flows greater than the 2-year event around the treatment train and conveying flows up to the 100-year event to downstream channels and streams in accordance with the RITS secondary system design.

The proposed stormwater network has been informed by detailed hydraulic modelling and flood assessments to demonstrate that the development can be appropriately serviced while managing flood risk, maintaining existing catchment connectivity and providing appropriate water quality treatment.

The stormwater philosophy includes vesting of assets to Council in accordance with RITS.

The proposed stormwater wetland triggers are as follows:

Table 9: Stormwater Infrastructure Triggers

Stage	Lots	Proposed Servicing	General Comment
Stage 1	321	Construct Artificial Wetland A within the SW reserve (Lot 4000) in Stage 1A.	Sheet piling will commence from the southern end of the proposed Artificial SW Wetland A. Construction monitoring will be required to ensure compliance with the applicable noise requirements.
Stage 2	Addition 222 residential lots + 1 Commercial lot	Construct Artificial Wetland B within the SW reserve (Lot 4002) in Stage 2A. Construct Artificial Wetland C within	Artificial Wetland B serves Stage 2A and 2B, and Artificial Wetland C serves Stage 2C, 2D, and part of Stage 3B and 3C. Please refer to Maven Drawing C415 for more details.

		the SW reserve (Lot 4007) in Stage 2C.	
Stage 3	Additional 186 residential lots	Construct Artificial Wetland F within the SW reserve (Lot 4008) in Stage 3A.	Artificial Wetland F serves Stage 3A and part of Stage 3B and 3C. Please refer to Maven Drawing C415 for more details
Stage 4	Additional 97 residential lots	Construct Artificial Wetland D within the SW reserve (Lot 4009) in Stage 4A.	Artificial Wetland D serves Stage 4A.
Stage 5	Additional 111 residential lots	Construct Artificial Wetland E within the SW reserve (Lot 4010) in Stage 5A.	Artificial Wetland E serves Stage 5A and 5B.

Detailed information is available in the Stormwater Management Plan and Stormwater Assessment Report within (**Appendix 14**) and Infrastructure Report (**Appendix 13**).

3.5.3 Wastewater

As detailed on the Engineering Drawings and Infrastructure Report, a new public wastewater network is proposed to service the subdivision. This will be established through extensions to the existing public wastewater network together with the installation of two wastewater pump stations during Stages 2 and 3 of the subdivision. Emergency storage facilities are incorporated into the design to provide operational resilience in the event of pump failure, with wastewater subsequently pumped via the proposed rising main once normal operation is restored.

WSP, on behalf of HCC and IAWAI, has undertaken a wastewater capacity assessment for the proposed interim connection of the SL1 Residential South development to the Peacocke wastewater network via the N4 Transfer Pump Station (N4 TPS). Please refer to the Appendix D – WSP WWPS Capacity Assessment, within **Appendix 13** Infrastructure Report.

The assessment concluded that the N4 TPS currently has sufficient interim capacity to accommodate the combined attenuated peak wet weather flow (PWWF) of 17.54 L/s from the SL1 Residential catchment at the discharge point, including the additional discharge associated with the proposed development. This flow represents the attenuated peak flow at the discharge point and should not be interpreted as the sum of the individual peak flows from each development stage. WSP also noted that the proposed discharge (at full completion of 938 dwellings) would contribute approximately 16% of the estimated flow and around 9% of the available capacity within the lowest-capacity downstream pipe section (GG3) between the discharge point and the N4 TPS.

However, WSP advised that the full ultimate capacity of the N4 TPS has already been allocated to the wider Peacocke development and other confirmed diversions, and therefore the proposed connection cannot be relied upon as a permanent wastewater servicing solution. The duration of the interim servicing arrangement will depend on the implementation of the Southern Wastewater Treatment Plant (WWTP) and associated conveyance infrastructure, as well as the timing and extent of future development within the SL1 area requiring the ultimate servicing solution.

Based on the technical modelling undertaken, all five stages (938) of residential lots and dwellings to be connected to the existing N4 Transfer Pump Station within Peacocke Wastewater Network. The peak wet weather flow (PWWF) of 17.54 l/s from the Residential South full development, represents 10% of the available unutilised capacity within N4 TPS. A condition requiring transfer or connection to the Southern Wastewater Treatment Plant when available is proposed.

The proposed wastewater infrastructure has the potential to provide a strategic servicing opportunity for future development beyond the current development area, including the potential future SL1 Houchens development. The proposed wastewater network has been designed to accommodate possible future connections, subject to confirmation of downstream network capacity, hydraulic requirements, and the relevant approvals from Hamilton City Council (HCC) and other infrastructure authorities.

In particular, the Local Purpose Reserve (Lot 3 DPS 47058) on John Webb Drive, which is owned by HCC, provides a potential location for an additional wastewater pump station to support future network expansion. Provision of a pump station at this location could facilitate the collection and conveyance of wastewater from future development areas and provide a logical connection point to the wider wastewater network. This approach may enable infrastructure to be progressively developed in response to growth, reduce the need for separate standalone wastewater solutions for future developments, and improve the overall efficiency and integration of the wastewater network. Any future servicing capacity, pump station location, pipeline alignment, and connection arrangements would need to be confirmed through detailed design stage and consultation with HCC. This is not being sought for as part of the Substantive Application.

The high-level summary of wastewater servicing and staging for Residential South is summarised below;

Table 10: Wastewater Infrastructure Servicing and Upgrade Triggers

Stage	Lots	Proposed Servicing	General Comment
Stage 1	321	Construct WWPS A centrally within the development and a new 250 OD risingmain to 144 Hall Road.	Total emergency storage in wet well and emergency storage tank is 164.25m ³ so 9.1 hours storage to be provided.
Stage 2	Additional 222	Construct WWPS B within the reserve (Lot 5000) and a new 160 OD	Total emergency storage in wet well and emergency storage tank is 49.5m ³ so 9 hours storage to be provided.

The wastewater network has been designed to integrate with HCC's existing wastewater infrastructure and will be constructed in stages to align with the proposed subdivision. The strategic connection to Peacocke N4 pumpstation has been confirmed with Hamilton City and IAWAI and agreed, as the appropriate solution for the SL1 Residential South wastewater, refer **Appendix 13** which includes HCC modelling scope and outputs. The appropriate detailed design of the wastewater reticulation will be undertaken in accordance with the HCC RITS engineering design and construction requirements as part of the future Engineering Plan Approval process. This connection is suitable for the entirety of the SL1 Residential South development and is proposed as part of Stage 1A development.



3.5.4 Potable Water Supply

Each residential lot will be provided with a connection to a potable water supply through an extension to the public network, as detailed on the Engineering Drawings and Infrastructure Report. Detailed design will be undertaken in accordance with the HCC RITs for engineering design and construction as part of the future Engineering Plan Approval applications. Refer **Appendix 31** for the regional surface water take consent to support the SL1 Consortium for potable water, including SL1 Residential South. As outlined in the Maven Infrastructure Report, refer **Appendix 13**, isolated improvements will be proposed to maintain levels of service within the immediate catchment as part of staged development.

Mott MacDonald, on behalf of HCC / IAWAI, has undertaken water supply modelling for the Residential South Development. The modelling results indicate that the existing Hamilton South network does not currently achieve the minimum pressure criterion of 20m, nor does it satisfy the required head loss performance criteria, including under the baseline scenario without the proposed SL1 Residential Development. This demonstrates that the identified network constraints are existing deficiencies within the wider Hamilton South system and are not solely attributable to the proposed development. Please refer to the Appendix G – Mott Macdonald Water Supply Modelling, to the **Appendix 13** Infrastructure Report.

For the areas of the existing network directly affected by the proposed development, the modelling indicates that minimum pressures are maintained at or above 20m under the assessed development scenarios. The proposed connections therefore do not result in an unacceptable deterioration in pressure performance within the affected existing network. In some scenarios, the additional network connections associated with the development provide localised improvements in pressure performance within parts of the existing network.

Head loss constraints remain within parts of the existing network, particularly in the vicinity Sunnyhills Avenue and Fourth Crescent. These constraints are evident under the existing baseline conditions and persist under the development scenarios. While the proposed development introduces additional demand to the network, the modelling confirms that the existing network constraints do not prevent the proposed development stages from meeting the applicable water supply servicing requirements. Any future upgrades required to address head loss constraints on Sunnyhills Avenue (40mmØ uPVC rider main) and Fourth Crescent (100mmØ AC Main) would therefore be subject to separate network planning, assessment and agreement with Hamilton City Council (HCC).

Overall, the modelling demonstrates that all stages of the proposed SL1 Residential Development can be serviced through the proposed water supply connections and meet the assessed servicing requirements. The modelling also demonstrates that the proposed development does not result in an unacceptable deterioration in the performance of the existing network directly affected by the development. Ongoing coordination with HCC will be required to confirm the final connection arrangements and identify any network upgrades or other requirements to be addressed through detailed design.

The high-level summary of water servicing and staging for Residential South is summarised below;

Table 11: Potable Water Infrastructure Servicing and Upgrade Triggers

Stage	Lots	Proposed Servicing	General Comment
Stage 1	321	Construct DN450 PE mains along the main central collector road and connect to the existing 150mm AC watermain in Saxbys Road, and the existing 750mm Bulk Main on Dixon Road.	An EPANET model for the SL1 - Residential 1 has been designed and it is concluded that the design nodes on Residential 1 will achieve the required 200kPa (20m head pressure) as required by RITS 6.1.3.1 On Demand Water Supply Area. Peak Demand: S1 – 14.49l/s S2 – 10.7l/s
Stage 2 - 5	616	A combination of DN63 PE, DN125 PE, and DN180 PE mains to be constructed as per Maven Drawing (C600-Water Supply).	S3 – 8.4l/s S4 – 4.38l/s S5 – 5.01l/s

The Maven Infrastructure Report also addresses the wider strategic water servicing solution for the SL1 Growth Cell, however this is not considered to be triggered by the proposal. In the longer term, an additional South Water Reservoir, located adjacent to the existing reservoir within the SL1 Growth Cell, is identified as a potential strategic infrastructure requirement to support the resilience and capacity of Hamilton's water supply network. While the additional reservoir is not required to service the proposed Residential South development, it would provide additional storage to support future residential and business growth, strengthen the reliability and resilience of the water supply, and provide critical capacity for firefighting and essential services, including the hospital.

3.5.5 Utilities

The proposed development will be serviced by electricity and telecommunications infrastructure integrated within the road corridor and coordinated alongside the three waters infrastructure.

Preliminary discussions with service providers indicate that there is sufficient capacity within the respective power supply and telecommunication networks to service the proposed subdivision and future land use development. In relation to utilities:

- Power reticulation will be provided for all lots by an extension of the existing reticulation in the surrounding network. The extension and any upgrades will be designed by Tuatahi and WEL networks;
- Telecommunication reticulation will be provided for all lots by an extension of the existing reticulation in the surrounding road network; and

3.6 Vegetation Management

As noted in the EclA (**Appendix 23**), the site is predominantly open pasture with vegetation largely confined to riparian margins, shelterbelts and scattered exotic and indigenous trees. Vegetation removal is required to facilitate the proposed residential development, roads, infrastructure and stormwater management areas. Where practicable, existing riparian vegetation associated with the upper tributary of the Mangakōtukutuku Stream and associated drains will be retained and integrated into the development, together with other vegetation identified for retention within the approved engineering and landscape plans.

Vegetation management for the proposed development will be undertaken in accordance with the Landscape and Visual Effects Assessment (LVA) (**Appendix 12**), EclA (**Appendix 23**) and Ecological Management Plan and Wetland Management Plan (EMP) (**Appendix 23**). Together, these documents establish the framework for retaining and enhancing ecological and landscape values across the site while providing for the proposed urban development.

The proposed landscape strategy includes the establishment of extensive indigenous planting within riparian margins, stormwater wetlands and open space areas to strengthen ecological corridors, enhance freshwater values and improve habitat connectivity. Landscape planting throughout streets, reserves and public open spaces will reinforce the site's green-blue network, soften the visual appearance of the urban environment and contribute to neighbourhood amenity. Landscape buffers comprising predominantly indigenous planting will also be established along sensitive interfaces, while new wetland and riparian planting will support ecological restoration and water quality improvements.

Overall, the proposed vegetation management will transition the site from a predominantly pastoral landscape to an integrated urban environment with a substantially greater extent and diversity of indigenous vegetation, providing enhanced ecological, landscape and amenity values over time.

3.6.1 Wetlands and Stream Planting

Wetland and riparian planting form a key component of the proposed vegetation management strategy. The EclA identifies two natural inland wetlands, the upper tributary of the Mangakōtukutuku Stream and a network of artificial farm drains within the site, all of which provide opportunities for ecological enhancement through restoration planting and improved habitat connectivity.

Continuous green corridors are proposed along the Mangakōtukutuku Stream and Drains A and B. These corridors will be protected from development and enhanced through the establishment of predominantly indigenous riparian vegetation. Additional indigenous planting will be undertaken within stormwater wetlands, detention areas, and other open space areas to create an interconnected network of stormwater wetlands and riparian habitats throughout the development.

Planting will be undertaken in accordance with the recommendations of the EclA, EMP and LVA. The planting strategy is intended to enhance indigenous biodiversity, strengthen ecological connectivity, improve riparian habitat, contribute to improved water quality, and support freshwater ecological values, including fish and aquatic macroinvertebrate communities. Ongoing weed management and maintenance will be undertaken to assist the successful establishment and long-term function of these restored ecological areas.

Overall, the proposed wetland and riparian planting will provide a significant improvement in the extent, quality and connectivity of indigenous riparian and the wider approach to planting stormwater wetland vegetation across the site when compared with the existing pastoral environment. The offset of the Wetland A removal within the upper tributary Mangakotukutuku Stream corridor will further enhance positive ecological enhancement, see **Appendix 23** Wetland Management Plan. The vesting of this upper corridor to Council as esplanade reserve, local purpose reserve, will ensure the protection and public access to these ecological features in the longer term.

3.6.2 Neighbourhood Park Planting

Neighbourhood park planting will form an integral part of the public open space network, providing attractive and functional spaces for recreation while contributing to the landscape character and ecological framework of the development. The neighbourhood park is strategically located adjacent to the north–south ecological corridor, enabling it to function as both a community recreation space and an extension of the site's blue-green infrastructure.

Planting within neighbourhood parks will comprise a combination of specimen canopy trees, indigenous trees and shrubs, and low-growing planting that provides shade, seasonal interest and visual amenity while maintaining passive surveillance and personal safety. The landscape design will reinforce the open character of the parks by balancing areas of open lawn with appropriately located tree planting, creating comfortable spaces for informal recreation, walking, play and community interaction.

Where neighbourhood parks adjoin riparian corridors, wetlands or stormwater management areas, planting will integrate with the wider indigenous vegetation strategy to strengthen ecological connectivity and provide a transition between recreational areas and restored freshwater habitats. Indigenous planting will complement the ecological restoration proposed throughout the site by extending habitat opportunities, supporting biodiversity and reinforcing the continuous green corridor associated with the Mangakōtutukutuku Stream and associated drainage network.

Neighbourhood park planting will also contribute to the visual integration of the development by softening built form, reinforcing key landscape corridors and maintaining a network of open spaces throughout the neighbourhood. Detailed planting design, including species selection and layout, will be developed during detailed design to ensure consistency with the LVA, EclA and EMP.

3.7 Freshwater Management

The EclA (**Appendix 23**), identifies two natural inland wetlands, the upper reaches of the Mangakōtutukutuku Stream and a network of artificial farm drainage channels (Drains A–G) within the site. The proposed development has been designed to integrate these freshwater features into the wider blue-green network, with the retention and enhancement of the Mangakōtutukutuku Stream corridor and key drainage channels alongside the establishment of new wetlands, stormwater treatment areas and indigenous riparian planting.

3.7.1 Natural Inland Wetlands

The proposal directly affects one natural inland wetland identified within the EclA.

The existing 285 m² Wetland A (pasture wetland) will be removed to enable the proposed development. The EclA identifies this wetland as being highly modified, dominated by exotic vegetation and degraded by long-term agricultural use and stock access.

A second wetland (Wetland B) is a 50 m² floodplain wetland associated with the Mangakōtukutuku Stream will be retained with no direct impact. Earthworks are proposed within 100 metres of this wetland; however, its hydrological regime is expected to continue to be principally governed by the Mangakōtukutuku Stream. Management measures to avoid, remedy or mitigate potential construction effects and to protect the wetland during works are set out within the Ecological Management Plan and Wetland Management Plan.

Please see Ecological Effects Assessment below and corresponding NES-F assessment.

Detailed information is available in the Ecological Management Plan and Wetland Management Plan (**Appendix 23**) and Ecological Impact Assessment (**Appendix 23**).

3.7.2 Watercourses

A detailed assessment of existing watercourses on the site is outlined in Section 2.8.2 above.

The proposal retains and enhances the upper tributary of the Mangakōtukutuku Stream together with artificial drainage channels (Drains A and B), which will form part of the site's permanent green corridor network. These corridors will incorporate indigenous riparian planting, ecological restoration and public open space, contributing to improved ecological connectivity, habitat values and water quality.

The EclA evaluates the watercourse definitions within the Waikato Regional Plan, and adopts the detailed onsite investigations and supporting technical assessments to classify the watercourse network within the SL1 Residential South site. Watercourses within the Site included the upper reach of the Mangakōtukutuku Stream and a network of artificial farm drains with no natural portions from their confluence with the Mangakōtukutuku Stream to their headwaters (i.e., farm drainage canals) in accordance with the WRP watercourse classification definitions. These artificial farm drains are hereafter referred to as Drains A–G. The EclA assessment included examining historical digital elevation models (DEM) and historical aerial imagery from 1943. These images are considered to show an unnaturally straight alignment, and depth, as well as the absence of any paleo meanders, channels, or natural, smaller order tributaries at the origin of these drains. The SL1 Residential South site is located within a historical 'Rukuhia Swamp', where it has been well documented that large, extensive drain networks were constructed in this area to facilitate drainage of the swamp for the purpose of farming the rich organise soils, refer EclA.

The EclA considers that all of these characteristics confirm these drains were not constructed in order to modify any natural watercourses but are artificial in nature. The EclA concludes that there are no natural portions from the confluence with the Mangakotukutuku Stream to their headwaters.

The EclA provides a thorough assessment of the morphology of the watercourses within the site, which reiterates the watercourse classification being applied.

It is acknowledged that the Mangakotukutuku Integrated Catchment Management Plan, and written correspondence from Waikato Regional Council and Hamilton City Council, identify watercourses with a different classification within the subject site. Given the differencing technical opinions, out of an abundance of caution, should some or all of the farm drains be considered

streams (which is not accepted to be the case), the inclusion of consent under NES F (regulation 57) for reclamation of rivers has been applied for as it relates to Drains A - G.

The Mangakotukutuku Integrated Catchment Management Plan (HCC 2025) identifies perennial watercourses within the site. However, the EclA, refer **Appendix 23**, confirms that the watercourses within the site included the upper reach of the Mangakotukutuku Stream and a network of artificial farm drains with no natural portions from their confluence with the Mangakotukutuku Stream to their headwaters. That is they are farm drainage canals in accordance with the WRP watercourse classification definitions. The onsite detailed investigation and assessment undertaken supports the historic drain classification, and further that the drains were not constructed in order to modify a natural watercourse. There are no natural portions remaining from the confluence with the Mangakotukutuku Stream to their headwaters.

Approximately 684 metres of smaller artificial farm drains (Drains D–G) will be removed to facilitate the proposed development. As these drains have the potential to support indigenous freshwater fish, a Fish Management Plan (FMP) has been prepared and implemented prior to works affecting these drains. The FMP identifies measures to manage fish salvage, relocation (where required), timing of works, design of culverts and crossings to maintain fish passage where required and other mitigation measures to avoid or minimise adverse effects on indigenous freshwater fish.

In regard to the classification of the drains that are being retained, even though they too are farm drains any proposed culverts will achieve compliance with the permitted activity standards contained in regulation 70 of the NES-F including the retention of fish passage.

3.8 Open Space Network

The Proposal includes a series of open space, stormwater and riparian areas within the SL1 Residential South development. These spaces perform a range of functions, including recreation, pedestrian connectivity, stormwater management, ecological restoration, landscape amenity and maintenance access.

The open space network includes a 3,204m² proposed neighbourhood park (Lot 6001), six stormwater ponds, riparian corridors and associated pedestrian connections (Lots 4001 and 6000). The neighbourhood park is intended to provide a local recreational space within the neighbourhood and will form the primary dedicated public open space within Residential South.

Additional open space is provided through the stormwater and riparian network, which have been positioned and integrated into the overall subdivision layout. The riparian corridors are generally proposed to be 20m wide, with a wider 40m corridor provided where the drainage corridor connects to the existing upper tributary of the Mangakotukutuku Stream. These corridors will provide riparian planting and ecological functions, while also forming part of the wider open space and pedestrian movement network through the provision of the dual-function maintenance tracks for the stormwater ponds and drainage infrastructure. The paths will connect back to the internal roading network at appropriate locations, providing additional permeability through the development and supporting informal walking connections between residential streets, open space areas and stormwater corridors. The proposed stormwater and riparian areas will therefore contribute to the open space character of the Residential South area, while also serving important infrastructure and ecological functions. The overall open space network and the accessibility is seen in **Figure 23** below.



Figure 23: Proposed Neighbourhood Park Accessibility High-level Overview

3.9 Noise and Vibration

An Acoustic Assessment has been prepared by Styles Group for the proposal and is included as **Appendix 27**. This assessment identifies acoustic design measures to be incorporated into the completed development to manage the future operational noise environment.

These measures include the identification of lots requiring specific acoustic design requirements, recommended building façade performance where necessary, and subdivision design measures to achieve the intended acoustic environment for future residents.

The recommended acoustic measures have informed the design of the proposal and will be implemented through the design controls and conditions of consent.

3.10 Construction Methodology

This assessment is supported by the Construction Management Plan included as **Appendix 28**.

3.10.1 Construction Phasing

Due to the extent of the project, it is proposed to be delivered in five primary stages, made up of 15 sub-stages, with development phasing from the east to west initially, and later stages extending to the south of the site. Infrastructure will be delivered within each stage, with infrastructure staging set out in drawing set C130 of the Engineering Drawings included as **Appendix 15**.

3.10.2 Enabling Works

Enabling works will be carried out prior to the commencement of each stage of earthworks. These works will include removing any vegetation within the earthwork's extent and stripping and stockpiling of topsoil. Note that all existing vegetation on the site, with the exception of the riparian corridor and flood plain wetland and upper tributary of the Mangakotukutuku Stream, is proposed

to be removed to facilitate the development. As part of enabling works best practice approaches to erosion and sediment control will be adopted, and lizard recovery as per the LMP will be undertaken. Any tree removal, including the Kahikatea Stand, will adopt the recommendations of the Bat Management Plan, which will cover roost checks prior to any felling.

3.10.3 Earthworks

The proposed earthworks will be carried out over a total area of approximately 43.34ha. As set out in Section 3.8.1, the earthworks will be completed as follows:

Table 12: Summary of earthwork staging

Earthworks Area	433,460m ² (43.34ha)
Total Cut	290,010m ³
Total Fill	227,375m ³
Total Volume of Fill with Compaction Factor (1.2)	272,850m ³
Total Volume	-17,160m ³
Topsoil Strip (200mm)	86,690m ³

Earthworks will be undertaken in stages and commence the following earthworks post the grant of all necessary consents. It is envisaged that all earthworks will be completed within ten (10) earthworks seasons. Applications for Winter Works will only be lodged if required.

It is envisaged that earthworks for the SL1 Residential South development will commence at the beginning of the 27/28 summer earthworks season. The earthworks staging zones are intended to be split into the following portions:

- 27/28 summer earthworks season – Earthworks within Residential Stage 1
- 31/32 summer earthworks season – Earthworks within Residential Stage 2 and 3; and
- 34/35 summer earthworks season – Earthworks within Residential Stage 4 and 5.

With earthworks beyond Stage 1 tied to infrastructure triggers and wider project progress.



3.10.4 Erosion and Sediment Control

Erosion and sediment control measures will be installed prior to any works occurring on the site to minimise adverse effects associated with the discharge of sediment into the receiving environment. The receiving environment in this instance is the upper tributary Mangakōtukutuku Stream and drainage network.

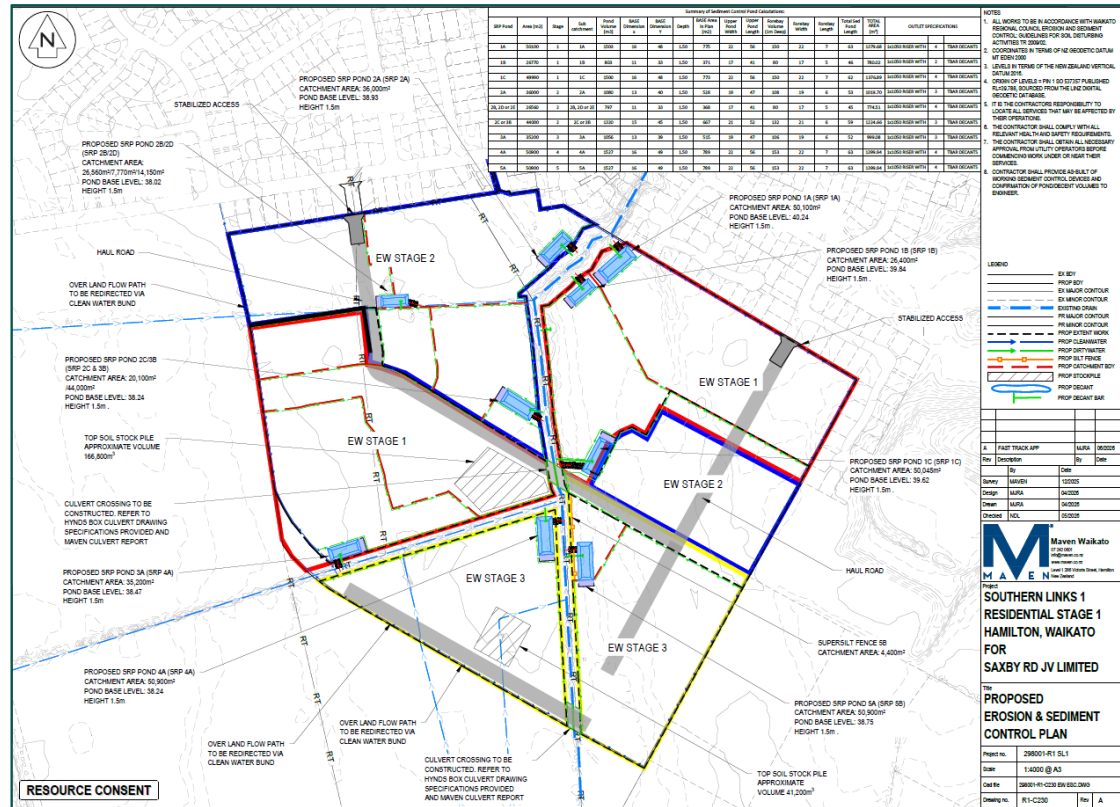


Figure 26: Earthworks staging plan (Source Maven)

Figure 26 demonstrates the erosion and sediment controls measures will be established prior to commencement of works. A draft Earthworks Management Plan for the project has been included with this application, refer **Appendix 32**.

3.11 Construction Controls and Noise/Vibration

3.11.1 Cultural Monitoring

To address the recommendations received in the CIA (**Appendix 24**), the opportunity for cultural monitoring by representatives of relevant mana whenua will be made available. This will include site monitoring inspections at the commencement of works, during works, and at the conclusion of works, and is provided for within the proposed conditions of consent (refer **Attachment 10**).

3.11.2 Noise and Vibration

3.11.2.6 Construction Noise and Vibration

An Acoustic Assessment has been prepared by Styles Group for the proposal and is included as **Appendix 27**. The assessment considers the construction activities associated with the development, including earthworks, civil infrastructure, road construction and residential

subdivision works, and provides recommendations for the management of construction noise and vibration.

Construction works will be undertaken in stages and will progressively move across the Site as each stage of development is completed.

To manage construction noise and vibration, the proposal includes the preparation and implementation of a Construction Noise and Vibration Management Plan (CNVMP) prior to the commencement of construction works. The draft CNVMP, refer **Appendix 28** has been prepared in accordance with the recommendations of the Acoustic Assessment and will include:

- identification of noise-sensitive receivers surrounding the Site;
- management measures for construction activities and equipment;
- procedures for scheduling higher noise-generating activities where practicable;
- communication protocols with neighbouring properties;
- complaint management procedures; and
- monitoring requirements where appropriate.

The CNVMP will be implemented throughout the construction period and updated where necessary to respond to changes in construction staging or methodology.

3.11.3 Draft Management Plans

The following Draft Management Plans have been included with the application to provide an overview of the measures which will implement to manage adverse effects associated with earthworks and construction activities.

Table 13: Draft Management Plans

Topic	Management Plan/Report	Information Submitted with Application
Geotechnical	Geotechnical Effect Management Plan	Draft plan provided (Appendix 18)
Earthworks	Construction Management Plan	Draft plan provided (Appendix 4)
	Construction Traffic Management Plan	Draft plan provided (Appendix 16)
	Earthworks Management Plan	Draft plan provided (Appendix 32)
Ecology	Bird Management Plan Lizard Management Plan Fish Management Plan Bat Management Plan Wetland Management Plan	Draft plans provided (Appendix 23)
Noise	Construction Noise and Vibration Management Plan	Draft plan provided (Appendix 28)

Contamination	Contaminated Soils and Remedial Action Plan	Draft plan provided (Appendix 22)
Stormwater Discharge	Stormwater Operation and Maintenance Plan	Draft plan provided (Appendix 14)
	Stormwater Management Plan	Draft plan provided (Appendix 14)

3.12 Contamination

As outlined above, a PSI and DSI have been prepared by Swiftsure Consultants Ltd and are included in **Appendix 21**. The site is classified as a ‘piece of land’ under Regulation 5(7) of the NESCS, and heavy metals (including arsenic, copper, lead, zinc and cadmium) and asbestos were found to exceed both natural background concentrations and relevant human health and/or environmental guideline values for residential land use.

Earthworks and remediation will be undertaken in accordance with the Contaminated Soils and Remediation Action Plan (CSRAP) (**Appendix 22**), which provides for the remediation and management of contaminated soils during the works. The CSRAP includes procedures for supplementary delineation where required, excavation and off-site disposal of contaminated soils, validation sampling, management of any residual contamination, preparation of a Site Validation Report and management of any unexpected contamination encountered during construction.

A supporting Acid Sulphate Management Plan addresses the considerations, and implementation guidance should acid sulphate soils be found, refer **Appendix 19**.

3.13 Summary of Monitoring and Mitigation Measures

There are proposed conditions of consent with corresponding management plans contained within the relevant resource consents to adequately avoid, remedy or mitigate potential adverse effects on persons and the environment, in the immediate vicinity. The mitigation measures, specifically those which address ecological, three water infrastructure, and reverse sensitivity effects on adjoining non-residential activities are outlined in **Volume 1**.

3.14 Other activities

This section is provided in accordance with clause 5(1)(e) of Schedule 5 of the FTAA.

A wildlife approval is being applied for as part of this FTAA application. The approval is being sought on a precautionary basis in case protected lizards are found prior to earthworks commencing. Consultation with Department of Conservation has occurred as part of the Southern Links 1 project.

There are no other activities that form part of the proposal to which the activities proposed under **Volume 2** relate.

3.15 Consents and Staging

SL1 Residential South is intended to be delivered over five stages, over a period of fifteen years, starting from the north/eastern most stage. The commercial node is intended to be delivered at the half-way point once demand has been established to service the amenities and facilities.

The Applicant is seeking the following consents, and lapse periods in which to give effect to the resource consents:

The proposed conditions of consent are divided into thirteen Parts, comprising four Waipā District Council (Waipā DC) consents and eight Waikato Regional Council (WRC) consents and a Wildlife Act Authority.

- Part A – Waipā DC Land Use Consent (Contaminated Land / NES:CS) 15-year lapse date, unlimited duration
- Part B – Waipā DC Land Use Consent 15-year lapse date, unlimited duration
- Part C – Waipā DC Subdivision Consent 15-year lapse date, unlimited duration
- Part CO – Waipā DC Day 0 Subdivision Consent 5-year lapse date, unlimited duration
- Part D – WRC Land Disturbance Consent 10-year lapse date, 20 year duration
- Part E – WRC Water Permit (Diversion of Catchment Tributaries) 10-year lapse date, 35 year duration
- Part F – WRC Groundwater Diversion and Discharge 10-year lapse date, 35 year duration
- Part G – WRC Water Permit (Temporary Groundwater Take) 10-year lapse date, 35 year duration
- Part H – WRC Stormwater Diversion and Discharge 10-year lapse date, 35 year duration
- Part I – WRC NES-FM Wetlands Consent 10-year lapse date, 20 year duration
- Part J – Wildlife Act Authority
- Part K – WRC Riverbed Disturbance 10-year lapse date*
- Part L - WRC NES-FM Reclamation Consent* (Refer to Section 4.0 – Volume 2).

Specifically, SL1 Residential South intends to stage the residential development broadly as follows, assuming a 2027/28 start, and reflective of the **Figure 27** proposed staging plan.

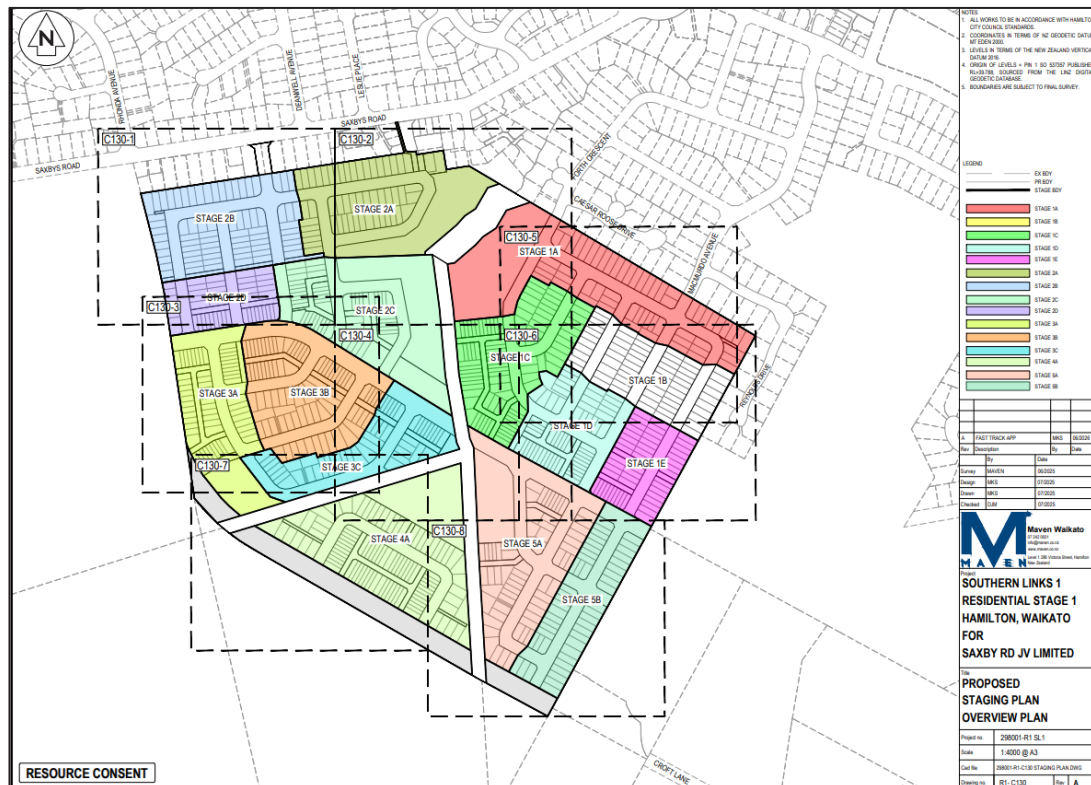


Figure 27: Proposed staging plan. Source: Maven

Table 14 below outlines the proposed staging.

Table 14: Staging.

SL1 Residential South Proposed Staging	Year(s)
Stage 1 Summary: 321 lots - Lower density (lot with 10+m width for detached or duplexes): 119 - Medium density (front-loaded terrace): 112 - Highest density (rear-loaded terrace): 90	2027/28 – 2032
Stage 1A: 59 lots	2027/28
Stage 1B: 64 lots	2028/29
Stage 1C: 91 lots	2029/30
Stage 1D: 57 lots	2030/31
Stage 1E: 60 lots	2031/32
Stage 2 Summary: 222 lots - Lower density (lot with 10+m width for detached or duplexes): 81 - Medium density (front-loaded terrace): 85	2032 – 2036

Highest density (rear-loaded terrace): 56	
Stage 2A: 56 lots	2032/33
Stage 2B: 72 lots	2033/34
Stage 2C: 52 lots	2034/35
Stage 2D: 45 lots	2035/36
Stage 3 Summary: 187 lots - Lower density (lot with 10+m width for detached or duplexes): 56 - Medium density (front-loaded terrace): 50 - Highest density (rear-loaded terrace): 81	2036 – 2038
Stage 3A: 58 lots	2036/37
Stage 3B: 81 lots	2037/38
Stage 3C: 48 lots	2037/38
Stage 4 Summary: 98 lots - Lower density (lot with 10+m width for detached or duplexes): 26 - Medium density (front-loaded terrace): 18 - Highest density (rear-loaded terrace): 54	2038 – 2039
Stage 4A: 98 lots	2038/39
Stage 5 Summary: 112 lots - Lower density (lot with 10+m width for detached or duplexes): 65 - Medium density (front-loaded terrace): 34 - Highest density (rear-loaded terrace): 12	2040 – 2042
Stage 5A: 63 lots	2040/41
Stage 5B: 49 lots	2041/42
Overall total = 938 lots - Lower density (lot with 10+m width for detached or duplexes) = 347 (37%) - Medium density (front-loaded terrace) = 299 (31.8%) - Highest density (rear-loaded terrace) = 293 (31.2%)	2042

3.16 Proposed Conditions of Consent

In accordance with clause 5(1)(k) of Schedule 5 of the FTAA, the proposed conditions of this consent are attached as **Attachment 10**.

4.0 Approvals Required

In accordance with Section 42(4)(a) this application is seeking approval for a resource consent that would otherwise be applied for under the RMA.

In summary, consent is required under the provisions of the NESCS, NESF, WRP and WODP as identified below. A full activities and standards assessment is included as **Attachment 9**.

4.1 National Environmental Standards

Resource consents required under the NESCS in accordance with clause 5(1)(f) of Schedule 5 of the Act are as follows:

- A detailed site investigation has been prepared for the subject site (**Appendix 21**) which concludes that the soil contamination for heavy metals and asbestos. The proposal includes soil disturbance, subdivision and change of use that does not meet the requirements for a controlled activity under Regulation 7 and is a **Restricted Discretionary Activity** under Regulation 10.

Resource consents required under the NES F in accordance with clause 5(1)(f) of Schedule 5 of the Act are as follows:

- Damming and diversion of water, and discharge of water within 100m setback of a natural inland wetland is proposed, under regulation 45C;
- The removal of a pasture wetland, as a Prohibited activity under NES F, including Regulations 52, 53, and 54 as well as the overall activity status
- Out of an abundance of caution, the reclamation of rivers as a Discretionary activity under NES F, including Regulations 56A, 57, should the farm drains be considered streams.

For completeness, all NES have been considered and assessed to determine whether resource consent is required, as outlined in **Table 15**.

Table 15: Assessment of National Environmental Standards.

National Environmental Standard	
National Environmental Standards for Air Quality 2004	This is not applicable as no specific consents relating to this standard are required for the project.
National Environmental Standards for Sources of Drinking Water 2007	This is not applicable as the project does not affect sources of drinking water.
National Environmental Standards for Electricity Transmission Activities 2009	This is not applicable as the project does not provide for high voltage transmission lines.
National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011	This is applicable and consent is required as a restricted discretionary activity under Regulation 10.

National Environmental Standards for Telecommunications Facilities 2016	for	This is not applicable as the proposal does not seek consent for telecommunications facilities.
National Environmental Standards for Plantation Forestry 2017	for	This is not applicable as the proposal does not relate to plantation forestry.
National Environmental Standard for Freshwater 2020	for	This is applicable and consent is required as a prohibited activity under Regulation 52, 53, 54, 57*.
National Environmental Standard for Marine Aquaculture 2020		This is not applicable as the proposal does not relate to marine aquaculture.
National Environmental Standard for Storing Tyres Outdoors 2021		This is not applicable as the proposal does not provide for the storage of tyres.
National Environmental Standards for Detached Minor Residential Units 2025	for	This is not applicable as the proposal does not provide for detached minor residential units.
National Environmental Standards for Papakāinga 2026	for	This is not applicable as the proposal does not provide for Papakāinga.

4.2 Waikato Operative Regional Plan

Resource consents required under the Waikato Operative Regional Plan ('WRP') in accordance with clause 5(1)(f) of Schedule 5 of the Act are as follows:

- The proposed temporary groundwater take for dewatering and dust suppression during construction is a **Discretionary Activity** under Rule 3.3.4.24.
- The discharge of water or sediment-laden water from temporary dewatering activities is not otherwise provided for in the WRP and is **Discretionary Activity** under Rule 3.5.4.5.
- The proposed discharge of stormwater into water will not comply with Rule 3.5.11.4, however, will comply with the Controlled Activity Standards, and is a **Controlled Activity** under Rule 3.5.11.7.
- The proposal includes off stream damming that does not comply with Rule 3.6.4.4, however will comply with the Controlled Activity Standards, and is a **Controlled Activity** under Rule 3.6.4.9.
- Temporary and permanent diversion of surface water for stormwater management is a **Discretionary Activity** under Rule 3.6.4.13
- Stormwater infrastructure may result in the lowering of the local water table, requiring consent for permanent damming and diversion of groundwater is a **Discretionary Activity** under Rule 3.6.4.13.
- The proposal requires the diversion of existing farm drains into the proposed artificial wetlands that does not comply with Rule 3.6.4.8 and is a **Discretionary Activity** under Rule 3.6.4.13.
- The proposal requires damming of surface water flows that are not otherwise provided for and is a **Discretionary Activity** under Rule 3.6.4.14.

- The proposal includes stormwater treatment, attenuation wetlands and drains which provide attenuation for future stormwater flows prior to discharge to Mangakotukutuku stream, which is a **Discretionary Activity** under rule 3.7.4.6.
- The proposal includes drilling below the water table that does not comply with Rule 3.8.4.6, however will comply with the Controlled Activity Standards, and is a **Controlled Activity** under Rule 3.8.4.7.
- Geotechnical and groundwater investigations to undertake ongoing monitoring and investigation will require consent as a **Controlled Activity** under Rule 3.8.4.7 for drilling, associated groundwater take requires consent as a **Discretionary Activity** under Rule 3.3.4.24. Well and aquifer testing will require consent as a **Controlled Activity** under Rule 3.6.8.2.
- The riverbed disturbance activity, including, excavation, drilling, tunneling, or the introduction of any plant or part of any plant in, on or under the bed, or deposition of any substance in, on or under the bed, or reclamation or drainage of the bed, or the clearance of vegetation in, on or under the bed is a **Discretionary Activity** under Rule 4.3.4.4*
- Large-scale soil disturbance, roading, construction tracking and vegetation clearance across approximately 46 ha, including bulk cut and fill, preloading, three-waters infrastructure, stormwater wetlands and internal roads, is a **discretionary activity** under Rule 5.1.4.13.
- Placement of imported engineered fill meeting the Regional Plan definition of cleanfill outside identified high-risk locations, where the volume exceeds 2,500 m³ per annum, is a **controlled activity** under Rule 5.2.5.5.
- Placement of cleanfill within the existing footprints of pasture wetland and within any other excluded high-risk location, is a **discretionary activity** under Rule 5.2.5.6. A comprehensive cleanfill consent is sought for the Project, with the activity assessed overall under Rule 5.2.5.6.

** The inclusion of this rule is a precautionary measure to account for the full extent of the proposed works should the classification of specific watercourses through the site be determined different to as presented by the Applicants experts. While consent under this rule may ultimately not be required, it has been included at this stage to ensure the full scope of the works is appropriately covered. The final determination of the consent requirements, and any conditions that may apply, will be confirmed through the FTTA consent process*

4.3 Waipā Operative District Plan

Resource consents required under the Waipā Operative District Plan (WODP) in accordance with clause 5(1)(f) of Schedule 5 of the Act are as follows:

- Resource consent is sought for future dwellings within the proposed residential lots, which will not comply with rules 4.4.2.2, 4.4.2.10, 4.4.2.12 which is a **Non-Complying Activity** in the Rural Zone under Rule 4.4.1.5.
- Resource consent is sought for commercial activities within the proposed commercial centre, which is a **Non-Complying Activity** in the Rural Zone under Rule 4.4. (Commercial node) 1.5.

- Minimum building setback from road boundaries will not meet the minimum required setback of 30m or 15m in the Rural Zone required under Rule 4.4.2.1. This is a **Non-Complying Activity**.
- Minimum building setbacks from internal site boundaries will not meet the minimum required setback of 25m or 15m in the Rural Zone required under Rule 4.4.2.2. This is a **Restricted Discretionary Activity**.
- Building coverage up to 50% for all buildings, which do not comply with the maximum building coverage requirements under Rule 4.4.2.10.
- The proposal will result in earthworks exceeding a total volume of 1000m³ in any calendar year which will not comply with rule 4.4.2.75 and is **Non-Complying Activity** under rule 4.4.1.5.
- The proposed superlot and residential subdivision does not comply with the minimum Net Lot Area of 40ha in the Rural Zone is a **Non-Complying Activity** under Rule 15.4.2.1.
- The proposed residential subdivision does not comply with the lot frontage of 20m, lot shape factor of 30m diameter circle and vehicle crossing of 4m to 4.5m in the Rural Zone is a **Non-complying Activity** under Rule 15.4.2.3.
- The proposed residential subdivision will create access to rear allotments which will serve up to or more than 3 allotments which does not meet the minimum widths of 6m and 9m respectively. This is a **Non-complying Activity** under rule 15.4.2.4.
- The proposed residential subdivision will result in new vacant lots which cannot accommodate the lot shape factor outside of the building setback within the Rural Zone and is a **Discretionary Activity** under Rule 15.4.2.5.
- The proposed residential subdivision does not identify defined building platforms, which is a **Non-Complying Activity** under rule 15.4.2.13.
- Onlot/roof runoff will be via retention tank or soakage device primarily to provide the Initial abstraction required for the proposed lot areas. As future development within the proposed residential allotments will not adhere to permitted development standards under the Rural zone compliance is not achieved. The proposal is a **Non-complying Activity** under rule 15.4.2.25.
- The proposed subdivision has been designed alter the existing OLFPs and create additional OLFPs as roading corridors. This a **Non-complying activity** under rule 15.4.2.26.
- The proposal includes new public roads, service lanes, cycleways, walkways, and public car parks, as part of the subdivision and is a **Discretionary activity** under rule 15.4.2.65.
- The proposed subdivision and associated land use (residential dwellings, commercial node) requires consent as a **Discretionary activity** under rule 16.4.1(a).
- Vehicle entrance (accessway) from an intersection or other entrance do not meet the minimum distances required. Consent is required for a **Restricted Discretionary Activity** pursuant to Rule 16.4.2.5.
- The proposal will result future residential development within 23m of the edge of Mangakotukutuku Stream – **Restricted Discretionary activity**.

- The proposal includes vehicle crossings which do not comply with performance standards 9.1.2(iv)(a) (i) – (iii). This is a **Restricted Discretionary activity** under Rule 9.1.2.3.7.
- The proposal includes subdivision of sites containing high-quality soils which is not listed in Activity Table 6.1.4 and is a **Non-Complying activity** under Rule 2.1.5.

4.4 Associated Permitted Activities

The following relevant activities are associated with the establishment of the residential subdivision and fall within the permitted activity status of the WRP, WODP and NES F.

Table 16: Permitted Activities under the WRC and WODP.

Relevant Rule/Regulation	Comments
Waikato Regional Plan	
3.5 Discharges	
3.5.11.5 Permitted Activity Rule – Discharge of Stormwater onto or Into Land	Discharge of stormwater to land is proposed for Residential Lots and to manage stormwater for proposed roads up to the 10% AEP. Overland flow is proposed only for events equivalent to or exceeding the 10% AEP event, with overland flow directed to dry basins for temporary detention. Discharge of stormwater to land is therefore anticipated to comply with permitted activity standards. Refer to the Infrastructure Report (Appendix 13) and Stormwater Management Plan (Appendix 14) for further details.
4.2 River and Lake Bed Structures	
4.2.5.1 Permitted Activity Rule – Existing Lawfully Established Structures	Several existing structures in the form of existing farm drains will be modified and used as part of this proposal. Erosion and sediment controls will be implemented as set out in the Earthworks Management Plan (Appendix 32), and the activity is anticipated to comply with permitted standards.
4.2.9.2 Permitted Activity Rule – Culverts for Catchments Not Exceeding 100 Hectares	Existing culverts will be utilised where applicable across the site. All catchments within the residential site are less than 100ha and are anticipated to comply with permitted activity conditions. The use of culverts is therefore a permitted activity.
4.2.10.1 Permitted Activity Rule – Discharge and Intake Structures	A discharge structure is proposed into the Mangakōtukutuku Stream from the wetlands that is anticipated to comply with permitted activity standards, and is therefore a permitted activity under Rule 4.2.10.1.
5.1 Accelerated Erosion	
5.1.4.11 Permitted Activity Rule – Soil Disturbance, Roding and Tracking and Vegetation Clearance	Earthworks activities will be carried out in accordance with appropriate Management Plans, as outlined in the Infrastructure Report, included as Appendix 13 , and are anticipated to comply with permitted activity standards. However, given the extent of the project,

Relevant Rule/Regulation	Comments
	as a matter of conservatism consent is sought under Rule 5.1.4.13 below.
5.2 Discharges Onto or Into Land	
5.2.5.7 Permitted Activity Rule – Discharge of Small Volumes of Sediment and Vegetation from within or surrounding Lawfully Established Structures or Artificial Watercourses	It is anticipated that some clearing of debris from existing farm drains will be required that may result in discharge of sediment or vegetation, which is anticipated to comply with permitted activity standards. Therefore, this is a Permitted Activity.
5.2.9.1 Permitted Activity Rule – Use of Dust Suppressants	As outlined in the Construction Management Plan and Earthworks Management Plan (Appendix 4 and 32), dust management measures will be applied throughout earthworks that will comply with permitted activity standards. Therefore, the use of dust suppressants is a permitted activity.
6.2 The Discharge of Agrichemicals into Air	
6.2.4.8 Permitted Activity Rule – Spot Spraying Using Hand Held Spray Equipment	Any spot spraying required will comply with permitted activity standards
6.2.4.9 Permitted Activity Rule – Widespread Application of Agrichemical(s)	As outlined in the Infrastructure Report and associated Management Plans, chemical treatment for dust suppression is one option which might be utilised during earthworks which is anticipated to comply with permitted activity standards.
Waipā Operative District Plan	
4.4.1.1 Permitted Activities in Rural Zone	
a. One principal dwelling per viable certificate of title outside of quarry buffer areas	Proposed residential subdivision and land uses.
j. Demolition of buildings and structures except those listed in Appendix N1.	Any structures on site will be demolished, and no scheduled buildings or structures are contained on the site
17.4.2.1 Telecommunications	
1. Underground telecommunications lines	New underground telecommunications lines will be laid to service all Lots. Refer to the Infrastructure Report for further details.
17.4.1.1 Electricity Transmission and Distribution Activities	
a. Underground electrical cables and ancillary electrical equipment	New underground electrical cables are proposed to service all Lots. Refer to the Infrastructure Report for further details.
c. Removal of overhead and underground electrical lines.	Where applicable, any existing overhead lines within the site are proposed to be converted to underground.
Water, Wastewater, and Stormwater	
1. Water, wastewater, and stormwater connections to public networks	Water, and wastewater connections to the public network will be provided. No public stormwater network is available in proximity to the site. Refer to

Relevant Rule/Regulation	Comments
	the Infrastructure Report and Engineering Drawings for further details
2. Ventilation, drop shafts and manholes	Refer to the Engineering Drawings for further details
3. Underground pipelines and fittings for the conveyance of water, wastewater, and stormwater	Refer to the Infrastructure Report and Engineering Drawings for further details
6. Wastewater pump stations	Three wastewater pump station is proposed on the site, which will be vested to HCC. Refer to the Infrastructure Report and Engineering Drawings for further details
10.1 Stormwater detention ponds and similar facilities to reduce stormwater runoff volume, flow, and contaminant loads prior to discharge, excluding: • rain gardens • infiltration trenches • wetlands • domestic-scale on-site stormwater management and disposal systems	Four stormwater detention ponds are proposed to manage stormwater runoff volume and flow. Refer to the Infrastructure Report and Engineering Drawings for further details
10.2 Stormwater detention by means of: • Rain gardens; • Infiltration trenches; • Wetlands; • All stormwater detention facilities and ponds on sites subject to a DCP	Raingardens and infiltration trenches are proposed for stormwater detention within the road network. Refer to the Infrastructure Report and Engineering Drawings for further details
11. Domestic-scale on-site stormwater management and disposal systems. (See Waikato Regional Plan for consent requirements)	All stormwater is proposed to be managed and disposed of on-site. Refer to the Infrastructure Report and Engineering Drawings for further details
13. Water and irrigation races, open drains, and channels (not being secondary flow paths)	Refer to the Infrastructure Report and Engineering Drawings for further details
NES Freshwater	
Culverts (70) (1) The placement, use, alteration, extension, or reconstruction of a culvert in, on, over, or under the bed of any river or connected area is a permitted activity if it	All proposed culverts where in, on, over, or under the bed of any river or connected area is a permitted activity if it complies with the conditions. Where relevant, any proposed culverts will comply with the permitted activities requirements.

Relevant Rule/Regulation	Comments
complies with the conditions.	

4.5 Overall Activity Status

Overall, the proposal requires assessment as a **Restricted discretionary activity** under the NESCS and **Prohibited** under the NES F, a **Discretionary activity** under the WRP, and a **Non-Complying activity** under the WODP. Overall, under the intent of s42(5) of the FTAA, the applications are bundled as a non-complying activity.

4.6 Other Approvals Required

This section is provided in accordance with Clause 5(1)(f) of Schedule 5 of the FTAA.

A Wildlife Approval is also being applied for on a precautionary basis to kill, injure, handle and translocate in case any protected lizards are found as part of site earthworks commencing. Wider consultation with Department of Conservation has occurred and is summarised in **Attachment 2** Consultation and Engagement Report.

5.0 Assessment of Effects

This section of the report is provided in accordance with Clauses 6 and 7 of Schedule 5 of the FTAA.

These provisions require an assessment of the actual or potential effects on the environment. Clause 6 sets out the information required in the assessment of environmental effects and this is included throughout this volume of the application as well as the Overview Report in **Volume 1**.

Clause 7 of Schedule 5 of the FTAA outlines the matters to be covered in the assessment of environmental effects. This includes:

- *Any effect on the people in the neighbourhood and, if relevant, the wider community, including any social, economic, or cultural effects:*
- *Any physical effect on the locality, including landscape and visual effects:*
- *Any effect on ecosystems, including effects on plants or animals and physical disturbance of habitats in the vicinity:*
- *Any effect on natural and physical resources that have aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:*
- *Any discharge of contaminants into the environment and options for the treatment and disposal of contaminants:*
- *Any unreasonable emission of noise:*
- *Any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations*

These matters are addressed in this section of the report below.

The existing environment, in particular the existing land uses and allotment areas of the subject site, as well as sites in the surrounding environment, are a relevant consideration to the proposal and are set out in **Section 2.1.3** above.

The activities which are permitted on the site under the WODP, WRP, and NES F are identified in **Section 4.4** above.

An assessment of actual and potential effects on people and the environment is set out below, as well as within the supporting specialist reports. It is considered that effects in relation to the following matters are relevant:

- Positive effects;
- Economic effects;
- Visual landscape and amenity effects;
- Subdivision design and layout;
- Construction effects;
- Contaminated land effects;
- Traffic effects;
- Infrastructure servicing effects;
- Stormwater and water quality effects;
- Natural hazard effects;
- Groundwater effects; and
- Ecological effects.
- Reverse sensitivity effects on adjoining non-residential activities;
- Productive capacity effects;
- Heritage effects; and
- Mana Whenua effects

These matters are set out and discussed below.

5.1 Positive Effects

The development accords with the purpose of the FTAA to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. The development will result in significant public benefit through the creation of a significant number of housing allotments, with the delivery of the allotments being accelerated through the FTAA process in comparison to a 'conventional' consenting process. Furthermore, the proposal is considered to result in additional positive effects, including:

- The proposed subdivision is an efficient use of land, where 938 vacant residential lots and residential uses, local purpose reserves (recreation, esplanade, stormwater and wastewater), and a supporting roading and pedestrian network will be created. The subdivision will allow for development that is considered appropriate for the anticipated

development in the wider area, and will significantly contribute to meeting the demand for housing in Hamilton City in an appropriate location and density;

- The proposed reserves will provide a mixture of functional and useable open space that will create ongoing positive social and ecological benefits for the community;
- The proposed layout and road network provides for a walkable design, with good legibility and the opportunity for active and recreational uses;
- The proposed roading will provide a high level of safety, access, permeability, and efficiency for all travel modes;
- The proposed earthworks will provide a suitable and stable ground contour for future development that is free of flood and instability hazards;
- The proposed riparian corridor will create a high-amenity corridor, while providing for safe and efficient discharge of stormwater;
- The proposed planting along the riparian margins of upper tributary of the Mangakōtukutuku Stream and farm drains will create positive ecological effects and will enhance an existing low value ecological area with high ecological value, which will benefit the wider catchment and receiving environment.

5.2 Economic Effects

The economic benefits associated with the residential development are addressed in the Overview Report in the context of the full proposal. The assessment below focuses on the effects of the residential land use and subdivision specifically.

As detailed in the Economic Report prepared by Insight Economics (**Appendix 30**), the assessment considers the economic effects of the proposal relative to a counterfactual in which the site remains in pastoral dairy farming. The assessment adopts a Total Economic Value (TEV) framework and evaluates both the quantified and qualitative economic effects of the proposal over a 50-year period.

The proposal will enable the development of 938 residential dwellings, together with supporting local roads, neighbourhood open space, stormwater infrastructure and a small neighbourhood centre. The assessment concludes that the proposal will generate significant regional economic benefits during both the construction and operational phases.

The construction of the development represents a private investment of approximately \$524 million and, under the baseline economic scenario, is estimated to generate approximately \$232 million in GDP, \$114 million in wages and salaries, and approximately 1,830 full-time equivalent (FTE) years of employment, equating to an average of approximately 203 full-time jobs per year over the anticipated ten – fifteen-year construction programme.

Beyond the construction phase, the proposal will provide an ongoing economic contribution through the neighbourhood centre, which is estimated to support approximately 258 FTE-years of employment and generate approximately \$8 million in GDP over the assessment period. While the proposal results in the permanent loss of pastoral production on the site, the assessment concludes that the ongoing economic activity generated by the neighbourhood centre broadly offsets the foregone onsite rural production.

The assessment also identifies a number of significant qualitative economic benefits arising from the proposal. In particular, the proposal makes a substantial contribution towards meeting projected housing demand through the delivery of approximately 938 additional dwellings across a range of lot sizes and housing typologies. This increased housing supply is expected to improve housing choice, increase competition within the residential land market, assist in moderating upward pressure on house prices, and support improved housing affordability over time.

In addition, the proposal forms part of a comprehensively master-planned urban expansion area and provides coordinated infrastructure, neighbourhood open space, walking and cycling connections, and a neighbourhood centre.

Overall, the Economic Assessment concludes that the proposal will generate a net quantified economic benefit of approximately \$263 million (net present value). While there is a permanent loss of rural production associated with the urbanisation of the site, the assessment concludes that these adverse economic effects are modest relative to the substantial regional economic, housing and employment benefits generated by the proposal.

It is considered that the proposal will result in significant positive economic effects and that the adverse economic effects are less than the positive economic outcomes delivered by the development.

5.3 Subdivision Design and Layout

The site has been identified within the Future Proof Strategy as an area for future urban growth. Accordingly, there is an expectation that the site will transition from an open rural environment to an urban residential neighbourhood supported by associated transport, infrastructure and open space networks. The proposed subdivision gives effect to this strategic direction by establishing an integrated urban structure that connects with the existing Hamilton urban edge and provides an efficient pattern of residential development.

The proposed subdivision has been designed to create a well-connected and legible neighbourhood, with an interconnected street network, centrally located open spaces and pedestrian connections that encourage walkability and support community interaction. Streets have been designed to provide active frontages and passive surveillance of the public realm, contributing to a safe, attractive and functional residential environment.

The proposal represents an efficient use of urban land at a density that is consistent with the surrounding Hamilton urban environment. Lots are generally regular in shape and provide compliant building platforms capable of accommodating a variety of dwelling designs. Conceptual building typologies included in **Appendix 7** demonstrate the anticipated built form and scale across the range of lot sizes enabled by the land use and subdivision application. The variation in lot sizes will facilitate a diverse housing offering and contribute to an attractive and varied streetscape while maintaining the flexibility to accommodate well-designed homes.

Residential densities have been deliberately organised across the site. The highest density precinct (average lot size of approximately 200 m²) is located centrally within the development and in close proximity to the proposed open spaces, internal road network and pedestrian connections. This concentrates higher intensity development around key community spaces while internalising the effects of increased density. Lower density lots are located adjacent to the existing residential development to the north, providing an appropriate transition in built form and reinforcing the established urban pattern of development.

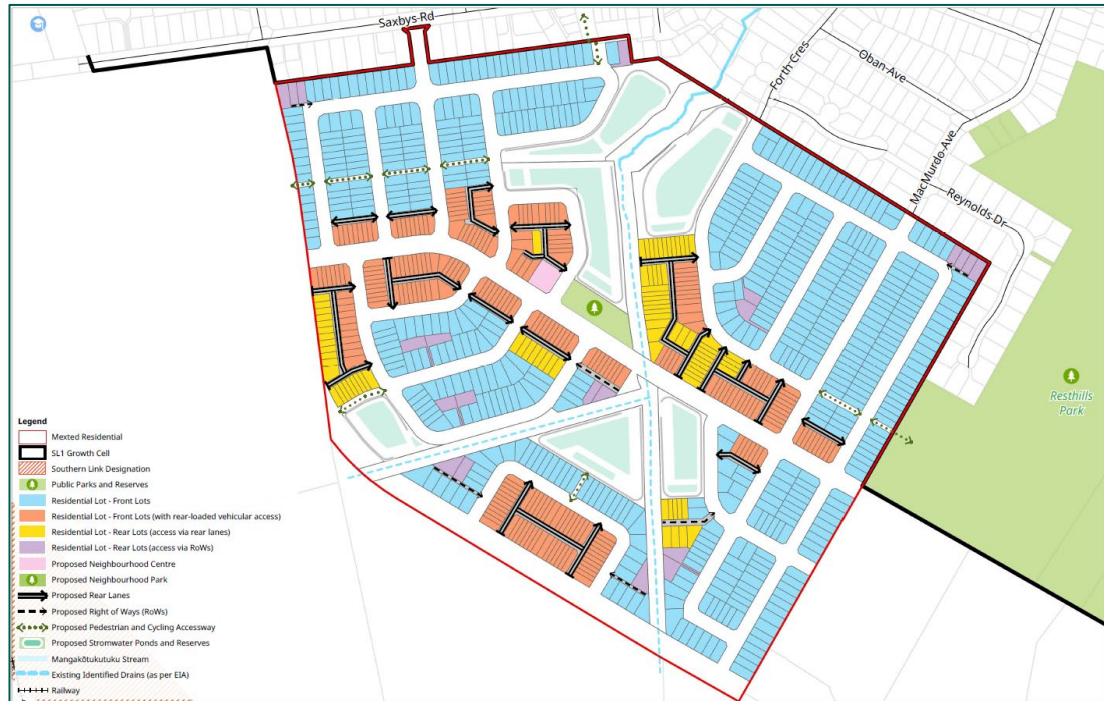


Figure 28: Residential density. Source: Urban Design Assessment (Appendix 10).

Overall, the subdivision establishes a coherent and integrated urban neighbourhood that responds appropriately to its strategic growth context. The proposed layout promotes good urban design outcomes through an efficient lot arrangement, connected street network, integrated open space, high levels of pedestrian connectivity and passive surveillance, while providing opportunities for a diverse range of housing types. Consequently, the proposal is considered to positively contribute to the character, amenity and functionality of Hamilton City's planned urban expansion.

5.4 Landscape, Visual, and Amenity Effects

This assessment is supported by the Landscape Visual Impact Assessment prepared by Barker and Associates, included as **Appendix 12**.

The proposal will result in a substantial and permanent change in the character and appearance of the site from working rural land to a masterplanned residential neighbourhood. However, that change will occur in the context of the wider Southern Links Growth Cell, the existing Hamilton urban edge, planned urban growth and strategic transport infrastructure. The LVA therefore considers that the proposal has a coherent settlement pattern rationale and will form part of a planned transition from rural production land to an urban landscape.

5.4.1 Landscape Effects

The existing site is predominantly open pasture divided into paddocks by fencing and farm access patterns. Vegetation is limited and dispersed. The principal landscape features comprise the upper reach of the Mangakōtukutuku Stream, the artificial farm drainage network, existing riparian planting, wetlands and a small group of mature kahikatea. The site has a simple and open working-rural character, with its strongest natural character values associated with the upper tributary of the Mangakōtukutuku Stream corridor and, to a lesser extent, Drains A and B.

The proposal will replace the existing rural production pattern with a finer-grained residential structure comprising roads, residential blocks, dwellings, rear lanes, open spaces, stormwater facilities and landscape planting. This will alter the site's land cover, spatial pattern, openness and relationship between built form and vegetation. Long views across the existing paddocks will be shortened or redirected, and the present contrast between suburban streets and open rural land will be replaced by a more enclosed and sequential residential townscape.

The development has nevertheless been masterplanned around an integrated landscape and blue-green framework. The proposal includes:

- the protection and enhancement of the upper tributary of the Mangakōtukutuku Stream;
- the retention and enhancement of Drains A and B as landscape and ecological corridors;
- re-naturalised 'stream' and drainage corridors;
- six stormwater ponds;
- riparian, stormwater, open-space and streetscape planting;
- a neighbourhood reserve adjoining the north-south ecological corridor; and
- pedestrian and cycle connections integrated with the open-space network.

These elements retain and strengthen the principal water-related landscape patterns within the site and provide a legible organising framework for the residential development. Over time, the proposed landscape planting will replace the current pattern of dispersed trees and shelter vegetation with a more structured network of riparian, open-space, streetscape, boundary and private-lot planting. The successful integration of the development will depend on the continuity, density, species selection, establishment and long-term maintenance of this planting.

The proposal will also enhance natural character along the Mangakōtukutuku Stream and the principal drainage corridors through restorative planting and the integration of watercourses and stormwater areas into the public open-space network. These measures will improve the legibility of the blue-green network and provide areas of ecological, visual and recreational relief within the otherwise urbanised site.

Notwithstanding these positive and mitigating features, the development will result in a noticeable and permanent site-scale transformation. The LVA assesses the landscape effect as adverse and moderate, corresponding to a more than minor effect. The effect will be most apparent within the site and its immediate receiving environment but will not dominate the broader landscape context.

5.4.2 Visual and Amenity Effects

The visual catchment of the site includes adjoining residential properties and streets, nearby schools and community facilities, Resthills Park, rural and rural-residential land to the west, and parts of the surrounding road network. Although theoretical visibility extends across a broader area, actual views are generally more localised because of the flat topography, intervening dwellings, boundary fencing, garden vegetation, larger tree groups, community buildings and the rail corridor.

The viewers most likely to experience a noticeable visual change are:

- residents adjoining the northern and eastern boundaries of the site;

- people at street ends and cul-de-sac terminations, including Forth Crescent and Macmurdo Avenue;
- users of Resthills Park;
- users of nearby schools and community facilities; and
- people travelling along roads immediately adjoining the site.

For these viewers, existing views over open pasture, rural fencing, scattered vegetation and broad sky will be replaced, wholly or in part, by residential buildings, roads, domestic activity, stormwater facilities, public open space and landscape planting. This will reduce the existing sense of openness and relocate the present urban-rural edge further south and west. The greatest effects will occur where views are close, direct and sustained.

5.4.2.7 Adjoining northern and north-eastern residential areas

The northern and north-eastern viewing audience includes adjoining residential properties, local streets, Deanwell School, reserve areas, the Gallagher Aquatic Centre and Te Kura Amorangi o Whakawātea. Visual effects will be greatest for properties immediately adjoining the site, where an open pastoral outlook will change to a suburban residential neighbourhood. The proposal will reduce the sense of openness and alter the existing rural-edge identity.

From residential streets further within the existing neighbourhood, views will generally be more limited and intermittent because of intervening houses, fences and vegetation. In these locations, the development is more likely to be experienced as partial views or glimpses at the ends of streets rather than as a broad and continuous visual change. The effects on this viewing audience are assessed as adverse and localised, with the greatest change occurring at the immediate site interface.

5.4.2.8 Eastern residential interface

Residential properties and streets to the east of the site will similarly experience a transition from an open rural outlook to a more defined residential edge. The closest properties and outdoor living areas will have the most direct views, with pasture and rural openness largely replaced by one- and two-storey terraces, duplexes and detached dwellings.

Views from the wider eastern residential area will be more filtered by existing buildings, vegetation and the generally flat landform. The LVA assesses the effects on this viewing audience as adverse and localised, with the greatest effects experienced by properties adjoining the site.

5.4.2.9 Resthills Park

Resthills Park provides one of the clearest and most sustained public views toward the site because of its open playing fields and the slightly elevated position of its community buildings and car park. The proposal will replace the existing open rural backdrop with a more defined urban residential edge and will reduce the sense of openness currently experienced from parts of the reserve.

The proposed open-space and stormwater framework, together with a 5 m wide ecological buffer and associated planting along the eastern edge of the development, will soften the appearance of the residential edge as vegetation establishes. However, the underlying change in character will remain permanent and readily apparent. The visual effect from Resthills Park is assessed as adverse and localised.

5.4.2.10 Gallagher Aquatic Centre and more distant viewpoints

Visibility from the Gallagher Aquatic Centre is very limited because views are across existing residential rooftops and established vegetation. At most, distant glimpses of proposed rooftops may be available, and the LVA concludes that there will be no material change to the view from this location.

From Collins Road and the rural and rural-residential environment approximately 2.5 km west of the site, views will be distant, oblique and filtered by vegetation, existing buildings and the rail corridor. The proposal may be perceptible as part of a wider change to Hamilton's urban edge but is unlikely to be prominent or dominant. The visual effect from this location is assessed as adverse but low.

5.4.3 Mitigation and Overall Effects

Landscape and visual mitigation is embedded within the masterplan, landscape plans and Urban Design Guide. The principal measures include:

- an integrated open-space, ecological and stormwater framework;
- riparian and ecological planting along the upper tributary of the Mangakōtukutuku Stream and retained drains;
- stormwater pond and wetland planting;
- streetscape, reserve, boundary and private-lot planting;
- a 5 m ecological buffer adjoining Resthills Park;
- varied residential densities and typologies across the site;
- design controls addressing building form, frontages and boundary treatments; and
- the use of recessive, low-reflectivity building materials and finishes.

The Urban Design Guide requires roof cladding to generally have a light reflectivity value of no more than 20%, wall cladding no more than 30%, and glazing and other reflective façade materials to have reflectivity of no more than 16% or to be appropriately screened or treated. Matte or low-gloss finishes are preferred to reduce glare and contrast.

As the proposed riparian, stormwater, open-space, streetscape and boundary planting establishes, it will soften the built edge, filter views and reduce the visual contrast between the development and the surrounding environment. However, planting will not remove the underlying permanent change from rural land to an urban residential neighbourhood.

Before mitigation, the LVA assesses:

- landscape effects as adverse and moderate;
- visual effects as adverse and high; and
- the overall combined effect as moderate-high.

Following the mitigation incorporated into the proposal, the overall landscape and visual effect is assessed as adverse and moderate, corresponding to a more than minor effect.

Accordingly, while the proposal will result in a substantial and permanent change to the existing rural character and to the outlook available from the closest residential and recreational locations,

the effects will be concentrated within the site and its immediate visual catchment. The proposal's integrated blue-green framework, open-space network, planting, building-design controls and recessive material palette will assist in integrating the development into the receiving environment and reducing its visual prominence over time. Beyond the proposal, the locality will be subject to future change given the HSL designation.

5.5 Construction Effects

The proposal will result in temporary construction effects for the duration of the proposed earthworks, including construction traffic, noise, sediment and dust effects. Each of these effects are addressed below. The proposed construction works are an unavoidable precursor to the provision of the development.

Measures will be put in place to mitigate and reduce the potential for any adverse traffic, dust, or sediment laden stormwater discharge effects during the construction phase. A draft Construction Management Plan has been provided within **Appendix 4** demonstrating that effects can be adequately managed.

Overall, potential adverse construction related effects will be less than minor and temporary, considering practicable measures consistent with the scale of works will be implemented to minimise effects, as outlined below.

5.5.1 Construction Traffic Effects

In terms of heavy vehicle movement, it is noted that earthworks will be contained within the applicant's landholding and, therefore, will largely be internal to the site. Vehicle movements will be limited to the transportation of machinery and equipment to and from the site, the importation of construction materials, and vehicles associated with site staff, inspectors, and consultants. A draft Construction Traffic Management Plan has been provided within **Appendix 16**, demonstrating that effects can be adequately managed.

5.5.2 Noise and Vibration Effects

An Assessment of Noise Effects has been prepared by Styles Group and is included as **Appendix 27**. The assessment considers the operational and construction noise and vibration effects associated with the proposed development, including the future residential neighbourhood, neighbourhood centre, road network, construction activities and the interface with adjoining land uses. The assessment has been prepared to support the substantive application under the Fast-track Approvals Act 2024.

The site is located within the Waipā District Rural Zone and adjoins existing residential development within Hamilton City to the north, north-east and east. Rural land adjoins the western and southern boundaries, while the Resthills Sports Centre is located immediately east of the site within the Hamilton City Sports and Recreation Open Space Zone. The proposal therefore interfaces with both rural and urban receiving environments.

5.5.3 Operational Noise

The completed development will generate noise typical of a residential neighbourhood, including vehicle movements, domestic activities, use of neighbourhood parks and activity associated with the proposed neighbourhood centre. The acoustic assessment concludes that these activities are consistent with the acoustic environment anticipated for residential areas.

Because the development is located within the Waipā Rural Zone but adjoins Hamilton City's Residential Zone, the assessment compares the operational noise standards of both district plans. Styles Group concludes that the numerical limits are broadly comparable and that appropriate consent conditions can provide a level of acoustic amenity consistent with that anticipated within the adjoining Hamilton residential environment. Recommended conditions include operational noise limits for residential activities, the neighbourhood centre and any future wastewater pump station.

The proposal also includes a neighbourhood commercial node of approximately 1000 m² in site size. The assessment concludes that, subject to the recommended operational noise limits, noise generated by commercial activities and associated plant can be appropriately managed to maintain compatibility with surrounding residential activities.

5.5.4 Reverse Sensitivity

The assessment considers whether the proposal could introduce reverse sensitivity effects on adjoining non-residential activities. In relation to the Resthills Sports Centre, the assessment notes that the sports centre is already subject to established noise controls within the Hamilton City District Plan. The proposal does not alter those compliance obligations or introduce new noise compliance locations that would constrain the existing lawful operation of the sports centre. While recreational activities and crowd noise may at times be audible from parts of the proposed development, these effects are expected to occur during daytime periods and are characteristic of the surrounding urban environment.

Similarly, the adjoining Rural Zone land will continue to benefit from the existing exemptions applying to normal farming activities under the Waipā District Plan. Accordingly, the proposal is not expected to create additional operational constraints on established rural production activities. Agricultural noise may occasionally be audible within the development but will generally be seasonal, intermittent and temporary in nature.

5.5.5 Future Road Traffic Noise

The proposal includes part of a future arterial road connection along the western boundary of the site. Although the road has not yet been constructed, the acoustic assessment models the future traffic environment and identifies those residential lots likely to experience elevated road traffic noise.

To maintain appropriate internal acoustic amenity, the assessment recommends consent notice requirements for lots located within 50 metres of the future arterial road. These requirements include acoustic building design to achieve internal noise levels of 40 dB LAeq(24hr), together with mechanical ventilation and cooling systems where windows must remain closed to achieve that standard.

5.5.6 Construction Noise and Vibration

Construction of the proposal will occur progressively over an estimated fifteen-year period and will involve bulk earthworks, civil infrastructure, road construction and residential building works. Construction noise and vibration will therefore be temporary and will move across the site as development progresses.

The assessment identifies the greatest potential for construction noise effects where works occur within approximately 50 metres of occupied dwellings, particularly during earthworks, road

construction and at construction access points. Construction works located further from existing dwellings are expected to readily comply with the applicable construction noise criteria.

To manage construction effects, the proposal includes the preparation and implementation of a Construction Noise and Vibration Management Plan (CNVMP). The CNVMP will identify sensitive receivers, establish construction methodologies, define mitigation measures where required, provide communication procedures for neighbouring residents, establish complaint management procedures and ensure construction noise and vibration are managed in accordance with NZS 6803:1999 and German Standard DIN 4150-3:1999.

With the implementation of a final CNVMP, and with the outlined controls and methodologies, any wider effects will be most appropriately managed during construction. The draft CNVMP outlines appropriate methodologies for the sheet piling, associated with Wetland A, to best monitoring and manage any potential effects during construction.

Construction vibration associated with excavation, compaction and heavy vehicle movements has also been assessed. The assessment concludes that compliance with the recommended DIN vibration criteria can be achieved through implementation of the CNVMP and appropriate construction management practices.

Having regard to the findings of the Acoustic Assessment and the proposed mitigation measures, it is considered that the operational and construction noise and vibration effects associated with the proposal can be appropriately managed and are acceptable in the context of the receiving environment.

5.6 Erosion and Sediment Effects

The proposed area and volume of earthworks will increase the potential for the generation and discharge of elevated levels of sediment. If not managed, sediments may discharge into adjacent properties and waterbodies, which can ultimately adversely affect local water quality.

To avoid and mitigate these potential adverse effects, a number of erosion and sediment control measures will be implemented prior to earthworks commencing and will be in place for the duration of the earthworks until the site is stabilised. The proposed measures are detailed in the Earthworks Management Plan as **Appendix 32**. These measures will ensure that sediment is contained within the site works area, without discharging into the adjoining waterbodies.

Overall, subject to ensuring that the proposed erosion and sediment control measures are implemented and in place for the duration of the earthworks period, potential discharges of sediments on the immediately surrounding area, and associated effects to water quality, will be less than minor.

5.7 Contaminated Land Effects

A Detailed Site Investigation (DSI) have been completed by Swiftsure Consultants Ltd and are provided in **Appendix 21**. The investigations confirmed that the site is a "piece of land" under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS), with elevated concentrations of heavy metals and asbestos identified in parts of the site. The DSI concluded that the proposal is a restricted discretionary activity under Regulation 10 of the NES-CS.

The principal adverse effects associated with the proposal relate to the disturbance of contaminated soils during earthworks, which has the potential to expose construction workers, future site users and the surrounding environment to contaminants if not appropriately managed. In addition, disturbance of soils has the potential to generate contaminated sediment, dust or runoff if suitable environmental controls are not implemented.

To address these potential effects, a Contaminated Soils and Remediation Action Plan (CSRAP) has been prepared and is included as **Appendix 22**. The CSRAP establishes the procedures for managing contaminated soils throughout the earthworks and remediation process, including supplementary delineation where required, excavation and off-site disposal of contaminated soils, validation sampling, management of any residual contamination, preparation of a Site Validation Report, and procedures for responding to any unexpected contamination encountered during construction. The CSRAP also includes requirements for environmental management and contaminated soil handling to minimise the potential for contaminants to adversely affect surrounding land, groundwater and surface water.

The DSI also recommends that an appropriately qualified asbestos surveyor assess existing structures prior to demolition to ensure any asbestos-containing materials are identified and managed in accordance with the relevant health and safety requirements.

The contaminated land investigations also identify that the site is located within an area having a high probability of acid sulphate soils. Disturbance of these soils has the potential to generate acidic conditions that could adversely affect water quality if unmanaged. Best practice methodology will be adopted as part of earthwork construction to manage any potential effects.

The Acid Sulphate Soil Management Plan (ASSMP) applies to earthworks undertaken as part of the Southern Links 1 Residential development. The ASSMP is intended to sit alongside the project Construction Environmental Management Plan (CEMP), erosion and sediment control measures, contaminated soils management plans and construction methodology.

The plan addresses naturally occurring potential acid sulphate soil (PASS) and actual acid sulphate soil (AASS). It does not replace the separate requirements for managing anthropogenic soil contamination identified by the Swiftsure contaminated land investigations.

Subject to implementation of the CSRAP and the recommended consent conditions, the potential adverse effects associated with contaminated land will be appropriately managed. Validation of remediation works and preparation of a Site Validation Report will provide assurance that the site is suitable for its proposed residential use. Accordingly, adverse effects on human health and the receiving environment are expected to be no more than minor.

5.8 Traffic Effects

The proposed land use and subdivision has the potential to result in adverse road safety and efficiency effects as a result of the increase in traffic generation and flow through the new roading network.

The proposed roading layout and increase in traffic flow has been assessed in the Integrated Transport Assessment (refer **Appendix 16**) for the wider development, as well as specifically to the residential subdivision.

The ITA concludes that the proposed internal road network provides for the safe and efficient movement of people and goods and that, subject to the recommended transport infrastructure

improvements being implemented in accordance with the proposed staging, the surrounding transport network will continue to operate at acceptable levels of service. The modelling identifies the Ohaupo Road/Saxbys Road/Tomin Road roundabout as the principal transport constraint, with all other assessed intersections expected to continue operating satisfactorily following implementation of the recommended upgrades.

Waikato Regional Transport Modelling, as scoped and agreed with all relevant parties, has inputting into the following improvements being required to support the proposed residential development:

Table 17: Improvements being required to support the proposed residential development.

Infrastructure Timing	Infrastructure Item	Infrastructure Requirement
Before Sub-Stage 1A traffic adds to Ohaupo Road	Ohaupo Road / Lambert Court intersection	Upgrade the existing priority-controlled intersection to a four-arm signalised intersection in general accordance with Drawing 149240-00-0220.
	MacMurdo Avenue, MacDonald Road and Lambert Court	Provide a shared walking and cycling path and separated bi directional cycle path in general accordance with Drawing 149240-00-0270 to 0275.
	MacMurdo Avenue	Extension of MacMurdo Ave providing access to the Residential Development. To be designed and constructed in general accordance with the typical cross-section in Figure 21.
	Forth Crescent	Extension of Forth Cres providing access to the to the Residential Development. To be designed and constructed in general accordance with the typical cross-section in Figure 22.
	Saxbys Rd	Provide a minimum 3m wide shared walking and cycling path on southern side of Saxbys Road between Site and Deanwell Ave, a safe road crossing facility near Saxbys Rd /Deanwell Ave intersection and a pedestrian refuge island east of Saxbys Rd/Leslie Pl in general accordance with Drawing 149240-00-0250.
Before Stage 1C (198 dwellings)	Ohaupo Rd / Houchens Rd	Upgrade to a signalised T intersection in general accordance with Drawing 149240-00-0240.
	MacMurdo Ave, MacDonald Rd and Lambert Ct	Provide a shared walking and cycling path and separated bi directional cycle path in general accordance with Drawing 149240-00-0270 to 0275.
Before Stage 1D (271 dwellings)	Ohaupo Rd / Saxbys Rd / Tomin Rd Roundabout	Provide southbound dual exit lanes on Ohaupo Rd from Saxbys Rd roundabout to Lambert Ct signalised intersection.

Before Stage 2 (321 dwellings)	Ohaupo Rd / Resthill Cres	Upgrade to remove right turn movement out of Resthill Cres in general accordance with Drawing 149240-00-0230.
	Four laning of Ohaupo Rd between Saxbys Rd and Lambert Ct Additional lanes on Saxbys Rd and Tomin Rd approaches in general accordance with Drawing 149240-00-0215. Ohaupo Rd southbound approach Signal Meter for the AM peak period.	To be completed prior to Stage 2 (543 dwellings).
Before Stage 3 (730 dwellings)	Deanwell Ave, Saxbys Rd	Provide a minimum 3 m wide separated bi-directional cycle path on the western side of the road in general accordance with Drawing 149240-00-0260 - 0267.
	Prist St, Mount View Rd	Provide cycle sharrow markings to highlight the shared low speed environment.

The ITA also identifies a number of transport improvements that are likely to be required to support future development of the wider Southern Links Growth Cell. These include:

- replacement of the Ohaupo Road/Saxbys Road/Tomin Road roundabout with a signalised intersection incorporating walking, cycling and bus-priority measures;
- upgrading the Ohaupo Road/Houchens Road intersection to a signalised intersection;
- widening Ohaupo Road between Saxbys Road and the Whatukooruru Drive roundabout, including consideration of bus priority and active transport facilities;
- upgrading Houchens Road to Collector Road standard with associated walking and cycling infrastructure;
- completion of the Southern Links spine road connecting development stages to Saxbys Road and Houchens Road;
- investment in future RTN4 public transport infrastructure; and
- completion of the wider Hamilton Southern Links corridor and associated collector road connections.

These works relate to the ultimate development of the wider Southern Links Growth Cell and broader transport network in South Hamilton and North Waipā, rather than the effects generated by the current stage of development. These improvements are identified to give a broader picture of the transport network considerations for the wider SL1 Growth Cell, of which the SL1 Residential South is a part.

The proposed transport network also provides significant positive transport outcomes through the delivery of an integrated walking, cycling and future public transport network. The proposed collector road incorporates shared walking and cycling facilities, while connections to Saxbys Road, Deanwell Avenue, MacMurdo Avenue and Lambert Court improve connectivity to schools,

neighbourhood destinations, the Glenview commercial area, Waikato Hospital and the wider Hamilton walking and cycling network. The proposed road hierarchy has also been designed to accommodate future public transport services through the subdivision, supporting reduced reliance on private vehicle travel over time.

Sections 15.2.2 and 15.4 of the ITA, refer **Appendix 16**, demonstrate that residential development of up to 543 dwellings can be accommodated, with acceptable transport effects and without HSL delivery provided the transport infrastructure upgrades identified in the above table are implemented per the timing criteria. Subdivision exceeding 543 dwellings should be subject to a further ITA having regard to the transport environment at that time and implementation of any further identified mitigation and/or development caps recommended in the ITA. The reassessment requirement recognises that future network performance may be influenced by a range of variables affecting other developments and land use, future transport infrastructure delivery and travel behaviour assumptions. Illustrative examples of such variables are provided in Table No: 45.

Accordingly, a consent condition aligned with the following, is recommended:

“Prior to the construction of development exceeding 543 dwellings within the Residential Development, the Consent Holder shall submit an updated Integrated Transport Assessment (ITA) prepared by a suitably qualified and experienced transport engineer.

No dwelling above the 543-dwelling threshold shall be constructed until the updated ITA has been certified by NZ Transport Agency Waka Kotahi, Hamilton City Council and Waipā District Council and any required mitigation or staging controls identified through that assessment have been confirmed

The updated ITA shall assess the transport effects of further development having regard to the best reasonably available transport information at the time, including, where relevant:

- *actual residential development yield, dwelling typology, land use and trip generation;*
- *observed and forecast traffic volumes on Ohaupo Road, Collins Road, Saxbys Road, Lambert Court, Resthill Crescent and Houchens Road;*
- *updated turning movement volumes, heavy vehicle proportions, crash history and observed congestion;*
- *development completed or committed within relevant surrounding growth areas;*
- *committed or constructed transport infrastructure upgrades on Ohaupo Road since preparation of 2026 ITA;*
- *the status, timing and form of HSL, including any relevant connections to SH3 or the local transport network, and any resulting changes to route choice and network capacity;*
- *public transport provision, mode share, and any implemented public transport priority measures; • walking and cycling network delivery and active mode uptake;*
- *whether the right-turn restriction at Ohaupo Road / Resthill Crescent identified in the 2026 ITA remains necessary and, if so, its appropriate timing; and*
- *updated intersection modelling and safety effects, including average delay, 95th percentile queue lengths and degree of saturation.*

Where actual land use, infrastructure delivery, traffic growth, trip generation or travel behaviour differs from the assumptions adopted in the 2026 ITA, the updated ITA shall identify whether those differences materially increase or reduce available network capacity and confirm whether any additional mitigation or staging controls are required before further dwellings are constructed.”

Table 18: Illustrative Variables for Residential Development

Illustrative Variables for Residential Development Reassessment Beyond 543 Dwellings			
Variable	Current Assessment Assumption in Scenario 2	Example Alternative Assumption	Indicative Change to Assessment
Residential vehicle trip generation	Scenario 2 (543 dwellings) generates approximately 345 vehicle trips per peak hour (0.66 vehicles per low-density dwelling and 0.62 vehicles per medium-density dwelling).	If the lower range of vehicle trip rates from the NSW Guide were adopted: Low-density dwelling: 0.83 vehicles per dwelling Medium-density dwelling: 0.41 vehicles per dwelling A lower vehicle trip rate is likely to capture some combination of higher public transport use, higher active-mode use, trip chaining, internal trips and lower vehicle ownership.	By way of illustration, if lower vehicle trip-generation rates were realised in practice, the Residential Development could generate materially fewer peak-hour vehicle trips than assumed in Scenario 2. This could increase the number of dwellings accommodated before the development generates the same peak-hour traffic demand—345 vehicles per hour—assessed for Scenario 2. Indicatively, this difference is equivalent to approximately 94 additional medium-density dwellings based on vehicle trip generation alone and assuming the same trip-distribution patterns as adopted in the current assessment. This does not represent a reassessment of network capacity or intersection performance.
Airport Business Zone (“ABZ”) Development	The land-use and employment assumptions for the ABZ are based on HSL Scenario 31 model runs undertaken by NZTA.	Development does not progress as assumed in WRTM Scenarios 2–5.	Potential reduction or increase in traffic volumes on Ohaupo Road and a change in traffic distribution at critical intersections.

Peacocke Structure Plan Development	The land-use and employment assumptions for the Peacocke Structure Plan area are based on HSL Scenario 31 model runs undertaken by NZTA.	Development does not progress as assumed in WRTM Scenarios 2–5.	Potential reduction or increase in traffic volumes on Ohaupo Road and a change in traffic distribution at critical intersections.
HSL delivery	Stage 1 of HSL—the section between Kahikatea Drive and Killarney Road—is assumed to be completed in Scenario 2.	HSL is fully delivered and operational.	Potential change in route choice, traffic distribution and demand on the Ohaupo Road corridor.

With regard to vehicle crossings to residential lots, consent is sought for non-compliance with the relevant Waipā District Plan standards on all Lots. This consent requirement arises because the applicable standards are based on a rural road environment and are not considered appropriate for the proposed urban subdivision.

As set out in the ITA, residential vehicle crossings have generally been designed to comply with the relevant urban design standards. A number of residential vehicle crossings do not achieve the prescribed separation distances from intersections; however, these are considered acceptable given the proposed low-speed urban environment, low traffic volumes and available sight distances. Similarly, while some vehicle crossings may not fully comply with the prescribed sight distance requirements, the proposed subdivision has been designed to maximise available visibility, and the ITA concludes that the resulting effects are technical in nature and do not give rise to adverse safety or operational effects.

The proposed vehicle crossings serving the neighbourhood commercial node comply with the relevant engineering standards and provide for safe two-way vehicle movements.

The ITA concludes that the proposed transport network is capable of safely accommodating the traffic generated by the development, subject to the identified transport improvements and staged delivery of supporting infrastructure. The proposal provides a well-connected transport network that supports private vehicle travel, walking, cycling and future public transport while maintaining the safe and efficient operation of the surrounding road network. Accordingly, I consider the proposal will result in positive transport outcomes and that any residual adverse traffic effects will be less than minor, where a staged and phased approach to transport improvements has been adopted.

Overall, the proposal will provide a high level of safety, access, permeability and efficiency in the roading network, significant investment in existing network improvements, support the catalyst for public transport and active mode investment and behaviour change and will result in significant positive effects with any adverse effects being less than minor.

5.9 Infrastructure and Servicing Effects

All proposed lots will be serviced by new reticulated stormwater, wastewater, and potable water networks, together with electricity and telecommunication services. The proposed internal networks will be established progressively to align with the staging of the subdivision.

Section 3.5 above outlines the proposed servicing, staging and phasing of this infrastructure, which include significant interim solutions to support the SL1 residential south development.

Any potential effects of the proposed wastewater interim connection, prior to the Southern Wastewater Treatment Plant, can be suitably managed via the staged nature of the development and wastewater demand generation, onsite emergency storage capacity and wider capacity within the Peacocke N4 pump station.

Any potential effects of the water interim connection, via the reticulated network, is covered in the Maven Infrastructure Report, **Appendix 13**, which demonstrates the existing Hamilton South network does not currently achieve the minimum pressure criterion of 20m, nor does it satisfy the required head loss performance criteria, including under the baseline scenario without the proposed SL1 Residential Development. This demonstrates that the identified network constraints are existing deficiencies within the wider Hamilton South system and are not solely attributable to the proposed development. Please refer to the Appendix G – Mott Macdonald Water Supply Modelling, to the **Appendix 13** Infrastructure Report. For the areas of the existing network directly affected by the proposed development, the modelling indicates that minimum pressures are maintained at or above 20m under the assessed development scenarios.

The proposed connections therefore do not result in an unacceptable deterioration in pressure performance within the affected existing network. In some scenarios, the additional network connections associated with the development provide localised improvements in pressure performance within parts of the existing network. Head loss constraints remain within parts of the existing network, particularly in the vicinity Sunnyhills Avenue and Fourth Crescent. These constraints are evident under the existing baseline conditions and persist under the development scenarios. While the proposed development introduces additional demand to the network, the modelling confirms that the existing network constraints do not prevent the proposed development stages from meeting the applicable water supply servicing requirements.

Any future upgrades required to address head loss constraints on Sunnyhills Avenue (40mmØ uPVC rider main) and Fourth Crescent (100mmØ AC Main) would therefore be subject to separate network planning, assessment and agreement with Hamilton City Council (HCC). Overall, the modelling demonstrates that all stages of the proposed SL1 Residential Development can be serviced through the proposed water supply connections and meet the assessed servicing requirements. The modelling also demonstrates that the proposed development does not result in an unacceptable deterioration in the performance of the existing network directly affected by the development. Ongoing coordination with HCC will be required to confirm the final connection arrangements and identify any network upgrades or other requirements to be addressed through detailed design.

Stormwater will be managed through an integrated system comprising on-lot retention tanks, primary reticulation, forebays, constructed wetlands, high-flow bypasses, diversion channels, culverts, flood-storage areas and overland-flow paths. The system has been designed to manage

runoff generated by the development together with flows from external upstream catchments, while maintaining hydraulic connectivity through the site.

Power and telecommunications infrastructure will be incorporated within the proposed road corridors. Utility providers have been engaged with and no servicing concerns have been raised, and ongoing input as part of detailed design process to confirm available network capacity and identify any upgrades required to service the development.

Subject to the implementation of the proposed infrastructure, the detailed design and Engineering Plan Approval process, and agreement with HCC and the relevant network utility providers regarding final connections and any required upgrades, the proposed lots can be adequately serviced. On this basis, adverse effects on existing infrastructure and utility networks are expected to be less than minor.

5.10 Stormwater and Water Quality Effects

The stormwater management approach and design for the site are detailed in the draft Stormwater Management Plan (SMP) (refer **Appendix 14**) and the Infrastructure Report (refer **Appendix 13**). The draft SMP provides a detailed assessment of the anticipated effects on the environment from the proposed stormwater discharge at a site-wide level and the methods to manage those effects.

The SMP provides the overarching framework for the management of stormwater generated by the development, external catchment flows, water quality, flood risk and hydraulic connectivity through the site. It has been informed by the Mangakōtukutuku Integrated Catchment Management Plan, the RITS and relevant Waikato Regional Council guidance.

Stormwater from new impervious surfaces will be managed through a combination of on-lot retention, reticulation, wetlands, flow conveyance channels and controlled discharge structures. These measures will provide treatment of stormwater prior to discharge, reduce peak runoff rates and maintain the existing movement of water through the site.

The site is currently affected by shallow flooding and receives flows from upstream catchments. The proposed stormwater system has therefore been designed to retain existing drainage corridors and overland flow paths, while providing additional storage and attenuation. This will assist in avoiding increased flooding upstream, within the development and downstream.

Stormwater modelling, refer **Appendix 13 and 14**, indicates that, without mitigation, the development could increase downstream flooding. The proposed attenuation measures will reduce post-development peak flows below pre-development levels for the assessed design events. On this basis, the modelling concludes that adverse downstream flooding effects can be avoided. Notwithstanding this, a condition of consent which contributes to downstream erosion has been included in the draft condition set, to align with HCC approach to managing downstream erosion effects.

The proposed treatment system will improve the quality of stormwater discharged from the developed site by capturing sediment and other contaminants associated with roads and urban surfaces. Appropriate outlet protection will also be provided to minimise erosion at discharge locations.

Construction activities have the potential to generate temporary sediment effects. These effects will be managed through erosion and sediment controls implemented for the duration of the earthworks and construction period.

Some localised refinement of overland flow paths and road levels will be required through detailed engineering design. The technical assessment indicates that these matters can be appropriately resolved through the Engineering Plan Approval process without materially changing the proposed stormwater strategy.

Overall, subject to the implementation and ongoing maintenance of the proposed stormwater measures, detailed design of overland flow paths and discharge structures, and construction-phase erosion and sediment controls, adverse stormwater and water quality effects are expected to be less than minor.

5.11 Natural Hazard Effects

The potential natural hazard effects associated with the proposal have been assessed through the Infrastructure Report (**Appendix 13**) and the Geotechnical Investigation Report prepared by CMW Geosciences (**Appendix 17**).

The Infrastructure Report includes hydraulic modelling of the upper tributary of the Mangakōtukutuku Stream and surrounding drainage network using the HEC-RAS modelling software. The modelling assessed existing conditions together with the proposed development layout and a range of design scenarios. The assessment demonstrates that the proposed stormwater management and earthworks strategy maintains an appropriate level of flood protection across the development area, with only limited localised exceedances identified under sensitivity testing. The report concludes that these areas can be appropriately addressed through refinement of the detailed engineering design prior to construction. Accordingly, the proposal is not expected to increase flood risk on the site or to surrounding properties.

The Geotechnical Investigation Report has assessed the site's susceptibility to a range of geotechnical hazards, including consideration of the likelihood of natural hazard events occurring and the potential consequences for land and future structures. The assessment concludes that the natural hazard risks affecting the site are generally low to medium and that the site is geotechnically suitable for the proposed residential development, subject to implementation of the recommendations contained within the report. These recommendations will inform the detailed design and construction of the development, including earthworks, foundation design, site preparation and groundwater management where required.

Overall, the proposal has been informed by detailed engineering and geotechnical investigations, and appropriate mitigation measures have been incorporated into the design. Subject to implementation of the recommendations contained within the technical reports, the proposal is not anticipated to create or exacerbate natural hazard risks for the site or surrounding land. Accordingly, the natural hazard effects of the proposal are considered to be less than minor.

5.12 Groundwater Effects

Groundwater investigations have been undertaken by WGA to consider the potential effects on groundwater as detailed in the assessment in **Appendix 20**. The proposal involves excavations below the water table to install wastewater pump stations, trenching for wastewater lines, and for earthworks associated with the stormwater management system.

Groundwater drawdowns have the potential to affect the immediate and wider groundwater conditions, and for this reason a Hydrogeology Assessment has been undertaken. The assessments consider the effects of temporary construction dewatering associated with the proposed stormwater wetlands, wastewater pump stations and wastewater pipelines, as well as the interaction between the proposed stormwater wetlands and the shallow and confined groundwater systems.

The site is underlain by interbedded Hinuera Formation sands and silts. Groundwater encountered during the geotechnical investigations ranged from approximately 1.7 m to 5.5 m below existing ground level, with an average depth of approximately 3.3 m. Subsequent groundwater monitoring identified seasonal groundwater levels ranging from approximately RL36.96 m during summer to RL38.73 m during winter. A thin, low-permeability organic silt layer at approximately RL36.36–36.56 m separates an upper unconfined aquifer from a lower confined aquifer, which is subject to artesian pressure.

The activities with the greatest potential to affect groundwater comprise:

- excavation and dewatering for the proposed stormwater wetlands;
- excavation and dewatering for the wastewater pump stations;
- progressive installation of the wastewater pipeline network; and
- management of artesian pressures beneath the proposed stormwater wetlands.

5.12.1 Stormwater wetland construction

The proposed stormwater wetlands will extend below the seasonal groundwater table and temporary dewatering will therefore be required during construction. Groundwater modelling has been undertaken to assess the anticipated extent and magnitude of drawdown around the wetlands, including potential effects on neighbouring properties, the upper tributary of the Mangakōtukutuku Stream and the existing artificial drainage network.

For assessment purposes, a drawdown of less than 0.25 m has been treated as effectively indistinguishable from ordinary seasonal groundwater fluctuations. Although the modelling identifies temporary drawdown extending beyond some stormwater wetland excavations, the resulting ground settlement beneath neighbouring properties is estimated to be less than 5 mm and is considered negligible. The settlement assessment is also conservative because the affected soils have previously experienced changes in effective stress arising from seasonal groundwater fluctuations.

Construction of Wetlands D and E has the potential to temporarily reduce flow within the adjacent drains because the proposed wetland bases are below the surveyed bed levels of those drains. Dewatering may intercept shallow groundwater that would otherwise contribute to drain or stream baseflow. Similar, although more limited, interception may occur during construction of the other wetlands.

To avoid a temporary reduction in surface water flow, groundwater intercepted during stormwater wetland construction will be discharged to the adjacent drainage network or the Mangakōtukutuku Stream upstream of the affected works, subject to appropriate treatment and discharge controls. This will maintain flow through the receiving watercourses during construction and minimise potential effects on aquatic habitat. The requirement to maintain surface water

flows and appropriately manage the quality and location of dewatering discharges will be secured through the construction management and dewatering conditions.

5.12.2 Floodplain wetland and freshwater ecology

The retained floodplain wetland is hydraulically associated with the Mangakōtukutuku Stream, and its hydrological regime is expected to be governed primarily by the stream rather than by local groundwater discharge. Provided that stream flows are maintained during construction, the Hydrogeological Assessment does not anticipate a sustained reduction in stream stage or a material change to the wetland's hydrological regime.

This conclusion is consistent with the EclA, which assesses the potential disruption of surface water or groundwater flows associated with earthworks within 100 m of the floodplain wetland as negligible. The resulting pre-effects management level of ecological effect is assessed as very low. Standard erosion and sediment controls are nevertheless required to protect the wetland and receiving watercourses during construction.

The temporary diversion or discharge of intercepted groundwater will be undertaken in a manner that:

- maintains stream and drain flows;
- avoids erosion or scour at the discharge point;
- prevents the discharge of sediment or contaminants;
- avoids stranding or disturbance of indigenous freshwater fish; and
- is coordinated with the erosion and sediment control and Fish Management Plan requirements.

5.12.3 Wastewater pump stations and pipelines

The proposed wastewater pump stations require excavation below the groundwater table. The pump station wet wells are approximately 5.3 m deep and may also extend beneath the low-permeability aquitard. Specialist construction methods will therefore be used to minimise the excavation footprint, control groundwater inflows and limit the duration and extent of dewatering.

The largest estimated individual dewatering requirement is associated with Wastewater Pump Station B, at approximately 3,110 m³/day. Pipeline construction will occur progressively in approximately 20 m trench sections. The maximum abstraction associated with an individual deep pipeline section is estimated at approximately 346 m³/day during summer conditions. Where several pipeline work fronts operate concurrently, the cumulative dewatering requirement may increase to approximately 1,500–2,000 m³/day.

Dewatering will be temporary and staged. The duration of each abstraction will be limited to the period required to safely complete the relevant excavation and install the infrastructure. Groundwater levels and abstraction volumes should be monitored during construction, with contingency measures available if observed drawdown or inflows materially exceed the modelled values.

5.12.4 Effects on existing groundwater users

Two consented groundwater takes are located within approximately 1 km of the site. The hydrogeological modelling predicts that Bore 70_501 could experience up to approximately 0.26 m of temporary drawdown after 15 days of dewatering under the modelled scenario. This effect would occur during otherwise high groundwater conditions and is within the range of normal annual groundwater-level fluctuations. The effect on the availability of groundwater to the bore is therefore assessed as less than minor.

The other bore is further away and will result in less drawdown and effects, as per **Appendix 20** Hydrological Assessment.

Waikato Regional Council has also confirmed there are no competing applications, refer **Attachment 5**.

The proposed construction monitoring will include appropriate trigger levels and contingency responses to ensure that there are not effects on the two nearby groundwater users. Such contingencies include modification of the pumping rate, staging of concurrent works.

5.12.5 Confined aquifer and wetland stability

The low-permeability aquitard beneath the site confines the deeper aquifer and produces a measured pressure head of up to approximately 1.35 m above the aquifer. Excavation of the stormwater wetlands will reduce the overburden above the aquitard and may create a risk of base heave, aquitard rupture or pond instability if the artesian pressure is not appropriately managed.

The Wetland A Design Review (**Appendix 20**) identifies that maintaining an adequate factor of safety against uplift under the assessed maximum groundwater condition would require approximately 1.05 m of material above the confining layer. For the assessed Wetland A design, that would require raising the wetland base by approximately 1.31 m to RL37.61 m.

A range of potential engineering solutions has been considered, including:

- raising the wetland base;
- pressure-relief wells or valves;
- perimeter sheet piling;
- deep soil mixing or jet grouting; and
- a drainage blanket beneath a geosynthetic clay liner, constructed following temporary depressurisation.

As outlined in the Geotechnical Effects Assessment and supporting Wetland A design report, the proposed methodology of perimeter sheet piling is the preferred and assessed methodology for Wetland A. This methodology will be adopted for remaining Wetlands where relevant.

5.12.6 Conclusion

Overall, temporary groundwater drawdown associated with construction of the stormwater and wastewater infrastructure is expected to result in less than minor effects, subject to staged dewatering, maintenance of surface water flows, monitoring and contingency measures. The final design of the stormwater wetlands will be required to demonstrate that artesian pressures beneath the site can be safely managed without unacceptable effects on groundwater levels,

groundwater quality, wetland water balance, stormwater capacity or freshwater ecological values. Certification of the detailed design and implementation of the proposed groundwater management measures is required to ensure that the groundwater effects are appropriately managed.

5.13 Ecological Effects

Terrestrial ecology within the site is identified in the EclA included as **Appendix 23**. The EclA identifies that the ecological values of the site range from negligible to very high, reflecting the predominance of exotic pasture and modified farm drainage features, together with the presence of natural inland wetlands, indigenous freshwater fish and long-tailed bats. The site is considered significant under the WRPS criteria because of the presence of long-tailed bats and wetlands.

The principal actual and potential ecological effects of the proposal relate to vegetation removal, disturbance or loss of habitat for indigenous birds, lizards and long-tailed bats, removal of a natural inland wetland, earthworks and stormwater discharges near freshwater environments, reclamation of artificial watercourses, and the potential injury or mortality of indigenous freshwater fish. The proposal also provides for positive ecological effects through restorative planting, enhancement of riparian corridors, creation of wetland habitat, pest plant and animal control, and improved stormwater management.

5.13.1 Vegetation

The EclA assesses the pre-effects management level of effect on vegetation as low. Proposed restorative planting within watercourse corridors, reserves, stormwater management areas and the screening area adjoining Resthills Park will cover approximately 4.6 ha and is expected to increase indigenous vegetation cover and habitat diversity across the site. With this planting and associated pest management, the post-effects management effect on vegetation is assessed as very low, with the potential for a net ecological gain.

5.13.2 Indigenous Birds

The proposal will remove areas of low-quality potential bird habitat comprising exotic trees and pasture that may be used by indigenous species, including New Zealand pipit. Vegetation clearance also has the potential to disturb or harm nesting indigenous birds.

The EclA assesses both the risk of injury or mortality and the loss of bird habitat as having a low pre-effects management level of effect. These effects will be managed through implementation of the Avian Management Plan, including avoidance of vegetation clearance during the principal breeding season where practicable, pre-clearance nest surveys where clearance cannot be avoided, and appropriate exclusion setbacks and monitoring. A Wildlife Approval is not required for the proposed bird management measures. Following implementation of these measures, the residual effect on birds and bird habitat is assessed as very low. Proposed planting is also expected to result in a long-term increase in available bird habitat.

5.13.3 Indigenous Lizards

No indigenous lizards were detected during the ecological surveys; however, suitable habitat is present within riparian planting and areas of rank grass associated with fenced drains. Vegetation clearance and earthworks therefore have the potential to result in the loss of lizard habitat and the injury or mortality of indigenous lizards if present.

The EclA distinguishes between effects on habitat and direct effects on lizards. The loss of low-value lizard habitat has a low pre-effects management level of effect. The potential injury or mortality of indigenous lizards during vegetation clearance has a moderate pre-effects management level of effect.

A Lizard Management Plan will be implemented before vegetation clearance and earthworks affecting identified lizard habitat. The management measures include pre-clearance salvage, relocation of any captured native lizards to an approved release site, enhancement of the release site through artificial refuges, and predator control for five years following release. A Wildlife approval has been sought to enable the proposed salvage and relocation of lizards, and authorised any incidental death or injury. Following implementation of the Lizard Management Plan, the residual effect on lizards is assessed as low, while the long-term effect on lizard habitat is expected to reduce to very low as replacement planting establishes.

A summary assessment against the Schedule 7 FTAA criteria for Wildlife approval is provided below, with supporting **Appendix 33** inclusive of the Schedule 7 FTAA requirements and the EclA in **Appendix 23**.

- The proposal is to develop c. 46 ha of rural farmland for residential purposes including 938 residential units, together with a neighbourhood commercial node, open spaces, waterbodies, and infrastructure devices including roading and stormwater ponds.
- This Wildlife Approval application does not involve any public conservation land.
- Vegetation clearance and earthworks within the Residential South Site (private land) will result in the removal of low – moderate quality native ground dwelling skink habitat. There is no gecko habitat on site. Unidentified skinks were seen during site visits, and a database search showed copper skink (*Oligosoma aeneum*) to be present in similar habitat nearby. Parts of the site potentially provide habitat for ornate skink (*Oligosoma ornatum*) as well. Prior to commencement of vegetation clearance native skinks will be salvaged from the Residential South Site and relocated to Waiwhakareke Natural Heritage Park (reserve). Native skinks will be captured using a combination of systematic searches, artificial cover objects, and machine assisted searches. Habitat enhancement will be performed at the release site.
- Native lizards are absolutely protected under the Wildlife Act. This project proposes to remove vegetation that could be providing habitat to native lizards. Native lizards could therefore be killed or injured if lizards are not properly managed during vegetation removal. Other protected wildlife (e.g. birds) potentially using the same habitat will be avoided through site-specific controls.
- No skinks were seen during manual habitat searches, though a database search showed copper skink (*Oligosoma aeneum*) to be present in similar habitat nearby. Parts of the site could also potentially provide habitat for ornate skink (*Oligosoma ornatum*). Less than 20 individuals of each species are expected to be impacted.
- See above. No Threatened and or 'Data Deficient' species are suspected to be on site; however, both copper and ornate skink are 'At Risk' and are potentially present.
- The approach to lizard management will follow the key principles for lizard salvage and transfer in New Zealand (DOC 2019).
- All lizard handling will be performed by suitably qualified and experienced ecologists/herpetologists. Methods of salvage are systematic manual searches, artificial cover objects, and machine assisted searches. Lizards will be held in appropriate temporary containment

boxes, before being moved to the release site within two hours of capture. The LMP also details measures to be undertaken in case of accidental lizard injury or death, as well as discovery of unexpected 'Threatened' taxa.

- Site maps are provided in the above sections. SL1 Residential South site is located at 5811038, 1800628 (NZTMM)
- Authorisation is sought for accidental kill, injure, salvage and relocation of native skinks.
- Ecological effects of the development at SL1 Residential South are outlined in the EclA. This includes potential and actual effects on native skinks, with and without the proposed management measures. Potential impacts on native skinks without management are injury and death, as well as the loss of low-moderate quality habitat. With management via a pre-clearance salvage and relocation programme including habitat enhancement at the release site, the potential effects on lizards and lizard habitat are considered 'low'.
- The salvage and relocation programme proposed in the EclA and described in the LMP will be used to minimise effects on lizards. No offsetting or compensation measures are proposed, as residual effects are considered low.
- None of the listed parties have been convicted of any offence under the Wildlife Act.
- None of the listed parties has any current criminal charges under the Wildlife Act pending before a court.
- The CVEA summarises inputs from the Southern Links 1 Tangata Whenua Working Group (SL1 TWWG). Specifically, for native lizards (mokonoko), the SL1 TWWG highlights the importance of these species as taonga and recognises the precautionary approach taken in the LMP to the management of these species.

5.13.4 Long-tailed Bats

Long-tailed bats have been recorded using the site and surrounding landscape. Existing riparian planting along the upper tributary Mangakōtukutuku Stream and Drains A and B provides commuting and foraging habitat, while open pasture may also be used for movement, socialising and feeding. Existing exotic trees and kahikatea greater than 15 cm diameter at breast height contain potential roost features and have therefore been identified as potential bat roost habitat.

Although potential roost trees are present, the EclA considers that much of this habitat is of lower quality because of the isolated distribution of trees, the characteristics of the potential roost features and the proximity of existing artificial lighting. Bat activity was not recorded within one hour of sunset or sunrise during the automatic bat monitoring surveys, which suggests that active roosting may not have been occurring within or immediately adjacent to the site at the time of the surveys. The overall value of bat habitat within the site is assessed as moderate.

The proposal has the potential to result in direct effects on bats during tree clearance, disturbance of retained commuting and foraging habitat, and permanent loss of bat habitat. These effects will be managed through the Bat Management Plan, including bat-sensitive lighting, native screen planting, seasonal restrictions on tree clearance, and implementation of the Department of Conservation Bat Roost Protocols before removal of higher-risk potential roost trees.

The native screen planting includes a 5m dense native buffer adjoining Resthills Park which is to act as a screen from the adjoining Resthills Hills where known bat activity exists. The EclA concludes that disturbance of retained bat habitat can be reduced to a low residual effect through these

measures. However, the permanent loss of moderate-value bat habitat cannot be fully mitigated and remains a moderate residual adverse effect.

The EclA acknowledges that the bat surveys undertaken demonstrate relatively low level of use of the SL1 Residential South site by long-tailed bats, when compared with neighbouring Resthills Park and the wider Peacocke Structure Plan area to the south and east of the site. This is anticipated given the distance separation between the Waikato River and established gully network within Peacocke, and the subject site.

The following approach has been taken to bat effects within an effect management hierarchy:

- Avoidance – with the proposed urban development on rural pasture within proximity to bat roost and wider activity, there is an inability to avoid all adverse effects on foraging pasture loss as part of the Project. Direct impacts will be avoided by the adoption of the Bat Management Plan and roost checks prior to potential roosts removal.
- Remedy - the overall project design and considerations have evolved in the context of ecological considerations and bat foraging. The riparian planting within the central drain and upper tributaries of the Mangakotukutuku Stream seek to provide opportunities for foraging and movement within the site. The adoption of lighting sensitive designs where adjoining key features, like Resthills Park, and the inclusion of buffer and screen planting along the Resthills Park interface support the remedying of the overall effects on bats.
- Mitigate – as above, the inclusion of a central drain and riparian corridor, to be vested in Council, located adjacent to the neighbourhood park promotes a cohesive ecological opportunity for bat foraging. Coupled with sensitive lighting design, planting and screening and setbacks the overall effects on bats are being mitigated where appropriate.
- Offset – offsets are not proposed.
- Compensation - the removal of rural foraging pasture will result in an effect that cannot be fully addressed. The Applicants acknowledge this, and have adopted a best practice framework for similar projects in the South Hamilton environs where bat activity are present. The Applicant is proposing a compensatory package to support the offset of any residual effects on bats. This compensatory package has had preliminary discussions with Hamilton City Council and been presented for input pre-lodgement of the Substantive Application, refer **Appendix 23**.

In accordance with the effects management hierarchy, ecological compensation is proposed to address this residual effect. A compensation package has been discussed with Hamilton City Council ahead of lodgement of the substantive application, and agreement on this residual effect is being progressed.

5.13.5 Natural Inland Wetlands

The proposal will remove an approximately 285 m² pasture wetland. The wetland is dominated by exotic vegetation and has been degraded by agricultural use and stock access. Notwithstanding its highly modified condition, the EclA assesses the loss of wetland extent and value as having a high pre-effects management level of effect.

The following approach has been taken to natural inland wetland effects within an effects management hierarchy:

- Avoidance – the floodplain wetland (Wetland B) has been avoided. However, avoidance of Wetland A (the paddock wetland) has not been practicable. The functional needs of the proposed urban development meant that retention was not considered practical.
- Remedy - the ability to remedy any adverse effects are not achievable where the removal of the wetland is proposed.
- Mitigate – as outlined in the EclA, the inland wetland is heavily degraded by agriculture and stock access. Adverse effects are managed via the create of an offset/compensation wetland, of the same size, within the Mangakotukutuku Stream reserve. The proposed wetland creation and restoration planting, including pest plant and animal control as outlined in the Wetland Management Plan will adequately address the establishment and ongoing success of the new established wetland.
- Offset/Compensation – As above, the mitigation of an offset wetland created within the subject site, located within the Mangakotukutuku Stream reserve supports an appropriate offset approach to the inland wetland. Wetland B is also to be enhanced through riparian planting.

Accordingly, the effects management hierarchy demonstrates that permanent loss of the degraded inland wetland is being appropriately addressed. The effect will be addressed through the creation of approximately 285 m² of native wetland habitat within an expanded and enhanced Mangakōtutukutuku Stream reserve. A Wetland Management Plan, refer **Appendix 23**, sets out the detailed wetland creation, planting, establishment, pest plant control, pest animal control and monitoring requirements. With the creation and successful establishment of the replacement wetland, the post-effects management level of effect is assessed as low. Notwithstanding the NES F prohibited activity status applied to the removal of an inland wetland, under the FTAA the Applicants seek consent for this, and the overall effects of the inland wetland removal demonstrate the appropriateness of the response.

The hydrology of this wetland is principally influenced by the stream. Subject to the implementation of erosion and sediment controls and measures to protect the wetland from construction disturbance, the EclA assesses both the pre- and post-effects management level of effect as low.

5.13.6 Earthworks and Stormwater

Earthworks have the potential to mobilise fine sediment and discharge sediment-laden runoff to the artificial watercourses and the Mangakōtutukutuku Stream, adversely affecting water quality and aquatic habitat. These effects will be managed through erosion and sediment controls designed and implemented in accordance with the relevant Waikato Regional Council guidance.

With appropriate silt controls and treatment of construction runoff, the EclA assesses the post-effects management effect of earthworks on freshwater habitat and water quality as low.

The completed development will increase impervious surface area and may alter the quantity and quality of stormwater entering the receiving watercourses. Stormwater treatment, attenuation and erosion-control measures are therefore incorporated into the proposal. Subject to these measures, the EclA assesses the residual effect of stormwater discharges to the artificial drains and the Mangakōtutukutuku Stream as low.

5.13.7 Artificial Watercourses and Indigenous Freshwater Fish

The proposal will result in the reclamation of approximately 684 m of artificial watercourses comprising Drains D–G. These smaller drains hold limited surface water, lack substantial riparian vegetation and provide marginal aquatic habitat. Their ecological value is assessed as negligible. Although their complete removal represents a high magnitude of physical change, the overall ecological effect of the loss of these drains is assessed as low because of their negligible ecological value.

Drains D–G may nevertheless support indigenous freshwater fish, including eels. Reclamation of the drains therefore has the potential to cause injury or mortality if fish are present during works. The pre-effects management level of effect on indigenous fish is assessed as high.

A Fish Management Plan, refer **Appendix 23**, will be implemented before reclamation or diversion of the drains. It will prescribe the timing and methods for fish capture, recovery and relocation to an appropriate receiving environment. Following implementation of the Fish Management Plan, the post-effects management effect on indigenous fish is assessed as low.

In addition to the reclamation, the proposed culverts to facilitate the road crossings within the site will include structures that support fish passage, to ensure ecological connectivity between the farm drains to the upper tributary of the Mangakotukutuku Stream. Further detailed cross sections of proposed culverts are included in the Maven Drawing Pack.

Notwithstanding the drains are that, out of an abundance of caution, should Drains D – G be considered as streams, the reclamation under NES F is sought and the above effects assessment is appropriate. With the implementation of a FMP, the post effects management effect on indigenous fish is assessed as low. In regard to the classification of the drains that are being retained, should they be considered streams, proposed culverts will achieve compliance with regulation 70 of the NESF and provide for fish passage.

5.13.8 Riparian and Freshwater Enhancement

The proposal retains and enhances the upper tributary of the Mangakōtukutuku Stream and Drains A and B as part of the permanent blue-green network. These watercourses are assessed as having moderate ecological value and provide habitat for indigenous fish, including longfin eel and giant kōkopu.

Enhanced riparian corridors will be established along these watercourses and will connect with the retained floodplain wetland and proposed wetland and stormwater areas. The corridors will be protected from future development and planted to improve habitat connectivity, biodiversity, bank stability, shading and water quality.

5.13.9 Ecological Management Plans

The ecological effects of the proposal will be managed through the following plans:

- Avian Management Plan;
- Lizard Management Plan;
- Bat Management Plan;
- Fish Management Plan; and
- Wetland Management Plan.

The proposal seeks to mitigate potential effects through the adoption of management plans, including a Lizard Management Plan, Bird Management Plan, Bat Management Plan, and a Fish Management Plan. The EclA finds that the level of effect on these potential values can be mitigated to very low to low.

Compliance with the relevant plans will be required through the proposed consent conditions. The plans include measures applying during vegetation clearance, earthworks and watercourse reclamation, together with operational measures addressing artificial lighting, habitat enhancement, pest control and ongoing monitoring.

5.13.10 Conclusion

Following implementation of the proposed avoidance, minimisation, remediation and mitigation measures, the EclA assesses the ecological effects of the proposal as ranging from very low to moderate. Most effects, including those relating to vegetation, birds, lizards, wetlands, earthworks, stormwater, artificial watercourses and indigenous freshwater fish, are expected to reduce to low or very low.

The exception is the permanent loss of moderate-value long-tailed bat habitat, which remains a moderate residual adverse effect because it cannot be fully mitigated within the site. Ecological compensation is therefore required to address this residual effect. Subject to the implementation of a compensation package that is commensurate with the residual bat-habitat effect, together with compliance with the ecological management plans and proposed consent conditions, the ecological effects of the proposal are considered capable of being appropriately managed.

Overall, and based on the above, it is considered that ecological effects can be appropriately mitigated to be less than minor.

5.14 Community Effects

The Residential South development introduces a 3200m² neighbourhood park, adjacent to a commercial node, and the protected and enhanced riparian corridor. With the implementation of the landscape plan planting outcomes, the neighbourhood park being strategically located will benefit those future residents and visitors to the area. Providing important informal recreation space, and being complimentary to the wider Resthills Park in a walking catchment for the site. The vested stormwater ponds, which include planting, pedestrian and maintenance access, will further create interconnected outcomes between residential land uses and the amenity spaces to which they sit. These open spaces will be vested in Council, including the northern esplanade reserve which includes offset wetland creation, which will positively enhance the existing nearby gully environment and longer term opportunities to enjoy and engage with open space.

5.15 Reverse Sensitivity Effects

The Residential South development is zoned Rural under the WODP and the proposed residential development and size of proposed residential allotments may give rise to reverse sensitivity effects. The Site is adjacent to existing residential activities within Hamilton City to the north and north-west and the remainder of the site is predominantly bounded by rural pastoral land. The Hamilton Southern Links designation is situated along the entire western boundary of the balance land, with SL1 Residential South further east, which affords a significant separation and buffer between the proposed residential development and the adjoining pastoral land west and south-

west is in contiguous land ownership and as outlined in the AgFirst Report, refer **Appendix 26**, has limited productive capacity based on the scale and size of the balance. As such it is considered that the proposal will not create the potential for new reverse sensitivity effects with respect to the existing rural environment.

Overall, it is considered that the proposed subdivision will create less than minor adverse reverse sensitivity effects.

5.16 Productive Capacity Effects

The productive capacity effects of the proposal have been assessed in the Soil and Land Use Capability Classification Assessment prepared by Landsystems and included as **Appendix 29**. The assessment comprises detailed field investigations and site-specific Land Use Capability (LUC) mapping, providing a finer level of assessment than the regional-scale New Zealand Land Resource Inventory (NZLRI).

The assessment confirms that the regional-scale NZLRI mapping identifies approximately 97% of the site as LUC Class 2 (LUC 2w2), with the remaining 3% mapped as "Town". The detailed site-specific assessment refines this mapping and identifies the site as comprising:

- 77% LUC Class 2, including:
 - 51% LUC 2w2 (Motumaoho Series);
 - 14% LUC 2w2 (Te Rapa Series);
 - 8% LUC 2s1; and
 - 4% LUC 2e2;
- 5% LUC Class 3 (LUC 3w1);
- 8% LUC Class 4, comprising 6% LUC 4s and 2% LUC 4w; and
- 10% Non-Productive Land (NPL).

The non-productive land includes existing dwellings and associated curtilage, farm buildings, farm races, drainage infrastructure, concrete storage areas and previously infilled sand pits. These areas do not contribute to the productive capacity of the site and are therefore excluded from the productive land resource. The detailed assessment demonstrates that the regional NZLRI mapping overstates the extent of highly productive land by identifying areas that are, in practice, either of lower capability or are already modified and unavailable for productive use.

The proposal will permanently remove productive land from rural production through its conversion to residential use. However, the assessment also recognises that the productive capacity of the land must be considered within its wider context.

The site is located immediately adjoining the existing Hamilton urban area, with established residential development along its northern and north-eastern boundaries. The western boundary adjoins the confirmed Hamilton Southern Links designation, which will form a significant piece of transport infrastructure separating the site from the rural land beyond. Consequently, the site is no longer part of a large, contiguous area of rural production and its ability to continue to operate as part of an efficient farming unit will become increasingly constrained as surrounding urban development and strategic infrastructure are implemented.

The proposal forms part of a planned urban growth area identified for future residential development and represents the anticipated transition of the site from rural to urban use. While there will be a permanent loss of productive land, the detailed LUC assessment demonstrates that the site contains a more varied land resource than indicated by the regional mapping, including lower capability land and existing non-productive areas.

In addition to the LUC Report, the AgFirst Report, refer **Appendix 29**, includes an evaluation under NPS HPL Policy 3.10 in its entirety, and demonstrates the wider appropriateness of the site and the intended use when considered under NPS HPL.

Having regard to the detailed LUC assessment, the existing level of site modification, the site's relationship with the established urban area, the Hamilton Southern Links designation, and the strategic planning framework anticipating urban development in this location, the adverse effects of the proposal on productive capacity are considered to be less than minor.

5.17 Heritage Effects

An Archaeological Assessment (**Appendix 25**) has been prepared by Redox Cultural Heritage Services Ltd to assess the potential effects of the proposal on archaeological and historic heritage values. The assessment included a comprehensive desktop review of the Site and surrounding area, including historic survey plans, aerial photography, LiDAR imagery, previous archaeological reports, the New Zealand Archaeological Association (ArchSite) database and the New Zealand Heritage List/Rārangī Kōrero.

The archaeological assessment concludes that there are no recorded archaeological sites within the application site. The nearest recorded archaeological sites are located more than one kilometre from the Site, including the Frankton Junction Railway Station, a historic lake house, and a flour mill, while known Māori horticultural sites and pā are associated with the Waikato River corridor more than two kilometres from the Site. The assessment also confirms that no heritage places are listed on the New Zealand Heritage List within or immediately adjoining the Site.

The assessment considers the geological, historical and archaeological context of the Site. Historic survey plans identify the area as forming part of the former "Great Swamp", with the land remaining largely swampy and covered in scrub until well into the twentieth century. Historic aerial photography documents the site's transition from scrubland to pastoral grazing following drainage works, while LiDAR analysis identified no landforms or features indicative of archaeological remains. Although portions of the site occupy slightly elevated ground, the review concludes that neither historical documentation nor landscape analysis indicates any potential for unrecorded archaeological sites within the development area.

Based on this assessment, Redox concludes that there are no known archaeological values within the Site and, consequently, no anticipated effects on archaeological values arising from the proposed residential development. The report further concludes that, given the former swamp environment, subsequent drainage and agricultural modification, and more recent urban development surrounding the Site, it is highly unlikely that archaeological material will be encountered during construction.

Notwithstanding this conclusion, the archaeological assessment recommends that an Accidental Discovery Protocol (ADP) be implemented throughout earthworks, recognising that isolated archaeological material can occasionally be encountered during large-scale ground disturbance. HNZPT as part of pre-lodgement substantive consultation, refer **Attachment 2** has also reaffirmed

the above sentiment and does not expect or suggest an authority is necessary. The adoption of best practice ADP is also recommended.

Overall, having regard to the findings of the Archaeological Assessment of Effects, it is considered the proposal will have less than minor adverse effects on historic heritage and archaeological values.

5.18 Mana Whenua Values

The proposal has the potential to give rise to cultural effects through the ongoing development of the wider Southern Links Growth Cell, which forms part of a culturally significant ancestral landscape for tangata whenua. While the site has been substantially modified through historical drainage, agricultural activities, infrastructure development and urban expansion, the Cultural Impact Assessment (CVA) (**Appendix 24**) confirms that the wider landscape continues to hold significant cultural values associated with whakapapa, mana whakahaere and kaitiakitanga. These values extend beyond recorded archaeological sites and include the relationships between tangata whenua and the whenua, wai, taiao, former wetlands, ecological systems, customary resources and the wider cultural landscape.

The Applicants have undertaken extensive engagement with the Southern Links Tangata Whenua Working Group, comprising representatives of Ngāti Wairere, Ngāti Maahanga, Ngāti Tamainupō, Ngāti Hauā, Ngāti Korokī Kahukura and Ngāti Apakura, with the support of Waikato-Tainui. Engagement has occurred throughout the development of the wider Southern Links project, including preparation of the substantive application, with the purpose of identifying cultural values, understanding tangata whenua aspirations and incorporating those values into the design and implementation of the proposal. The Applicants have confirmed their commitment to maintaining this relationship throughout the consenting and implementation phases, and the participating hapū have provided letters of broad support for the substantive application.

The design of the proposal has been informed by this engagement and incorporates a number of measures that respond to cultural values identified through the CVA. These include the retention and enhancement of blue-green infrastructure through integrated stormwater wetlands and swales, ecological restoration and planting, protection and enhancement of water quality, and opportunities for continued Mana Whenua involvement during construction and implementation. Cultural monitoring is proposed during key stages of earthworks, together with implementation of an ADP should previously unidentified archaeological material or taonga be encountered.

The proposal appropriately recognises and provides for the relationship of tangata whenua with their ancestral landscape by incorporating the recommendations of the CVA into the project design, maintaining ongoing engagement with Mana Whenua throughout the development process, providing opportunities for cultural monitoring during construction, and implementing an ADP. While the proposal will permanently change part of a culturally significant landscape through urban development, those effects have been recognised through the design process and will be appropriately managed through the suite of mitigation measures, ongoing partnership with Mana Whenua, and proposed consent conditions.

Overall, it is considered that the proposal will result in less than minor adverse cultural effects, with the ongoing engagement with Mana Whenua, implementation of cultural monitoring, ecological restoration, integrated stormwater design, and the ADP providing an appropriate

framework to recognise, protect and respond to cultural values throughout construction and future development.

5.19 Mitigation and Monitoring

Clause 6(1)(d) of Schedule 5 of the FTAA requires that an AEE include a “description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect of the activity”.

A description of the mitigation measures proposed is provided in the technical assessments appending to this AEE, summarised in the preceding sections, and detailed within the Overview Report in **Volume 1** of this application. They are further documented in the proposed consent conditions within **Appendix 10**.

Clause 6(1)(g) of Schedule 5 of the FTAA also requires that an AEE include “*if the scale and significance of the activity’s effects are such that monitoring is required, a description of how the effects will be monitored and by whom, if the activity is approved*”.

It is considered that further and/or ongoing monitoring is not required with respect to the scale and nature of the subdivision and residential activities proposed under **Volume 2**.

5.20 Permitted Baseline Effects

As outlined in Section 4.4 above, the overall Project includes several permitted district and regional activities. Notwithstanding this, given the scale and complexity of the Residential South project limited reliance on a permitted baseline is considered appropriate, where the overarching activity status and works require consents.

5.21 Summary of Effects

SL1 Residential South development represents a suitable use of the subject site and will result in environmental outcomes that can reasonably be anticipated and accommodated on the site. The proposal will result in effects on the environment that are less than minor, subject to the recommendations stated in the various specialist reports. Appropriate mitigation measures have been identified and noted through this report.

As described above, there are significant positive effects from the development of the site. The proposed residential development represents an efficient use of the subject site and will directly contribute toward meeting the projected unmet needs for residential living within the region. The site is considered to be thoughtfully designed, and promote quality living for future residents, while mitigating potential adverse effects. Overall, the proposal is considered appropriate, and any actual and potential adverse effects on the environment of allowing the activity are considered to be no more than minor.

6.0 Assessment of Relevant Statutory Considerations

This section of the application is provided in accordance with Clauses 5(1)(h), 5(2), and 5(3) of Schedule 5 of the FTAA. The FTAA requires that applications must include an assessment of the activity against the relevant provisions and requirements of those documents listed in Clause 5(2) being:

- (a) a national environmental standard;
- (b) other regulations made under the Resource Management Act 1991;
- (c) a national policy statement;
- (d) a New Zealand coastal policy statement;
- (e) a regional policy statement or proposed regional policy statement;
- (f) a plan or proposed plan; and
- (g) a planning document recognised by a relevant iwi authority and lodged with a local authority
- (h) Table7: Assessment of National Environmental Standards.

The relevant statutory documents are identified in **Table 19** below.

Table 19: Summary of Relevant Statutory Documents

Document	Relevance to Project
National Environmental Standards	
National Environmental Standards for Air Quality 2004	This is not applicable as the proposal does not affect air quality
National Environmental Standards for Sources of Drinking Water 2007	This is not applicable as the proposal does not affect sources of drinking water
National Environmental Standards for Electricity Transmission and Electric Vehicle Charging Infrastructure Activities 2009	This is not applicable as the proposal does not include any relevant activities
National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011	This is applicable – refer to section 6.1.
National Environmental Standards for Telecommunications Facilities 2016	This is not applicable as the proposal does not include any relevant activities.
National Environmental Standards for Plantation Forestry 2017	This is not applicable as the proposal does not relate to plantation forestry
National Environmental Standards for Freshwater 2020	This is applicable – refer to section 6.1.
National Environmental Standard for Marine Aquaculture 2020	This is not applicable as the proposal does not relate to marine aquaculture
National Environmental Standard for Storing Tyres Outdoors 2001	This is not applicable as the proposal does not provide for the storage of tyres
National Environmental Standards for Greenhouse Gas Emissions from Industrial Process Heat 2023	This is not applicable as the proposed residential activities will not include industrial process heat gas emissions.
National Environmental Standards for Detached Minor Residential Units 2025	This is not applicable as the proposal does not provide for detached minor residential units.
National Environmental Standards for Papakāinga 2026	This is not applicable as the proposal does not provide for Papakāinga.
National Policy Statements	

Document	Relevance to Project
National Policy Statement for Electricity Networks 2008	This is not applicable as no specific electricity transmission activities are proposed as part of this consent.
New Zealand Coastal Policy Statement	This is not applicable as the site is not located within the coastal environment
National Policy Statement for Renewable Electricity Generation 2011	This is not applicable as no specific renewable energy generation activities are proposed as part of this consent.
National Policy Statement for Freshwater Management 2020	This is applicable – refer to section 6.1.
National Policy Statement on Urban Development 2020	This is applicable – refer to section 6.1.
National Policy Statement for Highly Productive Land 2022	This is applicable – refer to section 6.1.
National Policy Statement for Indigenous Biodiversity 2023	This is applicable – refer to section 6.1.
National Policy Statement for Greenhouse Gases from Industrial Process Heat 2023	This is applicable – refer to section 6.1.
National Policy Statement for Natural Hazards	This is applicable – refer to section 6.1.
National Policy Statement for Infrastructure 2005	This is applicable – refer to section 6.1.
Regional Policy Statement	
Waikato Regional Policy Statement	This is applicable – refer to Section 6.3
Plans	
Waikato Regional Plan	This is applicable – refer to Section 6.3
Waipā District Plan	This is applicable – refer to Section 6.4
Planning document recognised by a relevant iwi authority and lodged with a local authority	
Te Ture Whaimana (Waikato River Vision and Strategy)	This is applicable – refer to section 6.4..

6.1 National Environmental Standards

6.1.1 National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

The NESCS into effect on 1 January 2012. All territorial authorities are required to give effect to and enforce the requirements of the NES in accordance with their functions under the RMA relating to contaminated land.

The purpose of the NESCS is to provide a nationally consistent set of planning controls and soil contaminant values. It seeks to ensure that land affected by contaminants in soil is appropriately identified and assessed before it is developed and, if necessary, the land is remediated or contaminants contained to ensure the land is safe for human use.

The relevant consent matters identified for the proposal under NESCS regulations have been identified in section 4.1 of this report and the potential effects on human health are assessed in

section 5.6 of this report. In summary, the subdivision and proposed change of use within the site can be appropriately managed to avoid adverse effects on human health and the environment. It is noted that no soil disturbance is proposed under this application.

The CSRAP included as **Appendix 22** outlines the health and safety practices to be implemented on site during the handling of contaminated soils. The DSI included as **Appendix 21** also confirm that contaminant concentrations are the respective NESCS soil contamination standards. On this basis, it is considered that the overarching purpose and objective of the NES to protect human health is achieved by this application.

6.1.2 National Environmental Standards for Freshwater 2020

The Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (**NES-F**) came into force on 9 September 2020 with some amendments made in 2021 and 2022 in relation to feedlots and farming.

The purpose of the NES-F is to provide a nationally consistent set of rules that protect and improve freshwater by managing activities that pose risks to water quality and aquatic ecosystems, while supporting the sustainable use of land and water resources.

The relevant consent matters identified for the proposal under NES-F regulations have been identified in section 4.1 of this report and the potential ecological and hydrological effects are assessed in section 5 of this report. In summary, the proposal will result in earthworks, stormwater discharge to watercourses and reclamation of artificial watercourses; the loss of a 285 m² pasture wetland, and stormwater discharge is also proposed to enter the Mangakōtukutuku Stream. The EclA has assessed the potential effects of the proposal and provided recommendations to appropriate mitigate effects including management detailed in proposed management plans with measures to manage effects during the construction and operation of the site, including monitoring of pest control.

The proposal will also reclaim approximately 684 m of artificial farm drains and discharge treated stormwater to the upper tributary of the Mangakōtukutuku Stream. These activities are addressed separately under the WRP where applicable. Their ecological effects will be managed through stormwater treatment and attenuation, erosion and sediment controls, riparian restoration and implementation of the proposed management plans. Following those measures, the residual effects on freshwater habitat, water quality and indigenous freshwater fish are assessed as low.

The proposed development activities will result in the unavoidable loss of a 285 m² wetland in Wetland A. Consequently, the pre-effects management level of effect is 'high', as identified within the EIA.

While the pre-effects management level of effect on Wetland A is considered 'high', the wetland is dominated by exotic species and has been heavily degraded by agriculture and stock access. Adverse effects on the Wetland A will be managed through the creation of new wetland extent (c. 285 m²) and value within the Mangakōtukutuku Stream reserve.

The proposed wetland creation and restoration planting, including pest plant and animal control are outlined in a Wetland Management Plan. With the above effects management measures and implementation the post effects management level of effect on wetlands will be 'low' or a 'net gain'. The opportunity to avoid the inland pasture wetland and remedy were not available in the context of urban development of the site. The offsetting/compensation provides a net gain ecological outcome given the current degraded state of the existing wetland. The effects

management hierarchy demonstrates the proposed wetland offset creation is commensurate with the removed wetland, and no further compensation is considered necessary.

The hydrological impact on the floodplain wetland is considered above within Section 5.12.2, where it confirms the floodplain wetland is hydraulically associated with the Mangakōtukutuku Stream, and its hydrological regime is expected to be governed primarily by the stream rather than by local groundwater discharge. Provided that stream flows are maintained during construction, the Hydrogeological Assessment does not anticipate a sustained reduction in stream stage or a material change to the wetland's hydrological regime. This conclusion is consistent with the EclA, which assesses the potential disruption of surface water or groundwater flows associated with earthworks within 100 m of the floodplain wetland as negligible. The resulting pre-effects management level of ecological effect is assessed as very low. Standard erosion and sediment controls are nevertheless required to protect the wetland and receiving watercourses during construction.

The temporary diversion or discharge of intercepted groundwater will be undertaken in a manner that:

- maintains stream and drain flows;
- avoids erosion or scour at the discharge point;
- prevents the discharge of sediment or contaminants;
- avoids stranding or disturbance of indigenous freshwater fish; and
- is coordinated with the erosion and sediment control and Fish Management Plan requirements.

Any proposed culverts within SL1 Residential South will comply with NES F regulation 70, where fish passage is achieved. The EclA and Maven Drawing packs confirms this and is included in the draft condition package.

The proposal will retain and enhance the upper tributary of the Mangakōtukutuku Stream and Drains A and B as part of a permanent blue-green network. Indigenous riparian planting, wetland creation, stormwater treatment, pest management and habitat enhancement will improve ecological connectivity, water quality, shading and aquatic habitat compared with the existing pastoral environment.

Overall, the proposal has applied the effects-management hierarchy to the natural inland wetland effects. Subject to implementation of the Ecological and Wetland Management Plan, ecological management plans, groundwater and surface-water controls, erosion and sediment measures and the proposed conditions of consent, the effects on natural inland wetlands and associated freshwater values can be appropriately managed. The proposal is therefore considered consistent with the intent and relevant requirements of the NES-F.

On this basis, it is considered that the overarching purpose and objective of the NES to protect and improve freshwater is achieved by this application.

6.1.3 Other National Environmental Standards

The proposal does not require resource consents under any of the other National Environmental Standards, and therefore an assessment against the intent of these is not required.

6.2 National Policy Statements

For a detailed assessment of relevant National Policy Statements, Waikato Regional Plan and Waipā Operative District Plan please see **Attachment 7** Objective and Policies Assessment. The following assessment is intended to provide a more strategic summary of the key parts of the key NPS in the context of the application; however, the **Attachment 7** Objective and Policies Assessment is the comprehensive overarching assessment of all relevant NPS.

6.2.1 National Policy Statement on Highly Productive Land 2022

The National Policy Statement on Highly Productive Land 2022 ('NPS-HPL') seeks to protect New Zealand's most productive land, recognising it as a finite and nationally significant resource. The overarching objective seeks to ensure that highly productive land is protected for use in land-based primary production, both now and for future generations. The NPS-HPL includes specific policy direction on the subdivision of highly productive land under Policy 7, which seeks to avoid subdivision except where this is provided for under clauses 3.8 and 3.10.

The proposed development has been assessed against the relevant provisions of the NPS-HPL within **Volume 2**. The following comments are made with regard to the land use and subdivision activity that is proposed under this application:

With respect to land that is subject to the NPS-HPL, the Soil and Land Use Capability Classification Assessment included as **Appendix 29** identifies that while the SL1 Residential South development site is predominantly underlain by LUC 2 soils, with areas of the overall site subject to drainage and topography limitations which restrict productive potential.

With respect to clause 3.10 and land that is subject to the NPS-HPL, the Soil and Land Use Capability Classification Assessment included as **Appendix 29** and the AgFirst Report, refer **Appendix 26**, finds that while the SL1 Residential South development site is predominantly underlain by LUC 2 soils, detailed mapping confirms that significant areas of the overall site are subject to drainage and topography limitations which restrict productive potential. These limitations affect the viability of the land for intensive land-based primary production activities, and the extent of versatile, high-quality productive land is much lower than what has been identified at a regional scale;

Reverse sensitivity effects associated with the proposed land use activities are assessed in Section 4.1. For the purpose of this application, it is considered that the proposed lots are of a suitable size and shape to facilitate development and implement mitigation measures to appropriately avoid or mitigate reverse sensitivity effects, coupled with the existing site constraints of adjoining residential development and the Hamilton Southern Links designation.

The objective of the NPS-HPL is that highly productive land is protected for use in land-based primary production, both now and for future generations. The proposal does not fully align with the protective direction of the objective, as parts of the SL1 Residential South site are currently treated as highly productive land under the transitional provisions of the NPS-HPL and will be urbanised as part of the proposed development. However, the proposal must also be considered in the context of the policy 3.10 exemption and broader statutory framework, including the recognition within the NPS-HPL itself that urban development may occur on highly productive land in certain circumstances.

The SL1 Residential South site is located immediately adjacent to Hamilton's existing urban boundary and established residential areas, and forms part of a wider SL1 Growth Cell, a circa

440ha area that is earmarked for future urbanisation, including a strategic boundary agreement for land transfer to Hamilton City from Waipā. The proposal provides for a comprehensively planned residential development comprising 938 residential units, a small neighbourhood node, public open space, infrastructure and ecological restoration areas.

Under the transitional provisions of the NPS-HPL, the majority of the site is identified as LUC 2 land and are therefore treated as highly productive land. The proposal will consequently result in the loss of some land available for land-based primary production. In that respect, there is an inherent tension with the objective of the NPS-HPL.

While parts of the site meet the definition of highly productive land under the NPS-HPL, several factors mean the proposal is considered to generally align with the broader intent and outcomes sought by the NPS-HPL:

- The proposal directly responds to an identified housing capacity shortfall within Hamilton and the wider Waikato region. The Economic Assessment (refer to **Appendix 30**) identifies that Hamilton is unlikely to meet its housing capacity obligations under the NPS-UD and that the proposal would provide a substantial increase in development capacity in a location capable of being efficiently serviced. The proposal therefore addresses an important national and regional urban development outcome recognised through the NPS-UD.
- The site is strategically located on the urban edge of Hamilton and adjoins existing residential development and infrastructure networks. The site forms part of the wider SL1 Growth Cell, which is acknowledged and recognised in statutory documentation. The proposal consolidates urban growth within a strategic growth cell and avoids dispersed rural-residential fragmentation across other rural areas. The masterplanned nature of the development, including integrated infrastructure, a neighbourhood node, active transport connections and open space networks, promotes an efficient and compact urban form.
- The AgFirst Report, refer **Appendix 20**, includes an evaluation under Policy 3.10 in its entirety, and demonstrates the wider appropriateness of the site and the intended use when consideration NPS HPL.
- The Site is constrained by its small effective area and impeded drainage of the dominant peat-based soils which limits use to pastoral agriculture. Additionally, the loss of core dairy infrastructure through the Hamilton Southern Links designation requires significant reinvestment to return the land to an operable farming unit. These physical and operational constraints are compounded by the Site's proximity to Hamilton City, which results in elevated land values and rates, and sensitivity effects on adjoining residential and rural-residential development that precludes many activities required for intensive agriculture.
- Although the Site contains land mapped as HPL, detailed soil and LUC assessment, refer to **Appendix 29**, demonstrates that its actual productive capacity is materially less than regional mapping suggests. Only 13.6 ha, or 29.6% of the Site, qualifies as High Class Soil under the Waipā Operative District Plan definition. The balance comprises organic Motumaoho soils, LUC 3 and LUC 4 land, modified soils, waterways, drains, infrastructure and other non-productive areas. The mapped HPL affected by the Site represents just 0.04% of the Waipā District HPL resource and therefore does not materially impact district-wide productive capacity.

- The proposal would not fragment a large, cohesive productive land resource. The Site is already divided across three titles, and is internally fragmented by drains, and non-productive areas. It will also be physically separated from other rural land by the Southern Links designation. Surrounding land is already influenced by Hamilton's urban fringe, rural-residential activity and lifestyle ownership patterns. The land therefore does not function as part of a large, contiguous and versatile productive block of the type the NPS-HPL seeks to protect.
- While the NPS-HPL transitional provisions require reliance on the existing regional-scale NZLRI mapping, and therefore the site-specific LUC assessment (refer to **Appendix 29**) cannot be used to redefine the extent of highly productive land for the purposes of this assessment, the detailed soil assessment nevertheless provides important contextual information regarding the actual characteristics of the site. In particular, the assessment confirms that not all of the site comprises LUC 2 land, with some smaller portions of the site identified as being urban. The assessment also identifies extensive wetness limitations, peat soils, erosion susceptibility and modified land across the site. While this does not alter the current application of the NPS-HPL, it does indicate that significant portions of the site are unlikely to ultimately be mapped as highly productive land once the regional council completes the mapping exercise required under the NPS-HPL. In that respect, a pragmatic approach is appropriate when assessing the extent to which the proposal aligns with the intent of the objective.

While the proposal will result in the urbanisation of some land currently treated as highly productive land under the transitional provisions of the NPS-HPL, this is moderated by several factors, including:

- the site's strategic location adjoining Hamilton's urban boundary
- the location of the site within the SL1 Growth Cell, a contiguous strategic future growth cell with Hamilton City
- a strategic boundary agreement to transfer land to Hamilton City
- the integrated and efficient urban form proposed
- the significant housing and infrastructure benefits associated with the development
- AgFirst's confirmation that the exemption provided for in Policy 3.10 can be relied upon.

On balance, while there is some mis-alignment with the protective direction of the objective, the proposal is considered to align with the broader intent and outcomes sought by the NPS-HPL when considered in the context of the wider planning framework and identified housing need. This is particularly so with regard to the detailed specialist reports within the Land Use Capability Classification Assessment and AgFirst Report that have been undertaken, which identifies constraints to the viable productive capacity of the site, it is considered that the proposal is not inconsistent with the overall intent of the NPS-HPL.

6.2.2 National Policy Statement on Urban Development 2020

The National Policy Statement on Urban Development 2020 ('NPS-UD') ensures New Zealand's towns and cities are well-functioning urban environments that meet the changing needs of our diverse communities.

The project is consistent with the NPS-UD as summarised below:

- The SL1 Residential South development will support the delivery of a well-functioning, master planned urban environment that supports the social, economic, cultural, and environmental well-being of the Hamilton City community. Overall, the proposal includes a diverse mix of housing and an integrated open space network, providing for a range of community needs, lifestyles, and ages;
- Specific to the residential land use and subdivision and the delivery of 938 new residential dwellings will contribute to meeting housing needs and increasing housing supply and choice for the community in a high demand area adjacent to Hamilton's urban edge. By delivering new opportunities for residential living, the proposal provides a broad variety of housing types, and is likely to have a positive effect on facilitating housing supply within the wider area and placing downward pressure on housing prices;
- The proposal delivers a walkable layout, open space connections, and local amenities which support changing lifestyle preferences and mobility needs. A balance is struck between maintaining the existing character with future-focused design, enabling the urban environment to adapt and remain liveable, inclusive, and resilient over time;
- The residential staging approach enabled the strategic and coordinated rollout of housing and infrastructure, ensuring development occurs in line with changing demand;
- The proposal has been developed in partnership with Tangata Whenua, and is considered to align with mana whenua aspirations around environmental sustainability and intergenerational wellbeing, in a way that is consistent with iwi values and long-term planning goals; and

In regard to Policy 2:

Provision of housing and infrastructure capacity

- Waipā and Hamilton City Council are Tier 1 local authorities and SL1 is identified as a priority site for development in Waikato's future development strategy *the Waikato Future Proof Strategy (2024-2054)*. The proposal supports these authorities to provide sufficient development capacity for Waikato by delivering 938 homes on a strategically important site.
- Hamilton is identified as having a shortfall in housing capacity over the medium term from 2022-2032 and the long-term from 2022-2052 in the *Future Proof Partners NPS-UD Housing Development Capacity Assessment 2023 and Future Proof Strategy*. Whilst the site is located within Waipā, it is located on the boundary with Hamilton City and will support Hamilton to meet its medium to long term housing shortfall to ensure Hamilton can meet the projected growth demands. The proposed housing typologies will enable more affordable housing options in the market over the medium to long term to support the development capacity needed.

Strategic Urban Expansion and Location

- The site is located adjacent to the urban boundary of Hamilton City and is identified as a priority area for future development and urban expansion.
- The proposed medium density housing supports a compact urban-built form that enables a high level of amenity for residents through surrounding green spaces, riparian planting,

stormwater wetlands and high accessibility to parks and key local amenities. A mix of medium residential densities with lot sizes ranging from 150 to 300sq.m are proposed.

- The proposal aligns with the strategic growth priorities of the *Future Proof Strategy* which supports well-planned greenfield development near existing urban areas.
- Overall, the project delivers much-needed housing supply to meet an identified shortfall in capacity within Hamilton in a strategically appropriate location, enabling and supporting housing choice and affordability. In doing so, it contributes meaningfully to the district's ability to meet present and future housing demand.

In regard to Policy 6

Enables urban change in an appropriate location

- It enables more housing choices in an appropriate location for urban expansion and residential intensification, consistent with the strategic growth direction for the Hamilton City Fringe as identified in the Future Proof Strategy and supported by the Future Proof Partners NPS-UD Housing Development Capacity Assessment 2023.
- SL1 is located on the periphery of the Hamilton City urban fringe, adjacent to established residential areas of Deanwell and Glenview and is located within close proximity to the future planned Hamilton Southern Links Road of National Significance. The site is serviced by existing road networks and infrastructure and is designed to integrate into the established urban form whilst providing improved amenity opportunities for the area through the establishment of wetlands, green links and connections into Resthills Park.
- The development will provide greater housing choice through a variety of medium-density housing types at a range of price points, including more affordable housing options for the wider community where current affordable housing supply is limited.
- The locational attributes helps balance out Hamilton City, where historic and more recent greenfield growth has occurred at the north of the City, whereas large employment, civic and entertainment components are located in the central city.

Supports a well-functioning urban environment

- The introduction of a new urban structure will change the site's current rural character. The development's design places lower density housing at the outer edge adjacent to the existing suburbs of Deanwell and Glenview. Densities increase towards the centre of the site to enable a graduated increase in density when viewed from these established residential suburbs and the surrounding street network.
- The proposed stormwater wetlands, riparian planting and green spaces and walking routes from surrounding residential streets and Resthills Park will increase amenity opportunities for residents and the wider community.
- Connectivity within the site will provide enhanced connectivity for Glenview and Deanwell communities, via shared paths and local roads, to key destinations like schools.
- Overall, the proposal enables higher density housing than current residential suburbs of Deanwell and Glenview. Transitional staging to higher densities supports appropriate development patterns for urban change. The proposed stormwater wetlands, green links, and amenity contributions support a well-functioning urban environment that will enable greater housing choice whilst delivering public amenity benefits for the wider community.

Recognises character change is not an adverse effect

- The proposal acknowledges that character change is an inherent and necessary outcome of urban growth and intensification. It avoids treating change in visual or built form character as an adverse effect in itself, consistent with Policy 6. Instead, the focus is on high-quality urban design and staging to ensure the transition supports community wellbeing and urban functionality.

Supports intensification and housing choice

- The proposal enables the first stage of residential development in SL1 Growth Cell to deliver 938 homes. It delivers a range of housing types at different price points to help foster competition in the local housing market. The proposal will provide greater housing choice, including more affordable housing options for the wider community.
- The Economic Assessment included at **Appendix 30** identified the addition 938 homes represent a highly significant contribution to local housing supply. This has a positive impact on prices and affordability, land market competition, and housing choice.

Climate change considerations and urban resilience

- The project takes into consideration climate change, particularly through the management of flooding hazards via the stormwater management strategy, and incorporates measures to support the reduction of greenhouse gas emissions including through low-carbon transport options such as walking and cycling which are prioritised.

For the reasons above, and as furthered in detail within **Attachment 7** Objectives and Policies Assessment, SL1 Residential South has integrated a design which supports social well-being through greater housing choice close to local community facilities and services. It promotes economic well-being through proximity to Hamilton city centre and key employment areas, including Waikato Hospital and Hamilton International Airport. The proposal enhances cultural well-being through collaboration and ongoing input from tangata whenua and the adoption of cultural recommendations to achieve cultural narratives in landscape design and public spaces. Cycling and walking routes will support the health and well-being of residents and sustainable stormwater management will ensure stormwater effects can be effectively mitigated and managed. It is considered the proposed development will deliver a well-functioning urban environment for residents that will support the current and future needs of communities.

6.2.3 National Policy Statement on Indigenous Biodiversity 2023

The National Policy Statement on Indigenous Biodiversity 2023 ('NPS-IB') provides direction to protect, maintain and restore indigenous biodiversity requiring at least no further reduction nationally.

The project is considered to be consistent with the objectives and policies of the NPS-IB as summarised below:

- The EclA included at **Appendix 23** has identified all vegetation and ecological values within the site and concludes that the residential development will have low to moderate effects on ecological value in terms of vegetation, habitat, and freshwater features subject to the application of effects management measures recommended to minimise effects on indigenous fauna and habitat. The effects of the project on ecological values have been assessed in detail above;

- No Significant Natural Areas (SNAs) were identified on-site or adjacent to the site;
- The proposed landscaping, wetlands and riparian planting and associated management plans will ensure that effects can be appropriately managed for the site will achieve a net gain in ecological values through enhancement measures proposed, contributing to restoring indigenous biodiversity;
- The adoption of positive ecological inclusions, with the riparian planting, buffer treatment adjoining Resthills Park, integrated stormwater approach and snag for the Kahikatea stand, lizard salvage and relocation, are all examples of taking a precautionary approach to adverse effects, to ensure the overall outcomes for the site are enhance and tie appropriately into the wider Hamilton urban environment, particularly the upper tributary of the Mangakotukutuku Stream;
- The esplanade provision and riparian planting along the drain corridor promotes resilience for biodiversity, and climate change effects by supporting more tree canopy, planting and biodiversity opportunities within the site and integrating to the wider Hamilton catchment;
- A proactive and precautionary approach has been taken to identify and support areas that may provide habitat or movement corridors for highly mobile indigenous fauna outside of SNAs. The proposed conditions include a suit of management plans to ensure that potential effects on lizards, bats, and fish can be avoided or appropriately mitigated during the construction phase;
- Most effects, including those relating to vegetation, birds, lizards, wetlands, earthworks, stormwater, artificial watercourses and indigenous freshwater fish, are expected to reduce to low or very low;
- The exception is the permanent loss of moderate-value long-tailed bat habitat, which remains a moderate residual adverse effect because it cannot be fully mitigated within the site. Ecological compensation is proposed to address this residual effect. Subject to the finalisation and implementation of a compensation package that is commensurate with the residual bat-habitat effect, together with compliance with the ecological management plans and proposed consent conditions, the ecological effects of the proposal are considered capable of being appropriately managed.

6.2.4 National Policy Statement on Freshwater 2020

The National Policy Statement on Freshwater Management ('NPS-FM') provides local authorities with updated direction on how they should manage freshwater under the RMA.

The NPS-FM seeks to manage natural and physical resources to prioritise firstly, the health and well-being of water bodies and freshwater ecosystems, secondly, the health and needs of people, and thirdly the ability to provide for the social, economic, and cultural well-being of people and communities.

The NPS-FM is based around the concept of 'Te Mana o te Wai', which refers to the fundamental importance of water and recognises that protecting the health of freshwater protects the health and wellbeing of the wider environment.

The project is generally consistent with the following NPS-FM objectives and policies as summarised below:

- The land use and subdivision includes a comprehensive stormwater management strategy which will achieve stormwater attenuation and treatment, which is considered to prioritise the health and well-being of waterbodies which will be the ultimate receiving environment;
- The project has incorporated the principles of Te Mana o te Wai through integrated land and water management, ecological restoration, and cultural engagement. Tangata whenua have been involved and consulted to this point in the project, with ongoing engagement to occur. This application is supported by a Cultural Impact Assessment, included as **Appendix 24**;
- The project ensures that the effects of the development on the whole-of-catchment basis are responded to, and freshwater management is incorporated into a broader climate-resilient and low-emissions development strategy; and The relevant consent matters identified for the proposal under NES-F regulations have been identified in section 4.1 of this report and the potential ecological and hydrological effects are assessed in section 5 of this report. In summary, the proposal will result in the reclamation of artificial watercourses; the loss of a 285 m² pasture wetland. The EclA has assessed the potential effects of the proposal and provided recommendations to appropriate mitigate effects including management detailed in proposed management plans with measures to manage effects during the construction and operation of the site, including monitoring of pest control.
- The proposal will also reclaim approximately 684 m of artificial farm drains and discharge treated stormwater to the upper tributary of the Mangakōtukutuku Stream. These activities are addressed separately under the WRP where applicable. Their ecological effects will be managed through the Fish Management Plan and enhancements to the stormwater network. Following those measures, the residual effects on freshwater habitat, water quality and indigenous freshwater fish are assessed as low.
- The proposed development activities will result in the unavoidable loss of a 285 m² wetland in Wetland A. Consequently, the pre-effects management level of effect is 'high', as identified within the EIA. While the pre-effects management level of effect on Wetland A is considered 'high', re EclA, the wetland was dominated by exotic species and has been heavily degraded by agriculture and stock access. Adverse effects on the Wetland A will be managed through the creation of new wetland extent (c. 285 m²) and value within the Mangakōtukutuku Stream reserve.
- The proposed wetland creation and restoration planting, including pest plant and animal control are outlined in a Wetland Management Plan. With the above effects management measures implemented, the post effects management level of effect on wetlands will be 'low' or a 'net gain'. The opportunity to avoid the inland pasture wetland and remedy were not available in the context of urban development of the site, with the opportunity for mitigation and offsetting providing a net gain ecological outcome given the current state of the existing inland wetland. The effects management hierarchy demonstrates the proposed wetland offset creation is commensurate with the removed wetland, and no further compensation is considered necessary.
- The hydrological impact on the floodplain wetland is considered above within Section 5.12.2, where it confirms the floodplain wetland is hydraulically associated with the

Mangakōtuketuku Stream, and its hydrological regime is expected to be governed primarily by the stream rather than by local groundwater discharge. Provided that stream flows are maintained during construction, the Hydrogeological Assessment does not anticipate a sustained reduction in stream stage or a material change to the wetland's hydrological regime. This conclusion is consistent with the EclA, which assesses the potential disruption of surface water or groundwater flows associated with earthworks within 100 m of the floodplain wetland as negligible. The resulting pre-effects management level of ecological effect is assessed as very low. Standard erosion and sediment controls are nevertheless required to protect the wetland and receiving watercourses during construction.

- Any proposed culverts within SL1 Residential South will comply with NES F regulation 70, where fish passage is achieved. The EclA and Maven Drawing packs confirms this and is included in the draft condition package.
- The proposal will retain and enhance the upper tributary of the Mangakōtuketuku Stream and Drains A and B as part of a permanent blue-green network. Indigenous riparian planting, wetland creation, stormwater treatment, pest management and habitat enhancement will improve ecological connectivity, water quality, shading and aquatic habitat compared with the existing pastoral environment.
- The project has sought to manage the health and well-being of water bodies and freshwater ecosystems, manage the health needs of people and support the ability for people and communities to provide for social, economic, and cultural well-being now and in the future, and the overall outcomes demonstrate broader alignment with NPS F.

6.3 Waikato Regional Policy Statement

The Waikato Regional Policy Statement ('RPS') sets out the overarching framework for sustainably managing the region's natural and physical resources, guiding regional and district plans under the Resource Management Act. The RPS seeks to protect and enhance the Waikato region's environmental, social, cultural, and economic wellbeing by addressing key issues such as water quality, land use, natural hazards, biodiversity, and the relationship of iwi with natural resources.

The assessment and comments with respect to key topics and domains under the Waikato RPS that are of relevance to the project are set out below.

Integrated Management

- The proposal achieves integrated management by providing housing diversity and choice, and specifically 938 residential dwellings, to provide for the needs of current and future generations. The proposal has been designed in a manner that recognises the relationships between the land resource and natural systems and ecological outcomes;
- The proposal adopts an integrated approach to land use, stormwater management and ecological restoration. The stormwater management system has been designed to attenuate, treat and progressively discharge runoff to the Mangakōtuketuku Stream, maintaining downstream hydrological function while improving stormwater quality compared with the existing pastoral environment.

- The proposal incorporates the principles of Te Mana o Te Wai by protecting and enhancing the Mangakōtukutuku Stream corridor, restoring riparian margins, creating replacement wetland habitat, improving indigenous vegetation and aquatic habitat, and providing for the long-term management of freshwater values. Tangata whenua have been engaged throughout the development of the proposal, and the relationship of tangata whenua with the environment has been recognised and provided for, as set out within the Cultural Impact Assessment (refer **Appendix 24**);
- The proposal has been designed to include efficient stormwater management and treatment via a stormwater wetland network that aligns with the Mangakōtukutuku Stream catchment. This has been informed by allowance for climate change, and will ensure that a large contribution can be made towards increasing housing supply and choice for the community;

Land and Freshwater

- The development adopts a catchment-based approach to water management, recognising the interrelationship between urban development, water quality, and hydrological function, while the project overall has considered and embeds freshwater protection, enhancement, and integrated catchment management into the design;
- While outstanding or significant wetlands or outstanding freshwater bodies not located directly within the site, protective and enhancement measures reduce downstream impacts and support broader regional outcomes;
- The residential development does not require new water takes and has been designed to promote efficient and sustainable water use within existing urban supply and allocation frameworks;
- The proposed earthworks will be undertaken in accordance with the Waikato Regional Council 'Sedimentation and Erosion Control Guideline', and will include preventative erosion control measures as relevant to the proposed work; and
- While the site contains high quality soils, the LUC assessment and AgFirst Report confirms the site is of limited productive capacity and not viable to support long term primary production due to existing fragmentation and rural residential activity, along with the close proximity to the urban area of Hamilton City. The re-purposing of this land for housing is therefore considered to be acceptable and appropriate.

Ecosystems and Indigenous Biodiversity

- The project is considered to support restoring and enhancing the ecological integrity of a historically degraded, intensively farmed landscape. The site currently exhibits low ecological value due to extensive past modification, but the wider development actively reverses this through a comprehensive ecological strategy.
- The proposal delivers net biodiversity gain through large-scale native planting, riparian margin restoration, and habitat enhancement along the greenway and stormwater corridors.
- The development takes a precautionary approach, protecting and enhancing these features through native planting and the implementation of management plans; and

- It is considered that the development does not reduce the significance of any vegetation or habitat and contributes positively to site-wide ecological outcomes.

Hazards & Risks

- The proposed stormwater management strategy includes stormwater wetlands and detention pond which have been sized to accommodate the 100-year storm event to manage potential flooding effects. The stormwater modelling has taken into account climate change scenarios and future rainfall, and it is considered that flood hazards have been appropriately managed on the site.
- The Geotechnical Investigation Assessment concludes that the natural risk hazard for the site is assessed as low to medium for all hazards considered and the development area is geotechnically suitable for the proposed residential development.

Historical and Cultural Values

- The residential site does not contain any identified sites or items of historic heritage and value;
- The project incorporates proactive recognition of Māori cultural values which informed the overall design of the layout, landscaping design, stormwater management and ecological resotration strategies; and
- Appropriate tikanga protocols, including Accidental Discovery Protocols (ADP) will be required through conditions of consent.

Urban Form & Development

- The residential development delivers a compact, masterplanned urban expansion at the south/western edge of Hamilton that is well-integrated with the existing urban environment and future growth patterns;
- The proposal will contribute to housing variety and choice in the City including different residential densities directly responding to a growing housing need and shortfall identified housing shortfall in the Waikato Housing and Business Capacity Assessment (2021);
- The SL1 Residential South development is located adjacent to the existing urban boundary, an identified location for urban growth. By locating residential development in this location, the proposal avoids dispersed or fragmented residential growth in the wider Rural Residential and Rural Zone. As previously identified, the proposal can be efficiently serviced for transport and three waters infrastructure with less than minor adverse effects on the surrounding environment. Overall, SL1 Residential South avoids inefficient, ad hoc expansion into the rural environment and instead contributes to a compact, sustainable settlement pattern, reinforcing the urban form and infrastructure investment of Hamilton City;
- The proposal is supported by a suite of technical assessments providing a robust understanding of long-term effects and cumulative impacts of the development. Overall, the proposal supports compact growth and avoids ad hoc expansion by integrating with existing zoning and infrastructure.

6.4 Te Ture Whaimana o Te Awa o Waikato

Te Ture Whaimana – the Vision and Strategy for the Waikato River set the primary direction for the protection, restoration, and sustainable management of the Waikato and Waipā rivers and their catchments. It seeks to restore and protect the health and wellbeing of the rivers for present and future generations, recognising the mana and relationship of Waikato-Tainui and other iwi with these waterways.

As identified in the Overview Report at **Volume 1**, the SL1 Residential South development has been designed with clear alignment to the Te Ture Whaimana o Te Awa o Waikato, particularly in relation to enhancing water quality, recognising mana whenua relationships, restoring ecological health, and supporting integrated catchment management.

The following comments are made with respect to the SL1 Residential South development and the objectives and principles of Te Ture Whaimana o Te Awa o Waikato as the wider site is located within the Waikato River Catchment:

- Early engagement has occurred with iwi to ensure a holistic and integrated approach which allowed for iwi input into the design of the project;
- It provides necessary housing and related infrastructure to enable development that will improve economic, employment, and in particular environmental outcomes – specifically freshwater quality;
- The project has the potential to strengthen environmental resilience and risk management from natural hazards, including flooding;
- Appropriate management of risks and adverse effects through a series of Management Plans through the project construction phase;
- The project avoids any direct discharge into sensitive freshwater environments and is designed to mitigate indirect cumulative impacts through staged development and infrastructure that aligns with river protection goals; and
- Extensive landscape planting and ecological restoration is proposed along the Mangakōtukutuku Stream, a tributary of the Waikato River. The planting will improve the ecological integrity of the water body and reconnect people with the awa.

Overall, it is considered the proposal, and in particular the stormwater management strategy, is considered consistent with and supports the objectives and principles of Te Ture Whaimana o Te Awa o Waikato.

6.5 Waikato Regional Plan

The Waikato Regional Plan (WRP) implements the objectives and policies of the Waikato Regional Policy Statement by setting out detailed rules, methods, and standards for managing the region's land, water, air, and coastal resources. The WRP seeks to sustainably manage the use, development, and protection of natural and physical resources, with a focus on maintaining and enhancing water quality, managing discharges, protecting biodiversity, controlling soil erosion, and ensuring the sustainable allocation of water.

The assessment and comments with respect to key modules under the Waikato RPS that are of relevance to the SL1 Residential South Development proposal are set out below.

Water

- As discussed above, the proposal includes the discharge of stormwater. Water quality will be maintained through treatment of stormwater runoff in accordance with the Stormwater Management Plan included as **Appendix 14**.

Land and Soil

- The proposed earthworks will be undertaken in accordance with the Waikato Regional Council 'Sedimentation and Erosion Control Guideline', and will include preventative erosion control measures as relevant to the proposed works; and
- As discussed above, contaminated land will be appropriately managed to avoid the potential effects of the contamination during the proposed earthworks.

6.6 Waipā Operative District Plan

The WODP provides the statutory framework for managing land use and development within the Waipā District. The District Plan seeks to promote the sustainable management of the district's natural and physical resources by setting objectives, policies, and rules for activities such as subdivision, land use, natural hazards, and rural and urban growth. Its provisions aim to ensure that development occurs in a way that maintains and enhances the district's environmental quality, character, and amenity values, while enabling the social, economic, and cultural wellbeing of its communities.

The objectives and policies of the WODP are contained within each relevant District Wide Chapter and the relevant Rural Zone Chapter. Assessment and comments with respect to key objectives and policies under the WODP that are of relevance to the SL1 Residential South proposal are set out below, a full assessment is included as **Attachment 7**.

Strategic Policy Framework

- The SL1 Residential South development proposal is located in the Rural Zone and is adjacent to the Hamilton City Residential Zone. It is considered to be a logical extension to the existing Hamilton City urban edge. The proposal avoids fragmenting productive rural land by concentrating growth in a location that sits within the Growth Area, where infrastructure and strategic planning support its suitability for urban development; and
- By containing development within a defined footprint and aligning with regional growth strategies, the project helps to protect the district's rural land resource from incremental subdivision and ensures that land better suited for rural production remains available for that purpose.
- As assessed in detail in section 6.4 and the proposal is considered to be consistent with and supports the objectives and principles of Te Ture Whaimana.
 - The rural character and amenity of the Site is compromised by the adjoining residential land use to the north and north-east and the expressway designation adjoining the western boundary.
 - The subdivision and future land use activities can be appropriately serviced by infrastructure;

- The scale of development enabled will not result in the inappropriate expansion of the rural-residential growth due to the contained nature of the subject Site; and
- As demonstrated in section 5.0 it is considered that the actual and potential effects of the proposed subdivision and land use activities can be appropriately avoided, remedied, and mitigated.

Rural Zone

- As demonstrated in section 5.0 the development adopts a catchment-based approach to water management, recognising the interrelationship between urban development, water quality, and hydrological function recognising the importance of the Mangakōtukutuku Stream to the character and amenity of the area.
- The proposed subdivision and land use will result in residential development within the Rural Zone, however, this is located in an area within which the residential character and amenity is compromised due to the immediately adjoining residential and use of Hamilton City and forms a logical extension of the existing residential pattern of development.
- The proposal will not result in reverse sensitivity effects as the proposed lot size and development controls are suitable to accommodate the future residential development and the site is separated from rural land to the south-west by the Hamilton Southern Links designation adjoining the balance land on the western site boundary.
- The proposal will result in a change to the rural landscape, character and amenity values incorporating low-scale buildings, setbacks, and landscaped buffer zones along the rural interface. It is considered that these aspects will mitigate the potential adverse visual effects on rural character and amenity values. As identified in the Landscape Visual Impact Assessment included as **Appendix 12**, the proposal will have a ‘low’ level of visual effects when considered in the context of the wider landscape;
- A Draft CNVMP has been prepared. The Plan, alongside conditions of consent and the temporary nature of construction works will ensure that adverse effects associated with noise, odour, dust, and vibration can be appropriately managed; and
- It is anticipated that the proposed residential activity will comply with the maximum noise allowance with respect to the zoning of the site and adjacent properties and will not create adverse noise effects following construction.

Infrastructure, Hazards, Development and Subdivision

- It is considered that the proposal will achieve a high standard of amenity in the built environment for the following reasons:
 - The residential development will maintain the open space character of the surrounding Rural Zone having been located and designed to utilise the Hamilton Southern Links designation to separate the residential development from exiting rural land use to the west. The use of open space including stormwater reserves and the upper tributary of the Mangakōtukutuku Stream are carefully embedded within the layout to enhance spaciousness and reinforce the area’s suburban character;

- The Residential Design Guidelines ensure development achieves a high standard of built form, including through the inclusion of bulk and location controls and requirements for articulated façades and landscaping requirements;
- The internal layout provides a walkable and connected environment, with strong connections to Hamilton City; and
- The use of development standards and orientation principles will ensure sunlight access and privacy for both public and private spaces.
- The proposed riparian corridor will provide dual function of contributing passive recreation benefits as well as providing for stormwater management.

Environment – Transportation

- The development incorporates safe access points between the site and surrounding road network. The expected traffic generation associated with the proposal can be accommodated within the transport network without creating adverse effects;
- The necessary transport infrastructure is available and/or will be provided as part of the proposal to service the development;
- The proposal will encourage active modes of travel, in particular walking, through the provision of new footpath facilities and a highly connected pedestrian and cycle friendly layout.
- Provision has also been made for pedestrian and cycle connections to the existing residential suburbs to the north of the site, which will enable recreational, commuting and active mode uptake for residents.

7.0 Statutory Considerations Summary

Overall, it is considered that the proposal is generally consistent with the policy direction of the relevant statutory documents, including with to policy direction contained in the NESCS, NESF, National Policy Statements for Urban Development, Highly Productive Land, Freshwater Management, Natural Hazards, Infrastructure and Indigenous Biodiversity, Waikato RPS, WRP, and OWDP with respect to the provision of infrastructure, including for three waters and transport, stormwater management, landscaping, and design outcomes with respect to character and amenity.

8.0 Assessment Against the Fast-track Approvals Act Decision Making Framework

8.1 Information Considered

In considering whether to grant the approvals sought in this application, the panel must meet the requirements of Section 81, which includes applying the specific decision-making clauses in Schedule 5.

This AEE and the SL1 Residential South development as a whole, has been prepared considering the information referred to in s81(2)(a) of the FTAA to the extent it is currently available. Specifically:

- All of the technical reports supporting the application;
- The CIA received from relevant iwi and hapu, and the careful analysis of Treaty settlements and iwi planning documents; and
- Feedback received from extensive engagement.

8.2 Situations Where the Panel Must Decline an Approval

The Panel must decline an approval if 1 or more of the situations in s 85(1). The situations relevant to all types of approvals that can be sought under the FTAA are:

- The approval is for an ineligible activity;
- The Panel considers that granting the approval would breach obligations relating to Treaty settlements and recognised customary rights; and
- In the case of an approval for a resource consent, the approval must be declined if it is in an area covered by clause 17(5) Schedule 5 in an area.

The Panel may also decline an approval if the Panel forms the view that:

- The activity or activities for which the approval is sought would have one or more adverse impacts; and
- Those adverse impacts are sufficiently significant to be out of proportion to the project's regional or national benefits that the Panel has considered, even after taking into account any conditions that the Panel may set in relation to those adverse impacts, and any conditions or modifications that the applicant may agree to or propose to avoid, remedy, mitigate, offset, or compensate for those adverse impacts.

In subsections (3) and (4), adverse impact means any matter considered by the Panel in complying with Section 81(2) that weighs against granting the approval.

8.3 The Purpose of the Fast-track Approvals Act

The purpose of the FTAA is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits by streamlining consenting and approval processes. Section 3 of the Act states:

“The purpose of this Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.”

The Overview Report considers the significant regional or national benefits of the Southern Links 1 Project, where specifically, the proposal will deliver significant regional benefits, including:

The Economic Assessments for Southern Links 1, **Appendix 30**, conclude that Southern Links 1, via SL1 Residential South will deliver 938 net additional dwellings into a market with an identified long-term greenfield capacity shortfall, while providing greater housing choice and contributing to a more competitive housing market. Construction is expected to support approximately \$232 million in value added and 1,830 job-years of employment, with the majority of this activity accruing

within Hamilton. As outlined in the Economic Assessment, the SL1 Industrial North will generate \$2.41 billion in economic benefits. This is underpinned by the future onsite GDP benefits of \$2.2 billion. Collectively, the Southern Links 1 Project affords significant regional benefits, and will act as a further catalyst for investment in other regionally significant infrastructure projects, like Hamilton Southern Links, Southern Wastewater Treatment Plan, Southern water reservoir and others.

The cumulative benefits also extend beyond housing, industry and economic activity. Southern Links 1 will establish a new connected community comprising housing, industrial, neighbourhood-scale commercial services, public open spaces, recreation opportunities, walking and cycling connections, ecological restoration and supporting infrastructure. The proposed infrastructure and open-space networks will be progressively delivered with development and integrated with the adjoining urban environment, rather than relying on an isolated or fragmented pattern of growth. As successive stages are completed, the cumulative benefits of those investments will build progressively, including through increased connectivity, expansion of the open-space and blue-green networks.

- Delivering 938 new dwellings, making a significant and substantive contribution to housing supply in the Hamilton and lower Waikato market, where substantial medium- and long-term greenfield capacity shortfalls are projected;
- Provides diverse housing typologies that improves choice and affordability;
- Delivering 60ha of gross industrial land supporting 22 strategically located and flexibly sized industrial lots;
- Generates approximately \$437 million in construction expenditure across both SL1 Residential South and SL1 Industrial North, supporting circa \$2.2 billion in future onsite GDP, driven by the industrial land, and over 1,540 FTE employees within the industrial land.
- Creates substantial regional employment benefits, averaging approximately 350 jobs per year during construction over the Southern Links 1 Project, with the regional labour market considered capable of absorbing this demand without material displacement of other construction activity;
- Supports local and surrounding commercial centres, including through an appropriately scaled neighbourhood commercial node and additional household expenditure that is expected to strengthen existing centres;
- Represents an efficient urban growth outcome, providing a substantial new development opportunity on Hamilton's urban edge that supports housing-market and industrial land competition and makes use of existing transport, education, retail and community infrastructure;
- A substantially more productive economic use of the Site, with the economic benefits of urbanisation significantly outweighing the opportunity cost of rural production; and
- Environmental enhancements including stormwater management and ecological restoration.

8.4 Resource Consent Approvals Sought: Parts 2, 3, 6 and 8 to 10 of the Resource Management Act 1991 and Other Legislation Directing Decision-making

8.4.1 Part 2 of the Resource Management Act 1991

SL1 Residential South Development – Overall

This section of the application is provided in accordance with clauses 5(1)(g) and 17 of Schedule 5 of the Act. As the proposed subdivision will facilitate the SL1 Residential South Development, the below assessments have considered the development as a whole.

Part 2 contains the purpose and principles of the RMA. Section 5 sets out the purpose of the RMA and requires a broad judgement as to whether a proposal would promote the sustainable management of natural and physical resources. This exercise of this judgement is informed by the principles in sections 6 to 8 and considered in light of the particular circumstances of each application.

Section 5 of Part 2 identifies the purpose of the RMA as being the sustainable management of natural and physical resources. This means managing the use, development and protection of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being and health and safety while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment. It is considered that the proposed SL1 Residential South development is complementary to these objectives as it will provide for the social and economic well-being of people and communities by increasing employment and income within the local economy and provide for 938 new allotments and residential homes to assist with the housing shortage within the Waikato Region and Hamilton City.

The development is staged to respond to short-, medium-, and long-term housing demand, and incorporates infrastructure and design features that sustain the life-supporting capacity of ecosystems, mitigate adverse effects, and enhance environmental outcomes. The inclusion of a stormwater management system, which incorporates wetlands, enhances and protects the upper tributary of the Mangakōtukutuku Stream and the reclamation of farm drains, demonstrates a commitment to ecological restoration and stormwater management, contributing to the long-term health of the natural environment. The preceding assessments, along with assessments in **Volume 1** demonstrate that the development will be appropriately managed and carried out in a manner which will not give rise to significant adverse environmental effects and which will, on balance, have significant positive effects for the region whilst managing potential adverse effects appropriately.

The SL1 Residential South development appropriately recognises and provides for Section 6 matters and provides for:

- The natural character of the upper tributary of the Mangakōtukutuku Stream which is preserved and enhanced through riparian planting, ecological restoration and esplanade provision;
- The stormwater wetlands, natural wetlands and Mangakōtukutuku Stream corridor are designed to restore ecological function and enhance natural character through riparian planting and stormwater treatment;

- The development avoids areas of outstanding natural features and landscapes, and includes protocols for managing accidental discovery of archaeological sites;
- The relationship of Māori with their ancestral lands and waters is acknowledged through extensive and ongoing engagement with Mana Whenua, including extensive consultation with Tangata Whenua has been undertaken as part of the preparation of the Southern Links 1 substantive application, as further detailed in the Engagement and Consultation Report included at **Attachment 2**. A Cultural Impact Assessment and letters of support have been provided by Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura and Ngaati Apakura. Overall, it is considered that the proposal gives effect to Treaty principles by partnering with tangata whenua and providing genuine, practical opportunities for iwi and hapū to exercise kaitiakitanga over indigenous biodiversity within and around the development site. This supports both environmental outcomes and cultural wellbeing. Cultural values are integrated into the design of the subdivision, public spaces, and opportunities for storytelling, wayfinding, and ecological restoration are embedded in the application through the masterplan. Feedback from Mana Whenua has been carefully considered and used to inform the Masterplan and application.

Section 7 of the RMA identifies a number of “other matters” to be given particular regard by Council and includes (but is not limited to) Kaitiakitanga, the efficient use of natural and physical resources, the maintenance and enhancement of amenity values, and maintenance and enhancement of the quality of the environment. The SL1 Residential South development is also consistent with the relevant parts of Section 7 because:

- It enables the efficient use and development of land and will not compromise the visual amenity of the environment and protect natural water resources as far as practicable. The proposal promotes a compact urban form and staged infrastructure delivery;
- Particular regard has been given to kaitiakitanga through the iwi engagement process and the subsequent actions in response to recommendations from iwi including providing for cultural monitoring, the riparian planting input, approach to stormwater management and incorporating recommendations relating to planting;
- Amenity values are enhanced through high-quality urban design, including a legible street network, diverse housing typologies, and integrated public spaces. The urban design guidelines proposed will ensure high-quality amenity outcomes throughout the development;
- Restoration is prioritised of degraded farmland alongside the integration of green infrastructure elements into the design which will assist with enhancing biodiversity; and
- The development incorporates flood modelling and carefully designed stormwater management that has been designed with consideration to the effects of climate change and reducing the risk of flooding.

Clause 17(2)(a) of the 5th Schedule excludes section 8 of the RMA from the relevant Part 2 provisions. Notwithstanding it is noted the proposal will not generate any significant adverse effects on the natural environment or on any sites of cultural importance. Engagement with Mana Whenua has been substantive and ongoing, informing the cultural, ecological, and spatial design of the development.

Overall, as the effects of the proposal are considered to be consistent with all of the above sections of the RMA, and the proposal generally accords with the relevant WRP and WODP objectives, policies, and assessment criteria, it is considered that the proposal will not offend against the general resource management principles set out in Part 2 of the RMA.

8.4.2 Part 3 of the Resource Management Act 1991

Part 3 of the RMA relates to the duties and restrictions under the RMA. It is considered that the proposal meets Part 3 of the RMA because:

- All approvals sought are all approvals required under Section 9, 11, 13, 14 and 15 of the RMA;
- The proposal involves subdivision and a change in land use that does not comply with the permitted activity standards of the WODP. As such, resource consent is required and has been appropriately sought;
- The site has been identified as containing contaminated soils due to historical agricultural activities. A Preliminary and Detailed Site Investigation (PSI/DSI) confirmed the presence of soil contamination of heavy metals and asbestos. Accordingly, a Restricted Discretionary Activity consent has been sought under Regulation 10 of the NESCS. The proposal includes a CSRAP, which outline procedures for remediation, health and safety, and environmental protection during any future soil disturbance. This is consistent with Section 15 of the RMA;
- While no direct works are proposed within the upper tributary of the Mangakōtukutuku Stream bed, the creation of local purpose reserves (esplanade) encompassing the stream will enhance public access and ecological values. Any future works that may affect the river or its margins will be subject to further assessment and consent under the relevant provisions of the RMA and the Waikato Regional Plan. This is consistent with Section 13 of the RMA;
- Construction noise and vibration effects have been assessed (**Appendix 27**) and the noise limits set in the WODP can be met. The specific properties at risk of an exceedance are to be covered by the CNVMP, and the draft CNVMP provided demonstrates that there are a range of specific methods available for managing noise and vibration on those properties. As a result, Section 16 of the RMA has been complied with;
- The development appropriately addresses potential noise impacts by committing to a CNVMP. This ensures that any construction-related noise will be effectively mitigated through best practice measures, thereby fulfilling the duty to avoid unreasonable noise effects on the environment. As a result, Section 17 of the RMA has been complied with.

Resource consents required under the NESF in accordance with clause 5(1)(f) of Schedule 5 of the Act are as follows:

- Damming and diversion of water, and discharge of water within or within 100m setback of a natural inland wetland is proposed;
- Removal of pasture wetland

For the purpose of pasture wetland removal is a **Prohibited** Activity under regulation 53.

In relation to the residential proposal specifically:

- The residential development will involve land use and subdivision activities that do not meet permitted activity standards under the WODP. Resource consent has been appropriately sought for residential development, open space creation, and associated infrastructure. The proposal includes a masterplanned layout that ensures efficient land use, connectivity, and integration with the surrounding environment. It also includes a comprehensive assessment of effects and mitigation measures to ensure the land use is suitable and sustainable. As a result, Section 9 of the RMA has been complied with;
- Stormwater generated from the residential areas will be treated through the proposed stormwater treatment system before discharging into the Mangakōtukutuku Stream. The treatment trains incorporate vegetated swales, basins, and natural filtration systems to manage water quality and avoid adverse effects. No uncontrolled discharges are proposed, and all discharges will be managed in accordance with best practice and relevant standards. This is consistent with Section 15 of the RMA;
- Historical agricultural use has resulted in the presence of contaminants (e.g. organochlorine pesticides, heavy metals). A Preliminary and Detailed Site Investigation (PSI/DSI) has been completed, confirming the site is a "piece of land" under the NES-CS. The CSRAP will guide remediation and ensure any discharges are managed to avoid adverse effects on human health and the environment. This is consistent with Section 15 of the RMA;
- Construction noise will be temporary and managed under a Construction Noise and Vibration Management Plan (CNVMP), ensuring compliance with NZS 6803:1999. Residential activities are not expected to generate unreasonable operational noise, and the layout provides appropriate separation from sensitive uses. The riparian corridor, as a passive open space, will not generate significant noise and contributes positively to amenity. This is consistent with Section 16 of the RMA; and
- The proposed development has been informed by landscape, ecological, and urban design assessments to avoid or mitigate adverse effects. Visual, amenity, and ecological impacts are addressed through planting, buffers, and integrated stormwater design. Cultural values are incorporated through collaboration with Mana Whenua, enhancing the riparian corridor's role in ecological and cultural restoration. As a result, Section 17 of the RMA has been complied with.

8.4.3 Part 6 of the Resource Management Act 1991

Part 6 of the RMA relates to resource consents. It sets out how decisions on applications for resource consents are considered if applied for under the RMA. The relevant sections in Part 6 are addressed below:

- The primary decision-making section applying to both is Section 104 of the RMA. A comprehensive assessment against Section 104 has been undertaken above. In short, it concludes that the resource consent approvals sought are consistent with all of the planning instruments to which regard must be had.
- Clause 17 excludes section 104D of the RMA. The ordinary gateway test for non-complying activities therefore does not apply. Where an RMA provision would ordinarily require an

application to be declined, the Panel must take that matter into account but must not treat it as requiring decline under the FTAA. This is a material departure from the ordinary RMA framework Under Section 105 RMA when deciding an application for a discharge permit the decision maker must have regard to the nature of the discharge and the sensitivity of the receiving environment to adverse effects; the applicant's reasons for the proposed choice; and any possible alternative methods of discharge, including discharge into any other receiving environment;

- The development includes discharges of stormwater and potentially sediment-laden water associated with construction and urban development. These discharges will be directed to newly constructed stormwater management system, which is specifically designed to treat and filter runoff before it reaches the Mangakōtukutuku Stream. The receiving environment has been assessed as having low ecological value due to historic farming, and the proposal includes significant ecological restoration to improve its resilience and sensitivity.
- The use of stormwater treatment trains, including wetlands reflects a deliberate design choice to integrate infrastructure with ecological and cultural values. These features provide not only stormwater treatment but also public amenity, biodiversity enhancement, and cultural storytelling opportunities, aligning with the project's place-based identity.
- Alternatives such as direct discharge to water bodies were considered less appropriate due to potential adverse effects. The chosen method—filtration through vegetated wetlands—represents best practice in low-impact urban design and water-sensitive development.
- Under Section 106 of the Act, a consent authority may refuse to grant a subdivision consent if it considers that there is significant risk from natural hazards, or sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision. The site has been assessed for natural hazard risks, particularly flooding associated with the Mangakōtukutuku Stream. The proposed subdivision avoids areas subject to significant flood risk, and future land use consents include detailed stormwater management infrastructure, designed to mitigate flood impacts, refer to **Appendix 13 and 14** All proposed lots have been designed to ensure legal and physical access is provided. As such, there are no reasons to refuse to grant subdivision consent under Section 106 of the RMA.
- Section 107 specifies specific circumstances when a discharge consent cannot be granted. The proposal is not anticipated to give rise to any of the matters listed above. As detailed in the Infrastructure Assessment at **Appendices 13**, the stormwater management approach for the development has been comprehensively considered to ensure stormwater discharge from the site will not adversely affect receiving freshwater or coastal environments. With regard to the discharge of contaminants from the disturbance of contaminated land, appropriate measures will be in place to ensure the discharge is managed and will not result in any of the listed matters above.

8.4.4 Part 8 of the Resource Management Act 1991

Part 8 of the RMA relates to designations and heritage orders. No heritage orders or designations apply to the Residential South site, although as addressed in the Industrial and Overview Report, the Hamilton Southern Links designation applies to part of Industrial North.

8.4.5 Part 9 of the Resource Management Act 1991

Part 9 of the RMA relates to water conservation orders, freshwater farm plans and use of nitrogenous fertiliser. These matters are not relevant to any of the approvals sought.

8.4.6 Part 10 of the Resource Management Act 1991

Part 10 of the RMA relates to subdivision and reclamations. All of the provisions addressed below are relevant to the resource consent subdivision approvals sought:

- Specific conditions have been proposed in relation to the subdivision consent approval that is sought. These conditions align with Section 220 of the RMA;
- Some of the conditions proposed provide for the issue of a consent notice in accordance with Section 221 of the RMA;
- Esplanade reserves will be provided in accordance with the requirements of Section 230 of the RMA;
- Roads and reserves to vest, and easements are shown on the engineering drawings and accord with standard RMA practice; and
- All boundaries and allotments are shown on the scheme plans.

8.4.7 Other Relevant Legislation

There is no other primary legislation relevant to the RMA approvals being sought in this application under the RMA.

8.4.8 Conclusion

Based on the analysis above, it is considered that the application is consistent with the parts of the RMA relevant to decision making under the FTAA, and the documents to which they refer.

8.5 Decision on Whether to Grant the Approvals Sought in the Application

8.5.1 Resource Consent Approvals

As set out in section 8.2 above none of the situations that require the panel to decline an application are applicable. Assessment of the application against Sections 81 and 85 support a decision to grant the approvals sought in the application.

The SL1 Residential South development provides significant benefits of regional significance. In particular:

- Housing Supply and Urban Growth – SL1 Residential South development will deliver 938 new residential units, directly addressing the long-term housing shortfall identified in Hamilton. The development supports a well-functioning urban environment with diverse

housing typologies, enabling multi-generational living and improving housing affordability and choice;

- **Housing Supply and Highly Productive Land** - The proposal supports planned urban expansion, aligning with district and regional growth strategies. The use of this land for residential purposes, allows for the ongoing protection of other high-quality productive land for primary production purposes;
- **Stormwater Discharge and Ecosystem Health** - Establishes treatment devices (stormwater trains/wetlands) which will treat stormwater before discharge into the Mangakōtukutuku Stream, improving water quality and ecosystem health of waterbodies.
- **Ecological Enhancements** - Converts low ecological value farmland into a regenerative landscape, contributing to regional environmental enhancement. The riparian restoration and indigenous planting along the upper tributary of the Mangakotukutuku Stream and farm drains will enhance biodiversity and habitat connectivity;
- **Transport** - Supports regional transport planning objectives by reducing congestion and encouraging mode shift including through active transport and public transport;
- **Climate Change and Resilience** - Incorporates low-impact stormwater design through the wetlands, mitigating flood risk and enhancing climate resilience. Enhances resilience to climate change through integrated green infrastructure and reduced carbon emissions;
- **Environmental Enhancement and Climate Resilience** - The proposal integrates stormwater management, ecological restoration, and active transport infrastructure. It improves the health of the Mangakōtukutuku Stream, mitigates flood risk, and enhances biodiversity in an area previously degraded by intensive farming.
- **Cultural Recognition and Partnership** – the development has been shaped through extensive and ongoing engagement with Ngaati Wairere, Ngaati Maahanga, Ngaati Tamainupoo, Ngaati Hauaa, Ngaati Koroki-Kahukura and Ngaati Apakura, as part of the SL1 Tangata Whenua working group. Overall, it is considered that the proposal gives effect to Treaty principles by partnering with tangata whenua and providing genuine, practical opportunities for iwi and hapū to exercise kaitiakitanga over indigenous biodiversity within and around the development site. This supports both environmental outcomes and cultural wellbeing. Cultural values are integrated into the design of the subdivision, public spaces, and opportunities for storytelling, wayfinding, and ecological restoration are embedded in the application through the masterplan. Feedback from Mana Whenua has been carefully considered and used to inform the Masterplan and application. This supports Treaty principles and strengthens regional identity.
- **Economic Stimulus and Employment** – SL1 Residential South Development will generate significant construction activity and long-term employment through its residential, and commercial node. It will stimulate the local economy and contribute to infrastructure investment across the district.

The potential adverse impacts of the proposal have been avoided, remedied or mitigated through the design of the proposal and the mitigation measures secured through conditions of consent, and the proposal is generally in accordance with the relevant planning documents.

The relevant test for declining an approval in section 85 of the FTAA is whether the adverse impacts of the proposal are sufficiently significant to be out of proportion to the project's regional or national benefits, noting that a panel cannot form the view that an adverse impact meets this threshold solely on the basis that the adverse impact is inconsistent with or contrary to a planning or policy document. In our opinion, the development proposed delivers extensive positive effects demonstrating that support the granting of the approvals sought in this application.

9.0 Proposed Conditions

This section of the application is provided in accordance with clause 5(1)(k) and clause 18 of Schedule 5 of the Act. These clauses require that an application provides conditions for the resource consent. The proposed conditions of consent which seek to implement the mitigation measures that have been identified as being necessary are included as **Appendix 10**.

In recommending the proposed conditions of consent for this application in accordance with Clause 5(1)(k) of Schedule 5, the conditions are proposed to:

- Appropriately manage adverse effects, including providing mitigation to prevent or reduce adverse effects during and after construction in accordance with Clause 6(1)(d) of Schedule 5; and
- Give effect to those matters that the panel must consider under Section 81(2)(a).

The conditions are not considered to be more onerous than necessary and comply with Section 83 with reference to Section 81(2)(d), and it is considered that they meet the requirements of the FTAA.

10.0 Conclusion

The proposed land use and subdivision under **Volume 2** of the Substantive Application for SL1 Residential South involves the creation of vacant lots to facilitate the proposed land use activities, the creation of 938 residential lots, and one lot for the purpose of esplanade reserve, neighbourhood park and riparian corridor, and a small commercial node. Based on the above report, supporting appendices, and information included in the Overview Report (**Volume 1**), it is considered that:

- Appropriate consultation and engagement have been undertaken with relevant stakeholders, including Mana Whenua, WDC, HCC WRC, and the administering agencies;
- Consideration of planning documents recognised by relevant iwi authorities and lodged with WRC has been undertaken;
- Having considered the actual and potential effects of the proposal, the proposal will generate less than minor adverse effects that, subject to conditions of consent, will be appropriately avoided, remedied, or mitigated;
- The proposal is generally consistent with, and not considered to be inappropriate in the context of the relevant objectives and policies of the NPS-IB, NPS-UD, NPS F, NPS I, NPS NH, NPS-HPL, WRPS, and WODP;

- The proposal achieves the purpose of the FTAA to facilitate delivery of infrastructure and development projects within significant regional or national benefits; and
- The proposal is considered to be consistent with Parts 2, 3, 6, and 8-10 of the RMA.

It is therefore concluded that the proposal satisfies all matters the EPA is required to assess, and that it can be granted consent under the FTAA subject to conditions.