

Barker & Associates
Hamilton

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



16 July 2026

Department of Conservation

Attn: Shawn Gardner

Via email: [REDACTED]

Tēnā koe Shawn

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

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

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

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

We look forward to a formal response.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited

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

Sam Le Heron
Senior Associate
[REDACTED]

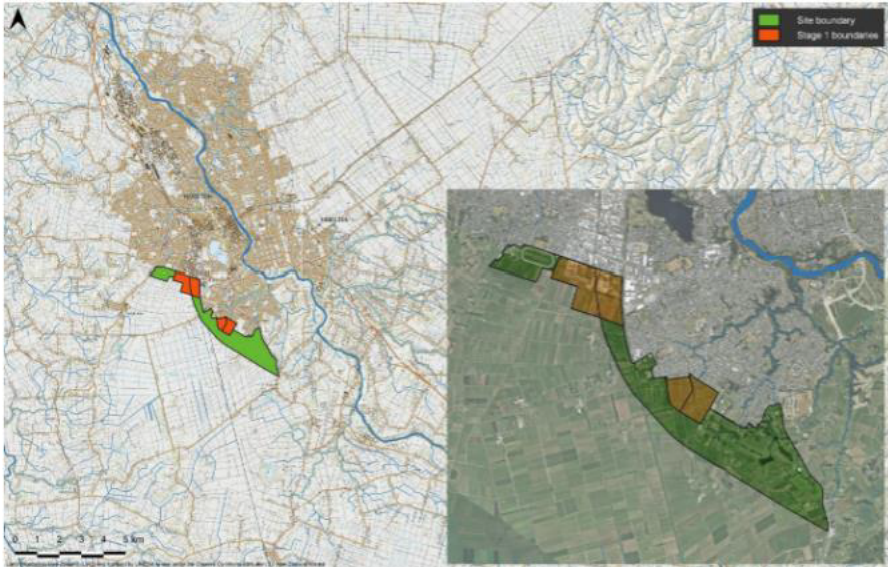
A handwritten signature in black ink, appearing to read 'Fraser McNutt'.

Fraser McNutt
Partner
[REDACTED]

Fast-Track Pre-Lodgement Consultation Summary

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

Project Details

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



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

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

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

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

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

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

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



17 July 2026

Environmental Protection

Agency

Attn: FastTrack

Via email: contact@fasttrack.govt.nz

Tēnā koe

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

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

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

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

We look forward to a formal response.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited

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

Sam Le Heron
Senior Associate



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

Fraser McNutt
Partner



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

Kia ora Sam,

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

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

Ngā mihi,

Saffron

Customer Insight Advisor

0800 FASTRK (0800 327875)



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

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

Hi there,

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

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

Ngā mihi | Kind regards,

SAM LE HERON
Senior Associate
(MNZPI)



298 Victoria Street,
Hamilton 3204

barker.co.nz



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Barker & Associates
Hamilton

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



16 July 2026

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

Tēnā koe Juliana

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

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

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

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

We look forward to a formal response.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited

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Sam Le Heron
Senior Associate
[REDACTED]

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

Fraser McNutt
Partner
[REDACTED]

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

Hi Sam

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

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

In relation to the Mangakotukutuku Stream, Council considers that there would be value in a site visit by Phoenix Ecology to the Mexted property prior to lodgement. Can you please confirm whether access can be arranged and that the cost estimate for a site visit (\$750 for Phoenix Ecology) is approved? We are comfortable with the visit being accompanied or unaccompanied.

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

Thanks,

Tim Goodall
Team Lead | Urban and Spatial Planning Unit

[REDACTED]



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

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

Hi Sam

Juliana is on leave, returning Tuesday 21 July.

In the interim, I acknowledge receipt of your email.

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

Kind regards

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

[REDACTED]

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

Hi Juliana,

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

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

Ngā mihi | Kind regards,

SAM LE HERON
Senior Associate
(MNZPI)

298 Victoria Street,
Hamilton 3204

barker.co.nz



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Barker & Associates
Hamilton

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



16 July 2026

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

Tēnā koe Ben

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

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

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

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

We look forward to a formal response.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited

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Sam Le Heron
Senior Associate
[REDACTED]

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

Fraser McNutt
Partner
[REDACTED]

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

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

Kia ora Sam,

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

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

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

Ngā mihi,

Fast-track Team | Heritage New Zealand Pouhere Taonga

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

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

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

Kia ora Ben,

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

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

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

Ngā mihi | Kind regards,

SAM LE HERON
Senior Associate (MNZPI)



298 Victoria Street, Hamilton 3204

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Hamilton

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298 Victoria Street, Hamilton 3204



17 July 2026

IAWAI – Flowing Waters

Attn: Peter Winder

Via email: [REDACTED]

Tēnā koe Peter

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

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

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

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

We look forward to a formal response.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited

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Sam Le Heron
Senior Associate
[REDACTED]

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Fraser McNutt
Partner
[REDACTED]



HAMILTON
CITY
COUNCIL

WAIKATO
DISTRICT
COUNCIL

WAIKATO
-TAIŌHURI



LIFE RUNS
ON WATER

28 July 2026

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

Via email: [REDACTED]

Dear Sam and Fraser

L1 FAST TRACK APPLICATION

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

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

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

Yours sincerely

Peter Winder
Chief Executive

Barker & Associates
Hamilton

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



17 July 2026

Ngaati Korokii Kahukura

Attn: Harry Wilson

Via email: [REDACTED]

Tēnā koe Harry

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

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

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

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

We look forward to a formal response.

Yours sincerely | Nā māua noa, nā

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Sam Le Heron
Senior Associate
[REDACTED]

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

Fraser McNutt
Partner
[REDACTED]

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

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

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

Kia ora Harry

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

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

Ngā mihi | Kind regards,

SAM LE HERON
Senior Associate (MNZPI)



298 Victoria Street, Hamilton 3204

barker.co.nz



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Christchurch | Wānaka & Queenstown

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Barker & Associates
Hamilton

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



16 July 2026

Minister for Infrastructure

Attn: Hon Chris Bishop

Via email: [REDACTED]

Tēnā koe Chris

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

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

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

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

We look forward to a formal response.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited

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

Sam Le Heron
Senior Associate
[REDACTED]

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

Fraser McNutt
Partner
[REDACTED]

Barker & Associates
Hamilton

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



17 July 2026

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

Tēnā koe Orrin

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

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

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

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

We look forward to a formal response.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited

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Sam Le Heron
Senior Associate
[REDACTED]

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

Fraser McNutt
Partner
[REDACTED]

Barker & Associates
Hamilton

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



17 July 2026

Ngaati Hauaa

Attn: Bradley Menzies; Norm
Hill; Lisa Gardiner

Via email: [REDACTED]

Tēnā koe Bradley, Norm and Lisa

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

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

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

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

We look forward to a formal response.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited

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Sam Le Heron
Senior Associate
[REDACTED]

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

Fraser McNutt
Partner
[REDACTED]

Barker & Associates
Hamilton

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



17 July 2026

Ngaati Maahanga

Attn: Jo Kukutai

Via email: [REDACTED]

Tēnā koe Jo

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

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

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

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

We look forward to a formal response.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited

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Sam Le Heron
Senior Associate
[REDACTED]

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

Fraser McNutt
Partner
[REDACTED]

Barker & Associates
Hamilton

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



17 July 2026

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

Tēnā koe Sonny

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

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

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

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

We look forward to a formal response.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited

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

Sam Le Heron
Senior Associate
[REDACTED]

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

Fraser McNutt
Partner
[REDACTED]

Barker & Associates
Hamilton

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



17 July 2026

Ngaati Wairere

Attn: Carolyn Hopa, Carolyn

Henry, Wayne Harris

Via email: [REDACTED]

Tēnā koe Carolyn, Carolyn and Wayne

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

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

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

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

We look forward to a formal response.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited

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

Sam Le Heron
Senior Associate
[REDACTED]

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

Fraser McNutt
Partner
[REDACTED]

Barker & Associates
Hamilton

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



17 July 2026

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

Tēnā koe Kahurimu

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

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

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

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

We look forward to a formal response.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited

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

Sam Le Heron
Senior Associate
[REDACTED]

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

Fraser McNutt
Partner
[REDACTED]

Barker & Associates
Hamilton

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



16 July 2026

Waikato Waters Limited

Attn: James Graham

Via email: [REDACTED]

Tēnā koe James

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

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

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

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

We look forward to a formal response.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited

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

Sam Le Heron
Senior Associate
[REDACTED]

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

Fraser McNutt
Partner
[REDACTED]

Barker & Associates
Hamilton

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



16 July 2026

Waipa District Council

Attn: Wendy Robinson

Via email: [REDACTED]

Tēnā koe Wendy

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

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

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

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

We look forward to a formal response.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited

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

Sam Le Heron
Senior Associate

[REDACTED]

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

Fraser McNutt
Partner

[REDACTED]

Barker & Associates
Hamilton

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



16 July 2026

Waikato Regional Council

Attn: AnaMaria d'Aubert

Via email: [REDACTED]

Tēnā koe AnaMaria

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

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

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

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

We look forward to a formal response.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited

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

Sam Le Heron
Senior Associate
[REDACTED]

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

Fraser McNutt
Partner
[REDACTED]

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



12 August 2026

Private Bag 3038
Waikato Mail Centre
Hamilton 3240
New Zealand

waikatoregion.govt.nz
0800 800 401

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

Tēnā koe Sam,

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

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

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

WRC advises as follows:

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

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

Kind regards,

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

AnaMaria d'Aubert
Manager - Regional Consents

16 July 2026

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

Tēnā koe AnaMaria

Fast-Track Approvals Act 2024: Preliminary steps for application

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

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

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

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

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited



Sam Le Heron
Senior Associate
[REDACTED]



Fraser McNutt
Partner
[REDACTED]

File No: 25 07 04
Document No: 38194650



12 August 2026

Barker & Associates
Hamilton

Private Bag 3038
Waikato Mail Centre
Hamilton 3240, NZ

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

waikatoregion.govt.nz
0800 800 401

Tēnā koe Sam, Fraser

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

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

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

Strategic context

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

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

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

Substantive application

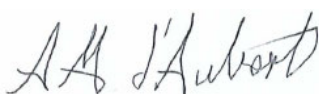
WRC requests that the substantive application addresses the following matters, in order to understand the proposal's effects on the environment and alignment with the statutory documents listed in Schedule 5, clause 5(2) of the Act:

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

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

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

Yours sincerely,



AnaMaria d'Aubert
Manager – Regional Consents