FTAA-2609-1294

24 September 2026

Golden Ridge Farm Limited, Golden Ridge Park Limited, Industre Property Rua Limited, and Southpark Agri Development Limited
C/- Fraser McNutt
By email address: [redacted]

Tēnā koe,

Request for further information in relation to your application under the Fast-track Approvals Act 2024

You lodged a substantive application, Southern Links 1, under the Fast-track Approvals Act 2024 (the Act) on 11 September 2026.

Prior to referring a substantive application to an Expert Panel, the EPA must assess the completeness and scope of the application to ensure it complies with section 46(2) of the Act. To assist with making this assessment, under section 46(2A) of the Act the EPA may seek further information from you.

Request for Further Information

To inform the EPA's assessment of the application for completeness, please provide a response to the following matters:

1. While the Application area is largely within the Waipa District, small parts of the site are within the plan area of Hamilton City Council. Please provide an assessment of the Application against any relevant chapters / provisions of the Operative Hamilton District Plan (OHPD) pursuant to Schedule 5, Clause (2) of the FTAA.

2. Further, HCC has identified that the recommended transport interventions contained in Appendix 16 – Integrated Transport Assessment – Concept Plans, will result in the removal of numerous trees scheduled in the OHDP, along with numerous other street trees being affected. The application omits a OHDP assessment in relation to the removal of these trees, nor does it contain an assessment of effects relating to this activity. Please provide an assessment addressing these matters raised by HCC pursuant to Schedule 5, Clause 7(b) of the FTAA.

3. HCC has expressed concern in relation to the information given about traffic and amenity effects associated with significant ongoing operational wastewater truck movements, in the

instance that a reticulated wastewater servicing option is not available. HCC has commented "Regardless of whether alternative infrastructure solutions are otherwise acceptable or not, no assessment has been provided of the traffic and amenity effects on existing local residents from significant ongoing operational wastewater truck movements" Please provide an assessment addressing this matter raised by HCC pursuant to Schedule 5, Clause 7(a) of the FTAA.

4. HCC has expressed concerns regarding a lack of information in relation to some of the transport elements of the proposal, including:
    - *"Ohaupo Rd / Lambert Court signalised intersection required for SL1 Residential, particularly where important aspects of the proposed mitigation appear to be deferred to future detailed design.*
    - *Industrial North Interim Option B and the transition from the interim access arrangement to the ultimate HSL network configuration.*
    - *The role and timing of the proposed future minor arterial road connection and its relationship to later development stages."*

    Please provide any further information you wish to have considered in response to these comments by HCC.

5. HCC and Waipa District Council have expressed concern with the project scope, outlining that:
    - The Southern Links 1 application was listed in the FTAA for the approximately 1035 residential allotments and for 66 hectares of industrial activity, while the Southern Links 1 substantive application has been lodged for 938 residential lots and 60 hectares of industrial activity.
    - The application documents discuss the reliance on Hamilton Southern Links (HSL) and implications to this development. In the absence of HSL, the transport assessment imposes an effective cap of 543 dwellings and raises questions about how access to SL1 Industrial would be funded. This represents a 46% reduction from the 1,035 dwellings on which the decision to list the project was based.
    - Reducing the scope to this extent will increase the likelihood that the original national or regional benefits that merited listing will not materialise and will not outweigh the adverse environmental effects of the proposal.

    Please provide any further information you wish to have considered in response to these comments from HCC and Waipa District Council.

Responding to the Request for Further Information

Under the Act, you have until the end of the 20th working day from the date of this letter to provide a response to the EPA, which is 22 October 2026

From the date of this letter, the 15 working day timeframe for the EPA to decide on completeness and scope of the substantive application ceases to run. The 15 working day timeframe will recommence once your response is received or after 22 October 2026, whichever is sooner.

If you wish to clarify any matter relating to the request, and the request was generated from the EPA's consultation with an administering agency or local authority, we suggest that you contact that administering agency or local authority directly before providing your response to the EPA.

If you require information from the EPA in relation to the request for further information, you may request that information from the EPA under section 46(2C) of the Act. Please send your request to projects@fasttrack.govt.nz.

The EPA intends to publish the information received from you in full, including your responses in our completeness memorandum, on the Fast-track website.

If you have any questions, please contact Steph Bougen, Application Lead by email at info@fasttrack.govt.nz.

Nāku noa, nā



Ben Bond

Team Leader, Fast-track Applications