

Consent Evaluation Report

Applicant: Southern Links Consortium **File No.:** 61 92 16A
Address of Site: Waiora Terrace, Hamilton **Project Code:** RC28262
Application Number: APP148482

Reference Id	Activity Subtype	Activity Description
AUTH148482.01.01	Surface water take	To take surface water for the Southern Links 1 development

1 Introduction

Southern Links Consortium (the applicant, SL1) have applied to take surface water from the Waikato River. The water will be used to supply a new subdivision located on the western fringe of Hamilton City, known as the SL1 area. This is a new consent to take water.

SL1 is a 440 ha block of land within Waipa District, situated to the southwest of Hamilton City bordering the Hamilton City suburbs of Frankton, Deanwell and Glenview as shown in figure 1 below. The land is owned by 7 main stakeholders and will be turned into industrial and residential lots. With the exception of the water take consent, all other consents for the development are currently being sought through the Fast-track Approvals Act 2024 (FTAA), and to date, a decision has not been made.

The applicant has applied to take 6,389 cubic metres of water per day, at a rate of 74 litres per second, and an annual take of 1,897,990 cubic metres.

The proposed water take will be via existing water intake and associated infrastructure, including pumps, treatment plant and storage facilities, owned and operated by Hamilton City Council (HCC), which are located on the southern bank of the Waikato River within Hamilton City boundary (figure 2). No additional infrastructure in the Waikato River is required for the proposed water take. From 1 July 2026, HCC's water services assets and infrastructure will be owned and operated by IAWAI rather than HCC.

It is the intention of the applicant to transfer this resource consent to HCC/IAWAI in the future, to supplement HCC's existing allocation portfolio and enable connection and servicing of the SL1 subdivision via HCC's infrastructure. The SL1 Area is located within the Southern Links Area. This area has been identified in the Future Proof Strategy 2022 as an area for "investigation" for future urbanisation and has a strategic boundary agreement signed between Waipa District Council and HCC, to contribute to the City's development capacity in accordance with the National Policy Statement for Urban Development.

The applicant has proposed water meters to be installed within the subdivision to monitor the water volumes being supplied and used within the subdivision. The subdivision will supply 4,600 new houses, and 130ha of industrial/commercial development area. The applicant has modelled the water take requirement for the development in stages, as summarised in table 1 below. The volumes the applicant has applied for is based on 100 days at a peak rate of take and 265 days as an average daily rate. A water management plan has been developed in line with method 8.1.2.2 of the Waikato Regional Plan.

Table 1: Annual water requirements for each stage of the development, as proposed by the applicant.

Stage	Annual Water Take (m ³ /year)
1	567,606
2	600,334
3	205,722
Future	525,059
Overall	1,898,721

HCC hold resource consent AUTH113941.01.03 which authorises a water take from the Waikato River to supply municipal water within the Hamilton City boundary. The resource consent currently allows up to 125,315 m³/d at a rate of take of 2.47 m³/s to be abstracted throughout the year, which increases in stages up to 146,315 m³/day at 2.88 m³/s from December 2038 to expiry in 2044, to cater for planned growth within the city limits. The SL1 growth area is not covered by HCC's existing allocation.

In addition to its base municipal supply consent HCC holds an additional surface water consent to take water from the Waikato River for industrial purposes, from the same intake. AUTH125287.01.01 authorises HCC to take water to supply the Dairy Goat Co-operative factory. This consent provides for a daily take of up to 1,200 cubic metres and an annual volume of 438,000 cubic metres.

The recommended conditions I have proposed for this application were refined with consultation and in collaboration with the applicant and HCC/IAWAI. The conditions suit the unique circumstances of this application, and function as a consistent model or template for all water take applications of this type, either lodged with Waikato Regional Council (WRC) for processing currently, or that might be lodged in future.

The applicant agreed to the proposed draft conditions on 27 May 2026 and confirmed the proffering of conditions to be included as part of the application (WRC document number 36125558).

3.1 Full Staging Plan

SL1 has been divided into four key stages (Industrial Stage 1, and Residential Stage 1, 2 & 3) as well as identified proposed future stages. This has been informed by records of title, lot parcels development potential, high level transport and infrastructure analysis.

As noted previously, this project seeks to give effect to Residential Stage 1 and Industrial Stage 1.

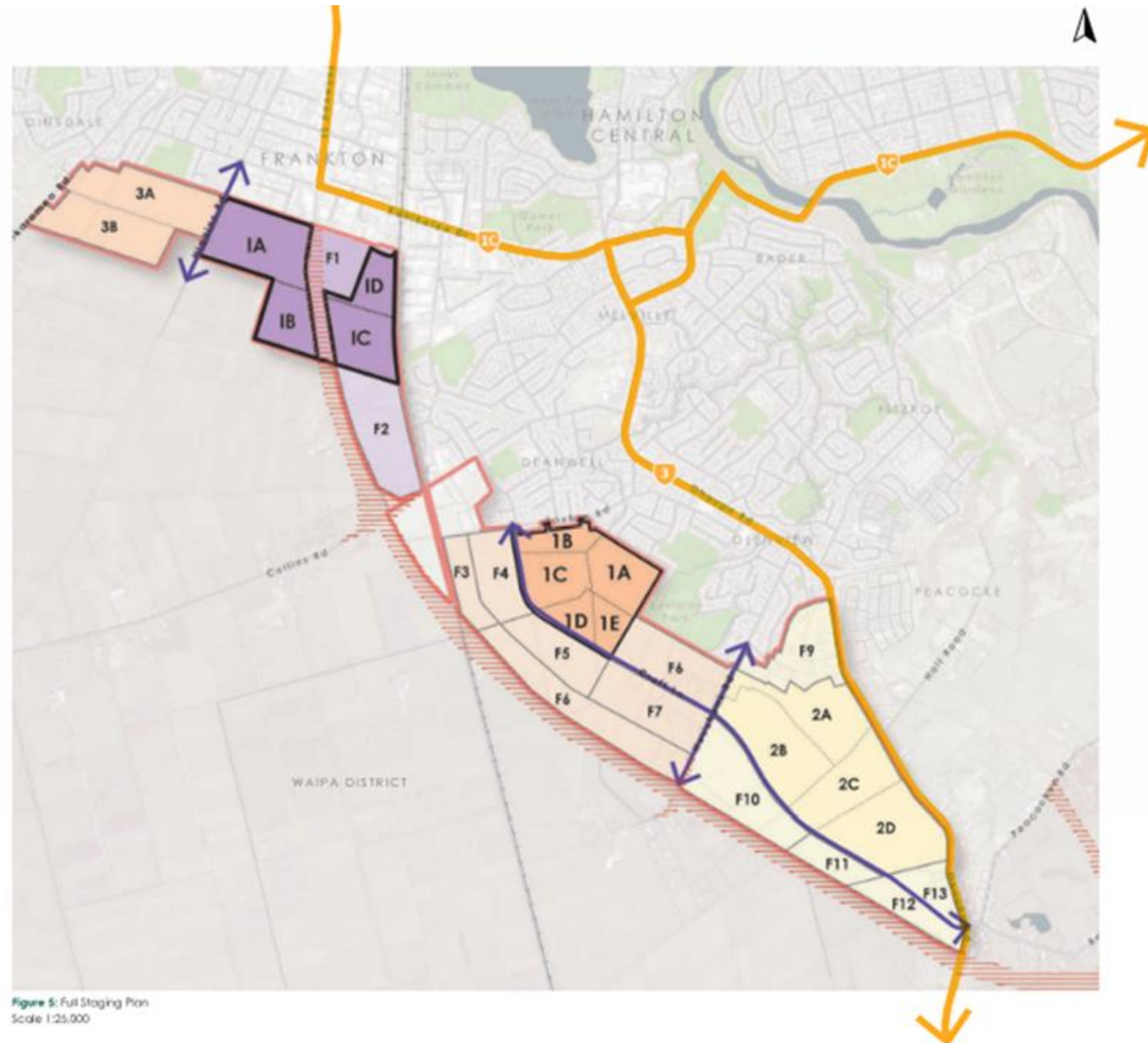


Figure 1: Location of SL1, with the proposed staging of the development, as supplied by the applicant WRC document number 34443856.



Figure 2: Location of the water take from the Waikato River, with the Water Treatment Plan in yellow as applied by the applicant, WRC document number 34443856.

2 Activity status under the Plan

The Waikato Regional Plan (WRP) is the operative plan which has effect in this region. Chapters 3.3 and 3.4 of the plan apply to the taking and efficient use of water, and Chapter 4.2 applies to river and lakebed structures.

Under the WRP the proposed surface water take cannot be classified as a permitted activity as the take exceeds 15m³/day (rule 3.3.4.13). This is a domestic or municipal supply as defined by the WRP, as such the take could be classified as a controlled activity under 3.3.4.18. However, this is a new water take, not previously authorised and therefore does not meet the criteria for this rule.

The relevant catchment for this application is the Waikato River at landward boundary of the coastal marine area (CMA). For the Waikato River at the CMA, water is currently available for allocation within the primary allocable flow as a controlled activity between May through September and as a restricted discretionary activity for October through April. With a grant of this application, cumulative allocation will increase across all months of the year, and water will remain available for allocation within the primary allocable flow. As the strictest activity applies, the take will be a **restricted discretionary activity under rule 3.3.4.21 of the Waikato Regional Plan**.

The HCC intake structure is considered a **permitted activity under rule 4.2.5.1** of the Waikato Regional Plan. The use of water for municipal and commercial use can be provided for by the **permitted activity rule 3.4.5.4**.

3 Consultation/Affected Party Approvals

The applicant has said consultation has occurred with key stakeholders including Waipa District Council, Waikato District Council, HCC, WRC, NZTA, Waikato Tainui and local mana whenua.

A number of pre-application meetings were had between iwi and the applicant. Representatives from Waikato Tainui, Ngāti Mahanga, Ngāti Koroki-Kahukura, Ngāti Apakura and Ngāti Tamainupo were in attendance.

A Memorandum of Understanding (MOU) for the SL1 Water Take Application has been prepared by Ngāti Wairere Taiao Trust on behalf of the SL1 Tangata Whenua Working Group (representing Ngāti Wairere, Ngāti Maahanga, Ngāti Tamainupoo, Ngāti Hauā, Ngāti Koroki-Kahukura, and Ngāti Apakura, with the support of Waikato-Tainui). This provides support in principle for the SL1 water take application, and outlines the shared commitments, cultural expectations, and partnership framework between mana whenua and the Applicant, which have been considered in the application.

As HCC/IAWAI own the infrastructure, the applicant consulted with HCC/IAWAI during the draft condition review. Amendments were made to conditions following feedback from HCC/IAWAI. Conditions have been included to ensure the no water can be taken until either the consent is transferred to HCC/IAWAI or a contractual agreement to access water exists. While no formal approvals have been received on behalf of HCC/IAWAI, it is my understanding that they are agreeable to the conditions proposed and proffered as part of the application by the applicant.

I do not consider iwi or any other party to be adversely affected by this proposal.

A decision to process this application as non-notified is detailed in WRC document 34492455.

4 Process Matters

The application was lodged on 23 January 2026 and deemed complete under section 88 of the RMA at initial review.

The applicant agreed to three 20-working day timeframe extensions under s37A(5) of the RMA (WRC document number 34790816, 35765277 and 35796212). A further 10-working day timeframe extension was agreed to under s37A(5) (WRC document number 36127437).

A decision on notification in relation to the application has previously been made as set out in WRC document number 34492455.

5 Statutory Considerations

The application was lodged on 23 January 2026 and consequently all RMA amendments apply. The matters to which the Waikato Regional Council as the consent authority must have regard to when considering applications are set out in section 104 of the RMA.

Section 104 Consideration of Applications

In summary, subject to Part 2 the following matters in Section 104(1) and 104G of the RMA are relevant to the consideration of the proposal.

(1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to—

- (a) any actual and potential effects on the environment of allowing the activity; and*
- (ab) any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and*
- (b) any relevant provisions of—*
 - (i) a national environmental standard:*
 - (ii) other regulations:*

- (iii) a national policy statement:*
- (iv) a New Zealand coastal policy statement:*
- (v) a regional policy statement or proposed regional policy statement:*
- (vi) a plan or proposed plan; and*
- (c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.*

104G Consideration of activities affecting drinking water supply source water When considering an application for a resource consent, the consent authority must have regard to—

- (a) the actual or potential effect of the proposed activity on the source of a drinking water supply that is registered under section 55 of the Water Services Act 2021; and*
- (b) any risks that the proposed activity may pose to the source of a drinking water supply that are identified in a source water risk management plan prepared in accordance with the requirements of the Water Services Act 2021.*

The following statutory instruments and policy documents have been considered in the evaluation of this application:

- The National Policy Statement for Freshwater Management 2020 (NPSFM)
- The Waikato Regional Policy Statement (WRPS)
- The Waikato Regional Plan (WRP) and Plan Change 1
- The Resource Management (National Environmental Standards for Sources of Human Drinking Water) Regulations 2007
- The Resource Management (National Environmental Standards for Freshwater) Regulations 2020
- Resource Management (Measurement and Reporting of Water takes) Regulations 2020
- Waikato -Tainui Environmental Plan
- Ngāti Hauā Environmental Management Plan

Consideration has been given to section 104 of the RMA. The actual and potential effects have been discussed in the sections below along with measures being taken to avoid, remedy or mitigate these effects. Consideration towards drinking water supplies has been discussed in section 5.2.1 below.

5.1 Assessment of Environmental Effect (s104(1)(a))

Section 104(1)(a) of the RMA provides that when considering a consent application, the consent authority must, subject to Part 2, have regard to the actual and potential effects on the environment of the allowing activity. Case law has determined that the “environment” must be read as the environment which exists at the time of the assessment and as the environment may be in the future as modified by the utilisation of permitted activities under the Plan and by the exercise of resource consents which are being exercised, or which are likely to be exercised in the future. It does not include the effects of resource consents which might be sought in the future nor any past reversible effects arising from the consent being considered.

The surface water take is considered a restricted discretionary activity as outlined in section 2 above. A number of matters have had discretion reserved as listed in rule 3.3.4.21 of the Waikato Regional Plan.

The potential and actual adverse effects that should be considered in respect of this water take application are effects on flow regime and aquatic fauna, as well as potential effects from the intake structures. These matters are within the discretion of rule 3.3.4.21.

5.1.1 Flow regime

The applicant is seeking a daily take of 6,389 cubic metres of water per day, at a rate of 74 litres per second to be taken year-round from the Waikato River.

The relevant catchment for this take location is the Waikato River at the CMA. In the event of grant of this application, across all months of the year for the catchment listed, there will be an increase of allocation as this is a new application to take water. Water will remain available for allocation within the primary allocable flow.

The take for SL1 municipal supply is categorised as SW- B for water shortage management purposes. I have proposed conditions of consent that will restrict the taking of water during water shortage conditions as provided for in WRP 3.3.3 Policy 18: Levels of Priority to Apply During Water Shortages and in accordance with WRP Standard 3.3.4.27: How Water Shortage Restrictions Shall Apply. The water shortage conditions for the SL1 municipal take will be a staggered approach, based on the volumes the applicant is taking. The conditions will ensure that the water take has less potential to impact the flow regime and in-stream values of the Waikato River during low flow conditions (on a cumulative basis with other authorised takes in the catchment).

The above factors together lead me to conclude that in the event of grant of the application, the cumulative adverse effects on flow regimes and consequently the matters that flow regime provide for as set out in the WRP 3.3.3 Policy 1, Establish Allocable and Minimum Flows for Surface Water – shall be less than minor.

5.1.2 Aquatic Biota

The Waikato River at the point of take is classified as contact recreation, trout fishery/spawning and indigenous fishery under section 3.2.3 of the WRP. The most stringent conditions generally apply to the take location. The site is less than 100m above mean sea level and the relevant standard dictates an intake mesh screen aperture of no more than 1.5mm in diameter. In addition, the relevant standard states the maximum intake velocity shall not exceed 0.3 metres per second.

The HCC intake structure (shown in figure 3 below) is considered a permitted activity under rule 4.2.5.1 of the Waikato Regional Plan. As part of the conditions for AUTH113941.01, HCC was required to design a monitoring plan to assess the effects of the velocity of the water take and effects on aquatic fauna to avoid entrainment of fish. HCC engaged Tonkin & Taylor to undertake this assessment over the duration of the consent. The assessments confirmed while the velocities vary across the intake opening and differ depending on screen blockages and height of the river, the maximum velocities calculated are less than 0.3 m/s which is in line with the WRP water classification standards at this location.

As the applicant is utilising HCC's existing intake structure, there will be no further infrastructure installed in the Waikato River. Intake rates will be limited to the intake rate authorised in HCC's existing water take of 2.88 cubic metres per second.

Overall, I consider the water take and existing intake structure will have less than minor adverse effects on aquatic biota.



Figure 3: HCC intake on the Waikato River.

5.2 Assessment against Policy Statements, Plans and Regulations (s104(1)(b))

5.2.1 Vision and Strategy

Under s11 of the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 and other river “settlement” legislation, the Vision and Strategy is deemed to be part of the Waikato Regional Policy Statement. Under s104(1)(b), the Council must “have regard to” the RPS when considering any application for resource consent. However, additionally, the river settlement legislation also requires that the Council must have “particular regard” to the Vision and Strategy for the Waikato River when carrying out any of its functions under RMA 1991. Through case law, the Vision and Strategy is acknowledged as the primary, direction-setting policy for the River. Case law indicates that activities which are subject to the V&S are required to provide for the protection and restoration of the River, and that this will require “betterment” to an extent proportionate with the scale of the activity and its effects.

The surface water take is within 70% and 100% of primary allocable flow and conditions have been included to limit the volumes of water taken during low flow periods. The proposed activity will avoid instream works and any changes to existing infrastructure. I have reviewed the application against this document, and it is my view that the proposed activity is consistent with the purpose and principles of the Vision and Strategy, provided all conditions are adhered to.

5.2.2 National Environmental Standards

As of June 2026 there are eleven NESs that have come into effect.

National Environmental Standard for Sources of Human Drinking Water

The National Environmental Standard for Sources of Human Drinking Water commenced on 17/5/2008. This standard is a regulation enacted by an Order in Council, under s43 of the Resource Management Act.

The regulation requires that a regional council must not grant a water or discharge permit for an activity that will occur upstream of a drinking water abstraction point if specific criteria at the point of abstraction are exceeded. The matters to be considered as part of an assessment are dependent on the permit being sought and the level of effects on any drinking water supplier located downstream or down gradient of the activity.

Under this regulation a regional council may also impose a condition of consent on any resource consent application requiring the consent holder to notify, as soon as reasonably practical, the registered drinking-water supply operators and the regional council if the activity leads to an event that, or as a consequence of an event, results in a significant adverse effect on the quality of the water at the abstraction point.

The HCC drinking water take is registered in the Taumata Arowai register of Drinking Water Suppliers and is in the same location as the applicant's proposed water take. The next downstream water take from the Waikato River is for the Ngāruawāhia – Huntly community water take, supply ID HUN002, approximately 23km downstream. As discussed in section 5.1 of this report, the effects of the proposed surface water take are less than minor on the flow regime downstream, and therefore, the application is consistent with the regulations 7 and 8.

5.2.3 Other regulations

The Resource Management (Measurement and Reporting of Water Takes) Regulations 2010 apply to any consumptive water take exceeding 5 litres per second. The proposed surface water take does meet the threshold for these regulations to apply, and appropriate conditions have been included.

5.2.4 National policy statements (including NZ Coastal Policy Statement)

As of June 2026 there are ten NPSs in effect.

The **National Policy Statement for Freshwater Management (NPSFM)** is relevant to this proposal. The objective of the NPSFM 2020 is to ensure that natural and physical resources are managed in a way which promotes the health and wellbeing of water bodies and freshwater ecosystems, the health needs of people, and the ability of people and communities to provide for their social, economic and cultural wellbeing. There are 15 policies to achieve this objective. As discussed in section 5.1, the taking of water will not result in adverse effects on the environment, and therefore the loss of extent of natural wetlands and rivers is avoided, and the values are protected (section 3.22 and 3.24 of the NESFW). It is my view that this application is not inconsistent with the objective of the NPSFM.

The **National Policy Statement for Urban Development** came into effect in August 2020. The NPSUD provides direction on planning for urban environments. The NPSUD enables the development of land and infrastructure for urban land uses while recognising the national significance of well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing (Objective 1 and Policy 1). The water take is sought to provide potable water to the SL1 development, which is considered to contribute to the City's development capacity in accordance with the NPS-UD. SL1 is located within the Southern Links Area which has been identified in the Future Proof Strategy 2022 as an area for "investigation" for future urbanisation and has a strategic boundary agreement signed between Waipa District Council and HCC. It is my view that this application is not inconsistent with the objectives of the NPSUD.

The **National Policy Statement for Infrastructure** came into effect in December 2025. The NPSI defines infrastructure, additional infrastructure and infrastructure activities which include a water supply distribution system and the construction, operation, maintenance, upgrade and removal of infrastructure including the intake structure, water treatment plant, pipeline and storage facilities. The NPSI enables the infrastructure to support the development and change of urban and rural environments to meet the

diverse and changing needs of present and future generations. It is my view that this application is not inconsistent with the objectives of the NPSI.

5.2.5 Regional Policy Statement

The Regional Policy Statement (RPS) identifies the significant resource management issues of the region and sets out the objectives, policies and methods to address these issues and to achieve integrated management of the natural and physical resources of the Region. The RPS aims to ensure the way we use our resources does not tip the balance and compromise the ability of future generations to provide for their own needs.

I have reviewed the objectives and policies of the RPS with regard to this application.

I do not consider that the activities will be contrary to the RPS provisions provided that the activities are carried out as per the consent conditions I have proposed.

5.2.6 Waikato Regional Plan and Plan Change 1

The Waikato Regional Plan (WRP) is operative. The purpose of regional plans is to help the Council carry out its functions under s30 of the RMA. In October 2016 the Council notified Proposed Plan Change 1 (PC1) intended to protect and restore the health and well-being of water quality in the Waikato/Waipā River Catchments. A “decisions version” of PC1 was released in 2020 and as of June 2026 remains subject to appeals in the Environment Court.

I have assessed the proposed surface water take and discharges against the relevant sections of the WRP as below.

WRP Chapter 3.1 - Water resources

- 3.1.2 – Objective
- WRP Chapter 3.2 – Management of water resources
- 3.2.4.1 – Water Management Classes
- 3.2.4.2 – Waikato Region Surface Water Class Standards
- 3.2.4.4 – Contact Recreation Water Class
- 3.2.4.5 – Fishery Class

WRP Chapter 3.3 – Water takes

- 3.1.2 – Objective
- 3.3.2 – Objective
- Policy 8: How surface water takes will be classified in catchments that do not exceed the Table 3-5 Allocable Flows
- Policy 9: How Surface Water Takes for Domestic or Municipal Supply Will Be Classified
- Policy 11: Consent application assessment criteria - Surface Water
- Policy 15: Consent duration for the taking of water
- Policy 16: Water take recording and reporting
- Policy 17: Water shortage conditions
- Policy 18: Levels of priority to apply during water shortages
- Controlled Activity Rule 3.3.4.18
- Restricted Discretionary Activity Rule 3.3.4.21
- Standard 3.3.4.27: How water shortage restrictions shall apply
- Table 3-5: allocable flows for surface water

WRP Chapter 3.4 – Efficient use of water

- Policy 1: Manage the use of water
- Policy 2: Efficient use of water

- Permitted Activity Rule 3.4.5.4

WRP Chapter 4.2 – River and Lake bed structures

- 4.2.2 – Objective
- 4.2.3 – Policy 2: Management of Structures
- 4.2.3 – Policy 3: Existing Lawfully Established Structures
- Permitted Activity Rule 4.2.5.4

I have assessed the proposed surface water take against provisions of policy 11. The proposed take is unlikely to adversely affect the restoration and protection of the health and wellbeing of the Waikato River, or the relationship of tangata whenua and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga as discussed in section 5.1.

The applicant has provided a Water Demand Management Plan 2025 version as part of the application which meet the requirements of method 8.1.2.2 of the WRP.

The applicant has requested a 35 year duration which I consider appropriate for this consent. Policy 15 of chapter 3.3 recommends a consent duration no longer than 15 years for groundwater or surface water takes, with the exception of domestic or municipal supplies, which can have a term appropriate for the circumstances (policy 15, b). The applicant has also requested a 10 year lapse period which I consider is appropriate for this application (WRC document number 34930307).

In the event of grant, provisions for reviews in line with relevant catchment investigation dates is provided for within Policy 15. At this location the catchment investigation date is 1 July 2034 for Waikato River (3) catchment. Therefore, a condition for review at any time during the years ending 30 June 2035 and 30 June 2050 has been included, in line with the current HCC/IAWAI consent AUTH113941.01.03 review periods.

In accordance with Policy 16, I consider it reasonable for the applicant to install a tamperproof water measuring device, with electronic recording and reporting via telemetry. Virtual recording and reporting requirements have also been included to ensure consistency with the Resource Management (Measurement and Reporting of Water Takes) Regulations 2010 until a physical connection occurs.

Proposed Plan Change 1 focuses on reducing the effects of contaminants from entering the catchments from point source and non-point source discharges. As the proposed water take are unlikely to increase the levels of nitrogen, phosphorus, sediment and bacteria in groundwater or surface water, the activity is therefore consistent with the relevant objectives and policies of the proposed plan.

I consider the proposal is not contrary to the Waikato Regional Plan and Plan Change 1.

5.3 Other Matters

Waikato-Tainui Environmental Management Plan (WTEMP)

The overarching purpose of the Waikato-Tainui Environmental Plan is “to provide a map or pathway that will return the Waikato-Tainui rohe to the modern day equivalent of the environmental state that it was in when Kiingi Taawhiao composed his maimai aroha”. Amongst other things, it describes Waikato Tainui environmental issues and provides guidance to external agencies regarding Waikato-Tainui values, principles, knowledge and perspectives on, relationship with and objectives for natural resources and the environment. The granting of this consent application, subject to conditions as proposed is not inconsistent with the Waikato Tainui Environmental Plan.

Ngāti Hauā Environmental Management Plan

The Ngāti Hauā Environmental Management Plan sets out the values, frustrations, aspirations and position statements in relation to the natural environment, urban development, cultural heritage and use

and development of Maori land. Relevant objectives include those in relation to 1) integrated holistic and collective approach to land use, development and management, 2) restoration of land and soils, and 3) recognition of Ngāti Hauā values, interests and mātauranga.

I have assessed this proposal against the objectives and outcomes within these plans and overall, I consider that the proposal is consistent with these Iwi Environmental Plans. This conclusion is based upon the water take being within allocable flows, and with the applicant proposing to have ongoing engagement with local iwi groups including providing opportunities for them to implement Mātauranga Māori initiatives.

Climate change effects

Section 7(i) of the RMA identifies the effects of climate change on the proposal as an “other matter” to which particular regard must be had. I have considered the potential effects for climate change and conclude that there is unlikely to be any such effects of concern.

6 Relevant Part 2 Considerations

The policy framework applicable to this application is robust, comprehensive and was established with the purpose of giving effect to Part 2 of the RMA. For that reason, I consider that consistency with the policy framework can be assumed to equate to consistency with Part 2 and a separate Part 2 assessment would add little value. However, for the avoidance of any doubt, I have considered the application against the relevant matters in Part 2, and in my opinion, the proposal is consistent with them.

7 Discussion/Conclusions

The applicant has applied to take up to 6,389 cubic metres per day at a rate of 74 litres per second for industrial and residential use at a new development western fringe of Hamilton City, known as the SL1 area. The water will be taken from the Waikato River from HCC/IAWAI intake structure.

The proposed surface water take is a restricted discretionary activity under rule 3.3.4.21 of the Waikato Regional Plan. The use of water is a permitted activity under rule 3.4.5.4.

During this assessment I have considered the following;

- Potential effects on flow regimes,
- Potential effects on aquatic biota,
- Consistency of the activity with relevant policies, regulations, plans and standards,
- Consistency with other relevant planning documents,
- Consistency of the activity with Part 2 of the RMA.

As discussed in the body of the report, the environmental effects associated with the proposed activities are likely to be less than minor. If the activity is undertaken in accordance with the recommended conditions, the proposed activities will be consistent with the Waikato Regional Council’s policies and plans and with matters under Part 2 of the RMA. As a result of this assessment, I consider that the resource consent authorising the surface water take can be granted.

As discussed in section 5.2.6, a term of 35 years is recommended in line with Policy 15, with a 10 year lapse period. Provision for review following the relevant catchment investigation date is also provided.

7.1 Review periods

I have proposed a review condition be included, providing opportunity for an annual review and within one year of a catchment investigation being undertaken for the Waikato River Catchment (3) as shown by

Table 3-4 of the Waikato Regional Plan (year ending 2035 and 2050). The review is recommended for the following purposes:

- For any of the purposes specified in section 128(1) of the RMA; or
- To review the adequacy of and the necessity for monitoring undertaken by the consent holder.
- To review the appropriateness of the take volumes of this resource consent, and if necessary, to address any inappropriateness of the volumes by way of reducing these volumes.
- To review the consistency of the conditions of this consent with the vision and strategy set out in Schedule 2 of Waikato-Tainui Raupatu (Waikato River) Settlement Claims Act 2010 and any subsequent changes thereof; and if necessary to address any inconsistency of the conditions of this consent with the vision and strategy by way of further or amended conditions.

7.2 Monitoring

The Waikato Regional Council is responsible for managing and monitoring the cumulative effects of surface water bodies in the region. It is recommended that the following matters be addressed as conditions of the surface water take resource consent. I also consider that relevant administrative conditions should be included.

Operational limits

The following operational limits are recommended:

- A maximum total daily volume of **6,389 cubic metres**.
- The instantaneous rate of water shall not exceed **2.88 cubic metres per second** (in line with the maximum rate of take authorised by AUTH113941.01.03)
- Water shortage conditions during periods of low flows, to reduce by 85% averaged over two days.

Monitoring

To effectively monitor the water take, the following monitoring requirements are recommended:

- Installation and maintenance of tamper proof water measuring device
- Recording of water take information via telemetry via a virtual and physical system

8 Recommended Decision

I recommend that in accordance with s104C resource consent application be granted in accordance with the duration and conditions prescribed in the attached Resource Consent Certificate for the following reasons:

- The activity will have less than minor actual or potential adverse effects on the environment
- The activity is not contrary to any relevant plans or policies
- The activity is consistent with the purpose and principles of the Resource Management Act 1991



Charlotte Walter
Senior Consents Officer
Resource Use Directorate

Date: 4 June 2026

9 Decision

That the resource consent application APP148482 is granted in accordance with the above recommendations.



Donna Jones

Date: 4 June 2026

Team Leader - Consents

Resource Use Directorate

Acting under authority delegated subject to the provisions of the Resource Management Act 1991 which at the time of decision had not been revoked.

RESOURCE CONSENT CERTIFICATE

Resource Consent: AUTH148482.01.01

File Number: 61 92 16A

*Pursuant to the Resource Management Act 1991, the
Regional Council hereby grants consent to:*

Southern Links Consortium
PO Box 9262
Waikato Mail Centre
Hamilton 3240

(hereinafter referred to as the Consent Holder)

Consent Type: Water Permit

Consent Subtype: Surface water take

Activity authorised: To take surface water for the Southern Links 1 development

Location: Wairoa Terrace, Hamilton

Map reference: NZTM 1802834 E 5813070 N

Consent duration: This consent will commence in accordance with section 116 of
the Resource Management Act 1991 and will expire on 3 June 2061

Lapse Date: 3 June 2036

Subject to the conditions overleaf:

CONDITIONS

1. Water taken must only be used for municipal supply purposes associated with the Southern Links Consortium development described in the application for this consent.
2. The taking of water allowed by this consent must only be undertaken via the existing water intake structure ("intake structure") that is located at or about NZTM 1802860 5813074 and is owned and operated by Hamilton City Council and from 1 July 2026 will be owned and operated by IAWAI.
3. Prior to physically taking water for the first time pursuant to this consent, the consent holder must provide documentation to Waikato Regional Council ("WRC") that demonstrates that a legally binding arrangement – involving the consent holder and the owner and operator of the intake structure – is in place and provides for the consent holder to use the intake structure over the duration of this consent to enable taking water pursuant to this consent.
4. Water must not be physically taken pursuant to this consent until WRC has provided confirmation in writing to the consent holder that WRC has received the documentation required by condition 3.
5. Conditions 3 and 4 do not apply if both of the following apply:
 - (1) water has not physically been taken for the first time pursuant to this consent; and
 - (2) this consent has been transferred in whole in accordance with section 136(2)(a) of the Resource Management Act 1991 to either Hamilton City Council or IAWAI.
6. Water must not be taken when taking water pursuant to this consent – either on its own or in combination with any other consent that allows water to be taken from the Waikato River via the intake structure – is contributing to or will contribute to an exceedance of 2.88 cubic metres per second being taken via the intake structure.
7. The daily net take volume must not exceed 6,389 cubic metres.
8. The consent holder must submit a demand forecast report to WRC by 31 October each year. Each demand forecast report must include at least the following:
 - (1) An analysis of actual one-day and two-day net take volume pursuant to this consent for the previous year ending 30 June.
 - (2) A forecast of unrestricted peak one-day and unrestricted peak two-day net take volume pursuant to this consent for the current year ending 30 June.
 - (3) A commentary regarding the forecast's methodologies and assumptions and justification for the forecasted volumes.
9. When the Waikato River seven-day rolling average flow at Rangiriri (WRC site number 1131.117, map reference NZTM 1788389E 5855059N), as determined by WRC, is less than 163.53 cubic metres per second for 10 or more consecutive days, the net take volume over any two-day period must not exceed 85 percent of the unrestricted peak two-day net take volume forecasted pursuant to condition 8 for the corresponding year ending 30 June.
10. If, in any year and for any reason, the consent holder does not submit the demand forecast report required by condition 8 by 31 October, condition 11 applies over the course of the corresponding year ending 30 June instead of condition 9.
11. When the Waikato River seven-day rolling average flow at 1131.117, as determined by Waikato Regional Council, is less than 163.53 cubic metres per second for ten or more consecutive days,

the net take volume over any two-day period must not exceed 85 percent of the highest actual two-day net take volume for the three immediately preceding years ending 30 June.

12. Within one month of the granting of the consent, the consent holder must implement a virtual water take measurement, recording and reporting system ("virtual system"). The virtual system must:
 - (1) generate 96 virtual measurement values per day representing 96 15-minute periods; and
 - (2) record a net take volume of zero cubic metres on a continuous basis in units of cubic metres for each 15-minute period; and
 - (3) be automated and auditable; and
 - (4) be capable of electronic daily reporting to WRC in accordance with WRC data standards and protocols; and
 - (5) continuously operate upon and from its implementation date; and
 - (6) cease operating upon and from the implementation date of the physical system required by condition 14.
13. For the purposes of section 125 of the Resource Management Act 1991:
 - (1) generating and reporting zero net take values via the virtual system does not constitute giving effect to this consent; and
 - (2) this consent shall be deemed to have been given effect to only upon physically taking water for the first time pursuant to this consent; and
 - (3) this consent lapses 10 years after the date of commencement of this consent.
14. Prior to physically taking water for the first time pursuant to this consent, the consent holder must install and implement a physical water take measurement, recording and reporting system ("physical system"). The physical system must:
 - (1) measure and record the net take volume on a continuous basis in units of cubic metres for each 15-minute period; and
 - (2) have a minimum accuracy of +/- 5 percent; and
 - (3) be sealed and tamper-proof; and
 - (4) be capable of electronic daily reporting to WRC in accordance with WRC data standards and protocols; and
 - (5) continuously operate upon and from its implementation date.
15. If the consent holder considers that it is not practicable to install the physical system at the location from which the water is taken from the river ("take location"), the consent holder may submit a written request to WRC that proposes to install the physical system at either an alternative location or alternative locations ("alternative location") as near as practicable to the take location. The written request must include at least the following:
 - (1) A full explanation – set out in terms of why this consent was required in the first instance and the specific purpose this consent is intended to serve – detailing the reasons why physical system installation at the take location is not practicable and why the proposed alternative location is as near as practicable to the take location.
 - (2) A detailed site plan clearly identifying both the take location and proposed alternative location.
 - (3) Technical specifications and independent verification from a suitably qualified person demonstrating that the physical system will be able to comply with the requirements of condition 14 if installed at the proposed alternative location.
16. The physical system must be installed at the alternative location if WRC after considering both:
 - the written request made pursuant to condition 15; and
 - why this consent was required in the first instance and the specific purpose this consent is intended to serve;provides written notice to the consent holder advising both:

- WRC approval; and
- the period of approval;

for the physical system being installed at the alternative location because in WRC's opinion the alternative location is as near as practicable to the take location.

17. The physical system must be installed at the take location if WRC – after considering the written request made pursuant to condition 15 – does not provide written notice to the consent holder advising WRC approval for the physical system being installed at the proposed alternative location.
18. The physical system must be installed at the take location if the consent holder does not make a written request pursuant to condition 15.
19. The consent holder must ensure that the virtual system is verified as accurate by a suitably qualified person before the next 30 June following the granting of this consent, unless the physical system has been implemented and is operating, in which case virtual system verification is not required.
20. The consent holder must ensure that the virtual system is verified as accurate by a suitably qualified person at a frequency of no less than five yearly from the date of the first verification required by condition 19, unless the physical system has been implemented and is operating, in which case virtual system verification is not required.
21. The consent holder must ensure that the physical system is verified as accurate by a suitably qualified person:
 - (1) within one month of water physically being taken pursuant to this consent for the first time; and
 - (2) at a frequency of no less than five yearly from the date of the first verification required by condition 21(1).
22. WRC may at any time request the consent holder to engage a suitably qualified person to undertake verification of the virtual system or physical system, and the consent holder must comply with any such request within the timeframe specified by WRC in the request.
23. The consent holder must submit to WRC evidence of any verification of the virtual system or physical system – including the name and qualifications of the verifier and the results of the verification – within one month of any verification being completed.
24. Upon and from the date of virtual system implementation and continuing upon and after the date of physical system implementation, the consent holder must report – via a telemetry system compatible with WRC data standards and protocols – continuous values of recorded net take volume – from either the virtual system or the physical system – in each 15-minute period. These data in units of cubic metres must be reported once daily to WRC via the telemetry system and:
 - (1) there must be 96 values per daily report representing 96 15-minute periods; and
 - (2) when no water is being taken the data must specify the net take volume as zero.
25. The consent holder must submit a report to WRC by 31 October each year that contains:
 - data and information at sufficient resolution; and
 - supporting analysis and commentary;
 to enable compliance with condition 6 to be assessed for the previous year ending 30 June.
26. The consent holder must ensure that the APP148482 Southern Links Consortium Water Management Plan ("WMP") – dated December 2025 and recorded with document number 34782377 in the WRC document management system – is reviewed and updated – having

particular regard to the requirements of Waikato Regional Plan section 8.1.2.2 Water Management Plans and clauses b) and c) of Waikato Regional Plan section 3.3.4.11 Conditions relating to Water Management Plans – and submitted to WRC during the period May through June, inclusive, 2029. Thereafter, the consent holder must ensure that the WMP is reviewed and updated – having particular regard to the requirements of Waikato Regional Plan section 8.1.2.2 Water Management Plans and clauses b) and c) of Waikato Regional Plan section 3.3.4.11 Conditions relating to Water Management Plans – and submitted to WRC during the period May through June, inclusive, of 2032, 2035, 2038, 2041, 2044, 2047, 2050, 2053 and 2056.

27. In the event of any conflict between any version of a WMP and the conditions of this consent, the conditions prevail.
28. At any time during the years ending 30 June 2030, 2033, 2036, 2039, 2042, 2045, 2048, 2051, 2054 and 2057 WRC may, following service of notice on the consent holder, commence a review of the conditions of this consent pursuant to section 128(1) of the Resource Management Act 1991 for the following purposes:
 - (1) To review the effectiveness of the conditions of this consent in avoiding or mitigating any adverse effects on water resources or persons from the exercise of this consent and if necessary to avoid, remedy or mitigate such effects by way of further or amended conditions.
 - (2) To review the adequacy of and the necessity for monitoring undertaken by the consent holder.
 - (3) To review the appropriateness of any rate and/or volume specified within this consent and, if necessary, to address any inappropriateness of any rate and/or volume by way of reducing any rate and/or volume.
 - (4) To review the consistency of the conditions of this consent with the Vision and Strategy set out in Schedule 2 of the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 and any subsequent changes thereof and, if necessary, to address any inconsistency of the conditions of this consent with the Vision and Strategy by way of further or amended conditions.
29. At any time during the years ending 30 June 2035 and 30 June 2050 WRC may, following service of notice on the consent holder, commence a review of the conditions of this consent pursuant to section 128(1) of the Resource Management Act 1991 to take account of any change to the Waikato Regional Plan being proposed as a result of any catchment investigation undertaken by WRC in terms of Waikato Regional Plan 3.3.4.9 Review Allocable Flows/Sustainable Yields and Waikato Regional Plan Table 3-4A Catchment Investigation Dates for Waikato River (3) – Karapiro Dam to Ngaruawahia at confluence of Waipa (including the Waipa River).
30. The consent holder must pay to WRC any administrative charge fixed in accordance with section 36 of the Resource Management Act 1991, or any charge prescribed in accordance with regulations made under section 360 of the Resource Management Act

Advice notes

1. Nothing in this consent operates as an approval from the owner and operator of the intake structure and water treatment and reticulation network for access to that infrastructure.
2. The virtual system is required to ensure compliance with the Resource Management (Measurement and Reporting of Water Takes) Regulations 2010 during the period between the granting of consent and the commencement of taking water. During this period, physical system infrastructure may not yet be installed, but the regulations require continuous daily reporting of water take volumes, including zero values. The virtual system provides a structured, automated,

and auditable method for recording factual virtually measured zero volumes in 15-minute intervals, ensuring that reporting obligations are met in a manner consistent with the requirements of the regulations until the physical system infrastructure is in place.