

Referral application form to use for the fast-track process

Under the Fast-track Approvals Act 2024

About this referral application

This referral application form has been approved by the Secretary for the Environment in accordance with the fast-track approvals process of the Fast-track Approvals Act 2024 (the Act). All referral applications under the Act must be submitted using this form.

We recommend you discuss your referral application and the information requirements with us before you lodge the referral application. Please contact the Fast-track support team on 0800 327 875 or email info@fasttrack.govt.nz

Please provide a general level of detail in your application; sufficient to inform the Minister's decision on the referral application.

You must use this form to apply for referral applications and complete all relevant fields, even where you provide supporting attachments that are more detailed. Include attachment or appendix numbers in the relevant fields and list the attachments in section 5 of this form.

If the required information and relevant supporting material is not provided, the application will be returned to you as incomplete.

If your application is determined to be complete, and the Ministry for the Environment (MfE) considers that your project may be capable of satisfying the assessment criteria and does not appear to involve an ineligible activity, and you have paid all related fees, charges and/or levies, then we will provide it to the Minister for Infrastructure (the Minister).

Unless the Minister decides to decline the application before doing so, the Minister will invite comments on the application from relevant local authorities, Ministers, administering agencies, identified Māori groups, owners of Māori land in the project area and any other person the Minister decides is appropriate. The Minister may also request further information from you, the relevant local authorities, or relevant administering agencies before making a decision on the referral application.

If the Minister accepts your referral application, then you may lodge a substantive application with the EPA and the substantive application may be considered by a decision-making panel.

Application fees and Cost recovery

Under the Fast-track Approvals (Cost Recovery) Regulations 2025 (the Regulations), applicants lodging a referral application are required to pay a fee (deposit) of \$12,000 (plus GST), and a levy of \$6,700 (plus GST) to the Environmental Protection Authority (EPA). The fees are set in

Schedule 1 of the Regulations. These fees must be paid before lodgement of your referral application. If the required amount is not paid the application will be returned as incomplete.

Please note the final costs payable at the referral stage may exceed the referral application fee (deposit) paid. More information about cost recovery under the Fast-track Approvals Act 2024 is available from [Fast-track approvals cost recovery process](#).

Submitting your application

You will need to submit this form through our digital Fast-track portal. You will need to receive a link to register/access the portal.

If you need any help with the form, you can call or email us:

- 0800 327 875 (0800 FASTRK) (from within New Zealand)
- email: info@fasttrack.govt.nz

Ways you can send your completed form to us

By digital portal – you will need to receive a link to register/access: [Fast-track website](#)

By email – info@fasttrack.govt.nz

Your personal information

The Ministry for the Environment (MfE) is collecting your personal information for the purpose of administering your referral application under the Fast-track Approvals Act 2024. We will only use the information for the purposes of contacting you in relation to this application.

MfE may provide your application, or details from your application to other agencies or local authorities for the purpose of administering your referral application. If your application is accepted as complete and progresses through the referral process, the Minister may consult with other agencies and groups on your application. This will require the Minister to share the details of your application with the EPA, the Panel Convener, and those groups.

We will store your personal information securely. You have the right to access the personal information we hold about you and to ask for it to be corrected if it is wrong. If you would like to access your personal information, or have it corrected, please contact us at referrals@fasttrack.govt.nz

Official information

All information you provide with this application is subject to the Official Information Act 1982 and may be released in accordance with that Act.

Publishing your application

We intend to publish your referral application on the Fast-track Approvals website.

Any personal contact details in application documents will not be made publicly available. Please provide a copy of the application with all personal contact details redacted.

MfE may also redact certain information from publication in accordance with the Official Information Act 1992. If you think your application contains information which should be withheld, please clearly identify it and provide an explanation as to why it should be withheld.

Click or tap here to enter text.

Section 1: Applicant details

A person or persons may apply to use the fast-track process for a project. Where there is more than one person, the referral application must be lodged jointly by all of the persons who are proposed to be authorised persons for the project.

If the referral application is accepted and referred by the Minister, the person or persons who lodged the referral application will be specified as the person who is, or the persons who are, authorised to lodge a substantive application for the project.

1.1 Applicant(s) – repeat for all applicants

1.1.1 **Organisation name:** Gordonton Country Estate Limited

1.1.2 **NZBN (optional):**

1.1.3 **Contact name:** Wayne Bishop

1.1.4 **Phone:** S 9(2)(a)

1.1.5 **Email address:** S 9(2)(a)

1.1.6 **Postal address (if preferred method of contact):**

1.2 Agent acting on behalf of applicant (if applicable)

1.2.1 **Organisation name:** Barker & Associates

1.2.2 **Contact name:** Fraser McNutt

1.2.3 **Phone:** S 9(2)(a)

1.2.4 **Email address:** S 9(2)(a)

1.2.5 **Postal address (if preferred method of contact):**

1.3 Finance – Agent acting on behalf of applicant (if applicable)

1.3.1 Organisation name: Barker & Associates

1.3.2 Contact name: Fraser McNutt

1.3.3 Phone: S 9(2)(a)

1.3.4 Email address: S 9(2)(a)

1.3.5 Postal address (if preferred method of contact):

If you are making this application on behalf of the applicant, please attach evidence that you are authorised to make this application.

1.3.6 Please direct all correspondence relating to this application (including correspondence from MfE) to:

☐ Applicant(s) Click or tap here to enter text.

If selecting Applicant and there is more than 1 person who lodged the referral application, please identify 1 person to receive all correspondence on behalf of all applicants.

☒ Agent for applicant Click or tap here to enter text.

1.4.1 Compliance and enforcement history – repeat for all applicants

1.4.1 Have there been any compliance or enforcement actions taken against the applicant (or if the referral application is lodged by more than one person, any of those persons) under a specified Act definition for either 'compliance' or 'enforcement'?

☐ Yes – see below ☒ No – proceed next

1.4.2 If you answered yes above, please provide a summary of the relevant legislation and provisions, and any compliance or enforcement actions, and the outcome of those actions taken under the specified Act against the applicant or applicants, if the referral is being lodged jointly.

Click or tap here to enter text.

Section 2: Referral application summary

2.1 Project name

This is the name by which the project will be known publicly. For example - avoid using street addresses, place names, company names.

2.2 Project description and location

2.2.1 Provide a description of the project and the activities it involves

The project description helps us with inviting comments from relevant parties on the application, and publishing information about the application.

The Gordonton Country Estate Development seeks the construction of a retirement village and associated ancillary activities; comprising of approximately 659 residential units, cafe, apartment style accommodation and health care provisions, Roothing, pedestrian, cycling infrastructure associated with the retirement village, water, wastewater and stormwater infrastructure associated with the retirement village, all earthworks required within the site and vegetation removal.

2.2.2 Provide a description or map of the whole project area that identifies its boundaries in sufficient detail to enable consideration of the referral application.

For example, site address(es), certificate of title(s), shape files

57 Piako Road, Gordonton, Waikato legal described as Lot 3-4 Deposited Plan 328606 and Lot 2 Deposited Plan 481700 (held in Record of Title 676234) containing an area of 66.55 hectares.

See **Appendix 1** Record of Title and Interests.

2.3 Ineligible activity

Your referral application must demonstrate that the project does not involve any ineligible activities as defined in Section 5 of the Act. Please consider each ineligible activity below and where relevant, provide the requested details.

*When providing your response below, where possible, **provide details of any parties involved, the extent of their holding and the activity relevant to their area.***

Where a project involves an activity that may be the subject of a determination under sections 23 or 24, and you are intending to seek a Ministerial determination for that activity under either section, you must still complete this section in full. Determinations under, and information required in respect of, sections 23 and 24 are covered further under 2.5 Ministerial determinations under sections 23 and 24.

If your application relates to certain mining activities below the surface of the land and meets the other relevant criteria under section 5(2) of the Act then an agreement under section 5(1)(a), (b), (j) or (k) may not be required. This should be identified under the relevant questions below, and you must provide the additional information required in respect of section 5(2) under 2.3 Ineligible activity.

2.3.1 Does the project include an activity that would occur on identified Māori land as defined in section 4 of the Act?

☐ Yes – see below ☒ No – proceed to next

a. If yes, please address the following:

i. identify the land involved and the owner(s) of the land.

Click or tap here to enter text

- ii. Confirm that the activity on the land has been agreed with the owners of the land and provide evidence of the written agreement; or

- A. advise whether it is proposed to seek a determination under section 23 and provide the information under 2.5 Ministerial determinations under sections 23 and 24 below; or
- B. advise whether it is proposed to rely on section 5(2) of the Act and provide the information under 2.3 Ineligible activity below.

Click or tap here to enter text.

2.3.2 Does the project involve an activity that would occur in a customary marine title area?

☐ Yes – see below ☒ No – proceed next

a. Address the following:

- i. Identify the relevant customary marine title area, who the customary marine title group is;
- ii. Provide evidence that written agreement has been obtained from the customary marine title group and provide a copy of the same; **or**
 - A. advise whether it is proposed to rely on section 5(2) of the Act and provide the information under 2.3 Ineligible activity below.

Click or tap here to enter text

2.3.3 Does the project involve an activity that would occur in a protected customary rights area?

☐ Yes – see below ☒ No – proceed next

a. Address the following:

- i. Identify the protected customary rights area, the group who holds these rights and the nature of the protected customary right(s)

Click or tap here to enter text

- ii. Explain your proposed activity and identify whether you consider that it would have a less than minor adverse effect on the exercise of the protected customary right(s), and briefly explain why; **or**
- iii. Advise whether you consider that your proposed activity would have a more than minor effect on the exercise of the protected customary right(s), and if so, confirm that the activity has been agreed to in writing by the protected customary rights group and provide a copy of that agreement.

Click or tap here to enter text.

2.3.4 Does the project involve an activity that would occur on:
Māori customary land; OR land set apart as a Māori reservation as defined in section 4 of Te Ture Whenua Māori Act 1993.

☐ Yes – see below ☒ No – proceed next

- 2.3.5** Does the project involve an aquaculture activity or an activity that is incompatible with aquaculture activities that would occur within an aquaculture settlement area (under section 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004); or an area reserved under another Treaty settlement for the aquaculture activities of a particular group?

☐ Yes – see below ☒ No – proceed next

- 2.3.6** Provide details of the aquaculture activity or the activity that is incompatible with aquaculture and the location

Click or tap here to enter text.

- 2.3.7** Provide details of the relevant aquaculture settlement area or Treaty settlement legislation reserving space for aquaculture and include details of the impacted parties or particular group.

Click or tap here to enter text.

- 2.3.8** Provide details on whether or not the applicant is authorised to apply for a coastal permit within the aquaculture settlement area, or area reserved under another Treaty settlement for aquaculture activities, including a copy of any such authorisation.

Click or tap here to enter text.

- 2.3.9** Does the project include an activity that would require an access arrangement under section 61 or 61B of the Crown Minerals Act 1991?

☐ Yes – see below ☒ No – proceed next

a. Provide the following information:

- i. what is the activity that would require the access arrangement; and
- ii. does the project include an activity that would occur on Crown owned land or internal waters and land of the common marine and coastal area described in Schedule 4 of that Act and provide details of the same.
- iii. If so describe how the activity meets the criteria in section 61(1A)(a-e) of the Crown Minerals Act 1991; **or**
- iv. Confirm and provide evidence that the project would not occur in an area for which a permit cannot be granted under that Act:

Click or tap here to enter text.

- 2.3.10** Does the project include an activity that would be prevented under any of sections 165J, 165M, 165Q, 165ZC, or 165ZDB (regarding the management of occupation in common marine and coastal area) of the Resource Management Act 1991?

☐ Yes – see below ☒ No – proceed next

Click or tap here to enter text.

- 2.3.11** Provide details about which section the project does not comply with and, if relevant, the provisions of the regional coastal plan that are applicable.

Click or tap here to enter text.

- 2.3.12** Does the project include an activity (other than an activity that would require an access arrangement under the Crown Minerals Act 1991) that would occur on land that is listed in Schedule 4 of this Act?

☐ Yes – see below ☒ No – proceed next

a. Provide the following:

- i. identify the activity and which clause under Schedule 4 is applicable; and
- ii. confirm whether you are seeking that the Minister make a determination under section 24, and if so, whether the determination sought relates to existing electricity infrastructure or new electricity lines and provide the information under 2.5 Ministerial determinations under sections 23 and 24 below.

Click or tap here to enter text.

- 2.3.13** Does the project involve an activity that would occur on a national reserve held under the Reserves Act 1977 and requires approval under that Act?

☐ Yes – see below ☒ No – proceed next

a. Address the following:

- i. identify the activity and type of national reserve under the Reserves Act
- ii. identify what approval(s) would be required under the Reserves Act.
- iii. Confirm whether you are seeking that the Minister make a determination under section 24 and if so whether the determination sought relates to existing electricity infrastructure or new electricity lines.? If so, provide the information under 2.5 Ministerial determinations under sections 23 and 24 below

Click or tap here to enter text.

- 2.3.14** Does the project involve an activity that would occur on a reserve held under the Reserves Act 1977 that is vested in someone other than the Crown or a local authority?

☐ Yes – see below ☒ No – proceed next

a. Address the following:

- i. identify the activity, the reserve type under the Reserves Act, and the person in whom it is vested.
- ii. provide evidence that written agreement has been obtained from the person in whom the reserve is vested and provide a copy of the same; or
- iii. advise whether it is proposed to rely on section 5(2) of the Act and provide the information under 2.3 Ineligible activity below.

Click or tap here to enter text.

2.3.15 Does the project involve an activity that would occur on a reserve held under the Reserves Act 1977 that is managed by someone other than the Department of Conservation or a local authority?

☐ Yes – see below ☒ No – proceed next

a. Address the following:

- i. identify the activity, the reserve type under the Reserves Act, and the person or body who manages the reserve.
- ii. Provide evidence that written agreement has been obtained from the person or body responsible for managing the reserve and provide a copy of the same; **or**
- iii. advise whether it is proposed to rely on section 5(2) of the Act and provide the information under 2.3 Ineligible activity below; **or**
- iv. advise whether you consider the activity falls within the scope of section 5(5) of the Act, and provide the information under 2.3 Ineligible activity below.

Click or tap here to enter text.

2.3.16 Does the project involve an activity that is:

a. a prohibited activity under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012 or regulations made under that Act?

☐ Yes – please explain ☒ No – proceed next

Click or tap here to enter text.

b. described in section 15B (Discharge of harmful substances from ships or offshore installations) of the Resource Management Act 1991 and is a prohibited activity under that Act or regulations made under it;

☐ Yes – please explain ☒ No – proceed next

Click or tap here to enter text.

c. prohibited by section 15C (Prohibitions in relation to radioactive waste or other radioactive matter and other waste in coastal marine area) of the Resource Management Act 1991

☐ Yes – please explain ☒ No – proceed next

Click or tap here to enter text.

2.3.17 Does the project involve a decommissioning-related activity as described in section 38(3) of the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012:

☐ Yes – please explain ☒ No – proceed next

Click or tap here to enter text.

2.3.18 Does the project involve an activity undertaken for the purposes of an offshore renewable energy project?

☐ Yes – please explain ☒ No – proceed next

Click or tap here to enter text.

2.4 Exemptions from requirement to provide agreement

2.4.1 Mining activities under section 5(2)

The agreement of the relevant groups referred to under 3.5 Persons affected is not required for certain mining activities under section 5(2). If you think this might apply to your application, answer the questions below.

2.4.1.2 Is your application for an activity that is prospecting, exploration, mining or mining operations of Crown-owned minerals undertaken below the surface of any land or area?

☐ Yes –see below ☒ No – proceed next

2.4.1.3 Provide details of the activity and identify the owner and occupier of the land and any relevant details concerning the land or area (such as whether it is identified Māori land)

Click or tap here to enter text.

2.4.1.4 Explain the extent, if any to which your activity may be likely to cause any damage to the surface of the land or any loss or damage to the owner or occupier of the land.

Click or tap here to enter text.

2.4.1.5 Explain the extent, if any to which your activity will be likely to have any prejudicial effect in respect of the use and enjoyment of the land by the owner or occupier of the land.

Click or tap here to enter text.

2.4.1.6 Explain the extent, if any to which your activity will be likely to have any prejudicial effect in respect of any possible future use of the surface of the land, and if no such effects are anticipated, please explain why.

Click or tap here to enter text.

2.4.2 Activities on land proposed to be the subject of a land exchange

The agreement of relevant groups referred to in (subsection 5(1)(a) of the Act) is not required if section 5(5) applies. If you consider this section may be relevant to your application, complete the below.

2.4.2.1 Is the reserve on which the activity is to occur proposed to be the subject of a land exchange?

☐ Yes ✓ No

2.4.2.2 Is the reserve a Crown-owned reserve?

☐ Yes ✓ No

2.4.2.3 Are the person or persons responsible for managing the reserve in place because of a Treaty settlement?

☐ Yes ✓ No

2.4.2.4 Provide any supporting details which may be relevant for your responses to the above questions.

Click or tap here to enter text.

2.5 Ministerial determinations under sections 23 and 24

Complete this section if you are wish to seek a ministerial determination under section 23 or section 24 that your project is not an ineligible activity.

2.5.1 Determination in relation to linear infrastructure on Māori land under section 23

2.5.1.1 Is your application is seeking a determination under section 23 (linear infrastructure on certain identified Māori land)

☐ Yes – see below ✓ No – proceed next

Provide the following information:

2.5.1.2 Confirmation that the activity is the construction of electricity lines or land transport infrastructure (and identify which it is)

Click or tap here to enter text.

2.5.1.3 Confirmation that the above construction (or operation of) will be undertaken by a network utility operator that is a requiring authority, and that that same party is the applicant for the necessary approvals, providing details of the same.

Click or tap here to enter text.

2.5.1.4 Confirmation that the activity would occur on identified Māori land that is Māori freehold land or General land owned by Māori that was previously Māori freehold land (and identify that land)

Click or tap here to enter text.

2.5.1.5 Provide information on the rights and interests of Māori in that land

Click or tap here to enter text

- 2.5.1.6** Provide an assessment of the effects of the activity on those Māori rights and interests and on the relevant land.

Click or tap here to enter text.

2.5.2 Determination in relation to existing electricity infrastructure under section 24(2)

- 2.5.2.1** Is your application seeking a Ministerial determination under section 24(2) (in relation to maintenance, upgrading, or continued operation of existing electricity infrastructure on certain Schedule 4 land or in a national reserve)

☐ Yes – see below ☒ No – proceed next

Provide the following information:

- 2.5.2.2** Confirmation that the activity is the maintenance, upgrading, or continued operation of existing electricity infrastructure.

Click or tap here to enter text.

- 2.5.2.3** Confirmation that the activity would occur on eligible land, as defined in section 24(3).

Click or tap here to enter text.

- 2.5.2.4** Advise whether the activity would materially increase the scale or adverse effects of the existing electricity infrastructure and provide an explanation of the same.

Click or tap here to enter text.

2.5.3 Determination in relation to new electricity lines under section 24(4)

- 2.5.3.1** Is your application seeking a determination under section 24 (the construction and operation of new electricity lines on eligible land (as defined in schedule 4 excluding land classified as a national park or listed in subsections 2, 4, 5(a), 7 or 8 of that schedule)?

☐ Yes – see below ☒ No – proceed next

Provide the following information:

- 2.5.3.2** Is the activity the construction and operation of new electricity lines? (provide any necessary details)

Would the activity occur on eligible land (and identify which category of eligible land);

Click or tap here to enter text.

- 2.5.3.3** Provide the requested information for each alternative site considered for the construction and operation of the new electricity lines:

2.5.3.4 A description of the alternative site.

Click or tap here to enter text

2.5.3.5 A statement of the anticipated and known financial cost of undertaking the activity on the alternative site.

Click or tap here to enter text

2.5.3.6 A description of the anticipated and known adverse effects of undertaking the activity on the alternative site.

Click or tap here to enter text.

2.5.3.7 A description of the anticipated and known financial cost and practicality of available measures to avoid, remedy, mitigate, offset, or compensate for the anticipated and known adverse effects of the activity on the alternative site.

Click or tap here to enter text

2.5.3.8 A description of any issues (including financial cost) that would make it impractical to undertake the activity on the alternative site.

Click or tap here to enter text

2.5.3.9 An assessment of whether it would be reasonable and practical to undertake the activity on the alternative site, considering the matters referred to above.

Click or tap here to enter text

2.6 Appropriateness for fast-track approvals process

Here you must explain how the project meets the referral application criteria ([section 22](#)). Please consider and respond where relevant, to each question.

If the project is planned to proceed in stages, you must explain how each stage meets the referral application criteria.

If a part of the project is proposed as an alternative project, you must explain how each stage meets the referral application criteria,

2.6.1 The criteria for accepting a referral application is that the project is an infrastructure or development project that would have significant regional or national benefits. Explain how this project satisfies the criteria:

In Summary the project will (further details refer to **Appendix 11**) the purpose of the project is to provide for the development of a new, comprehensively planned residential community in the heart of the Waikato District/Gordonton Village. The development seeks to provide a bespoke development which offers a diverse array of housing typologies to accommodate various retirees housing needs. Essential infrastructure, such as local roads and pedestrian and recreational pathways will contribute to a well-functioning urban environment.

2.6.2 Explain how referring the project to the fast-track approvals process:

2.6.2.1 Would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and

The fast-track process offers a number of advantages in terms of time and cost compared to the standard RMA process, especially considering the site's future urban zoning. Public and limited notification is precluded under the Fast-track Approvals Bill, and while specified persons invited by the panel can comment on the proposal, a short timeframe is provided for comment.

Due to the scale and complexity of the project resource consent would be required by Regional and Local council and would be required to undergo individual process for the different consenting matters to each Council. As such, by utilising the fast-track process to consent the project, the applicant does not have to undertake separate council consents as the fast-track allows these consenting matters to be considered all at once. This will enable development to be unlocked faster and the Fasttrack process could accelerate the development timeline by as much as 30 years.

2.6.2.2 Is unlikely to materially affect the efficient operation of the fast-track approvals process

The fast-track process offers a number of advantages in terms of time and cost compared to the standard RMA process, especially considering the site's future urban zoning. Public and limited notification is precluded under the Fast-track Approvals Bill, and while specified persons invited by the panel can comment on the proposal, a short timeframe is provided for comment.

Due to the scale and complexity of the project resource consent would be required by Regional and Local council and would be required to undergo individual process for the different consenting matters to each Council. As such, by utilising the fast-track process to consent the project, the applicant does not have to undertake separate council consents as the fast-track allows these consenting matters to be considered all at once. This will enable development to be unlocked faster and the Fasttrack process could accelerate the development timeline by as much as 30 years.

2.6.2.3 Has the project been identified as a priority project in a central government, local government, or sector plan or strategy (for example, in a general policy statement or spatial strategy), or a central government infrastructure priority list?

For example – a sector plan that specifically identifies the project including details such as location.

☐ Yes – see below ☒ No – proceed next

a. Identify the plan, strategy or list (or any other relevant document).

Click or tap here to enter text.

2.6.2.4 Will the project deliver new regionally or nationally significant infrastructure or enable the continued functioning of existing regionally or nationally significant infrastructure?

☒ Yes – see below ☐ No – proceed next

Explain how the project will deliver this. The project will assist in supporting higher levels of intensification and growth along existing public transport corridors.

2.6.2.5 Will the project increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020). If yes, explain how the project will achieve this.

The purpose of the project is to provide for the development of a new, comprehensively planned residential community in the heart of the Waikato District/ Gordonton Village. The development seeks to provided a bespoke development which offers a diverse array of housing typologies to accommodate various retirees housing needs. Essential infrastructure, such as local roads and pedestrian and recreational pathways will contribute to a well-functioning urban environment.

The project seeks to increase the supply of housing by enabling the development of 66.55 hectares of

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rural land through the creation of 659 residential dwellings, resulting in an anticipated yield of 9.9 dwellings per hectare. A comprehensive concept plan provides strategic guidance for the built form of the site, and takes into account topographic constraints.

2.6.2.6 Will the project deliver significant economic benefits, and if so, how?

Click or tap here to enter text.

A large number of workers will be required to construct 659 houses and related infrastructure, including roads, utilities, and community amenities. This significant construction effort will create numerous job opportunities for skilled tradespeople such as carpenters, electricians, plumbers, and labourers. Additionally, support roles in project management, engineering, and supply chain coordination will also be necessary. As a result, the project will enhance the local economy by providing ongoing employment and potentially leading to increased demand for local services and businesses.

2.6.2.7 Will the project support primary industries, including aquaculture, and if so, how?

N/A

2.6.2.8 Will the project support development of natural resources, including minerals and petroleum, and if so, how?

N/A

2.6.2.9 Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions, and if so, how?

The project will play a significant role in climate change mitigation by reducing greenhouse gas emissions. It will achieve this by enabling an urban form that supports low-emission transportation options and encourages shorter trip lengths.

The project features new footpaths, clear pathways to the Gordonton Village including; schools, parks, open spaces, and existing public transport networks, as well as dedicated walking and cycling facilities. The concept plan incorporates low-emission urban design, such as water-sensitive planning, integrated green spaces, and natural features.

2.6.2.10 Will the project support climate change adaptation, reduce risks arising from natural hazards, or support recovery from events caused by natural hazards, and if so, how?

Given the context of the site and its locality the likely hazards would be limited to liquefaction, ground conditions, and flooding. These can be appropriately planned for and managed by working holistically at scale through details of stormwater catchments and soil types. Furthermore, through the consent process and detailed designed we can further manage these risks at an acute lot scale, i.e. set appropriate RL's, contour and earthwork land appropriately, and manage stormwater appropriately, and design appropriate foundations.

2.6.2.11 Will the project address significant environmental issues, and if so, how?

The project has the potential to address significant environmental issues by proving ecological enhancement opportunities by way of Riparian native vegetation planting. It also aims to improve stormwater management across the site by adopting a holistic stormwater management approach across multiple boundaries.

2.6.2.12 Is the project consistent with local or regional planning documents, including spatial strategies, and if so, how?

2024 Future Proof Strategy Review

The Future Proof Strategy 2022 identifies areas that FP considered as part of the settlement pattern for inter metropolitan Hamilton. Following this process, HCC have strategically identified additional areas that are also considered as Emerging Areas. The Emerging Areas that have been identified to indicate larger longer-term areas for urban expansion and are currently outside of the Hamilton City boundary. These areas have been identified as Horotiu (HT1), Te Kowhai East, Ruakura (R2), Rukaura East, and Southern Links (SL1) Areas outside of the settlement pattern will be subject to more stringent policy tests under the Future Proof Strategy 2022 and the Waikato Regional Policy Statement.

Further updates to the Future Proof Strategy (FPS) are now needed under the National Policy Statement for Urban Development 2020 (NPSUD). Updates are also required so we can respond to other changes in national and regional direction and legislation such as the Emissions Reduction Plan and National Policy Statements for Highly Productive and Indigenous Biodiversity. The FPS will be updated to reflect the NPSUD tier one requirement of a Future Development Strategy (FDS). The FDS will be informed by a Housing and Business Assessment (HBA) that is likely to indicate a shortfall in housing capacity (due to infrastructure constraints) and industrial land supply.

The FDS is required to be completed by 2024 with work and consultation commencing immediately. A special consultative process will be followed. The FDS will build on the current Strategy adopted by Future Proof and will include further work on infrastructure which will be informed by business cases currently underway to identify transformational three waters and transport infrastructure and service requirements.

Councils will legally need to reflect and incorporate the Future Proof Strategy/FDS when preparing or changing Resource Management Act (RMA) planning documents. It's our view that the proposal described in this application will not be inconsistent with the FPS or the draft FDS that is currently being consulted on for the following reasons:

- The proposed development adds approximately 659 new residential units to the Waikato Housing stock which shall improve housing affordability, accessible housing and choice.
- The development is located in an area of Waikato which is well connected via multiple transport options which shall improve access to housing, employment, education, health care services, other services and amenities.
- The development is placed to occur within a well-functioning and quality urban environment which is based around transit-oriented development, active travel infrastructure and connected centres.
- A Three Waters Memo is included in the application. The Memo concludes that the site can be service for water and wastewater and that adequate stormwater management can be provided which shall ensure the water quality of the Waikato River and adjoining tributaries are protected.

Gordonton local area blueprint

The Waikato District Council commissioned the development of a Blueprint for the district. The Blueprint was developed and delivered through a series of intensive consultation and Inquiry-ByDesign workshops between July and November 2018. The aim of the Blueprint is to provide a high-level 'spatial picture' of how the district could progress over the next 30 years, address the community's social, economic and environmental needs, and respond to its regional context. The Blueprint will provide the Waikato District Council with an effective and legible tool to move from vision to strategy, and from strategy to action by setting out specific, prioritised initiatives at the district and local level.

Gordonton is sought to be a compact satellite village with its own unique identity where a close-knit community welcomes visitors. The proposal aligns with the purposes and outcomes of the local area blueprint for the following reasons:

- The development will enable the establishment of additional permanent residents this will assist in the re-establishment of the markets and enable immediate economic growth of the village through retail and commercial support as sought by incentive GN6.1.
- The development proposes d connections for pedestrians and cyclists from the site to the village which can be used by all during day light hours as sought by incentive GN7.1.
- Additional planting along the Komakorau Stream will help establish a nature trail sought by initiative GN.2.1

Section 3: Project details

Remember: at this stage only a general level of detail is required, enough to inform eligibility to use the fast-track approvals process.

For construction activities, please state the anticipated commencement and completion dates.

- Commencement Date: 1/11/2025
- Completion Date: 31/12/2031

3.1 Approvals required

Applications must specify all of the proposed approvals sought but only need to provide a general level of detail about each proposed approval, sufficient to inform the Minister's decision on the referral application.

For each proposed approval an applicant must be eligible to apply for any corresponding approval under a specified Act. For example, if an approval is for a notice of requirement under the RMA, the applicant for that approval would need to be a requiring authority.

Applications for approvals under a specified Act, as required by in section 13(4)(y), are covered below in 3.8 Specific proposed approvals.

3.1.1 Outline the approvals sought under the Resource Management Act 1991.

Land Use consent for earthworks and associated infrastructure for the operation of the retirement village including: internal roading, pedestrian and cycle pathways, wastewater treatment plant, potable water treatment plant, water bore/ take permit, discharge permit for stormwater and wastewater.

3.1.2 Outline the approvals sought under the Conservation Act 1987

N/A

3.1.3 Outline the approvals sought under the Reserves Act 1977

N/A

3.1.4 Outline the approvals sought under the Wildlife Act 1953

N/A

3.1.5 Outline the approvals sought under the National Parks Act 1980

N/A

3.1.6 Outline the approvals sought under the Heritage New Zealand Pouhere Taonga Act 2014

N/A

3.1.7 Outline the approvals sought under the Freshwater Fisheries Regulations 1983

N/A

3.1.8 Outline the approvals sought under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012

N/A

3.1.9 Outline the approvals sought under the Crown Minerals Act 1991

N/A

3.1.10 Outline the approvals sought under the Public Works Act 1981

N/A

3.1.11 *Only applicable if more than one applicant:* Provide a statement of which approvals are proposed to be held by which applicant.

N/A

3.1.12 Where there are any particular eligibility requirements to apply for an above approval; identify what they are, who the relevant applicant is, and confirm that the relevant applicant meets those requirements (including providing any necessary supporting information or documentation to evidence this).

N/A.

3.1.13 Are there any other types of consents, certificates, designations, concessions, and other legal authorisations (other than contractual authorisations or the proposed approvals) and you consider are needed to authorise the project (including any that may be needed by someone other than you as the applicant(s)). Provide details on whether these have been obtained.

No

3.2 Project stages

3.2.1 If the project is planned to proceed in stages, provide:

1. A statement of whether the project is planned to proceed in stages, including:
 - a. an outline of the nature, scale and timing of the stages; and
 - b. a statement of whether you intend to lodge a separate substantive application for each of the stages.
 - i. If a substantive application is intended to be lodged for each stage, address the questions under the section (Appropriateness for fast-track approvals process) for each stage of the project

The staging across the development is anticipated to follow each of the development nodes. Stage 1 will comprise the cluster located closest to Piako Road.

Following completion of Stage 1, the communal and amenity buildings will be developed. From that point, the staging largely follows the proposed clusters in a clockwise manner.

Eight Stages are proposed in total to be undertaken across a period of 4-6 years.

6.1 Development Staging Strategy

The staging across the development is anticipated to follow each of the development nodes. Stage 1 will comprise the cluster located closest to Piako Road. Following completion of Stage 1, the communal and amenity buildings will be developed. From that point, the staging largely follows the proposed clusters in a clockwise manner.

Legend

- Site boundary
- Indicative Stage 1
- Indicative Stage 2
- Indicative Stage 3
- Indicative Stage 4
- Indicative Stage 5
- Indicative Stage 6
- Indicative Stage 7
- Indicative Stage 8



Figure 1 Indicative Staging Plan.

3.3 Alternative project

3.3.1 If the project is proposed as an alternative project, provide:

1. A statement of whether a part of the project is proposed as an alternative project in itself; and
 - a. Describe that part of the project; and
 - b. Explain how that part of the project proposed as an alternative project meets the referral assessment criteria in section 22 of the Act.

No

3.4 Adverse effects

3.4.1 Describe any anticipated and known adverse effects of the project on the environment.

The proposal will not generate significant adverse environmental effects, as any adverse effects on the environment will be appropriately avoided, remedied or mitigated to be minor or less than minor in nature. The key potential adverse effects are addressed in general below and should be reviewed in conjunction with the supporting technical expert memorandums accompanying this application.

Construction Effects

Contaminated Land

As outlined in Section 4.8, the site investigation confirmed that persistent pesticide bulk storage or use is more than likely than not to have occurred on the site. It is considered that this can be mitigated through remediation prior to earthworks commencing on site.

Earthworks

Earthworks for the project will be carried out in accordance with best practice appropriate erosion and sediment control measures to ensure potential adverse effects are avoided or minimised. Earthworks are proposed to be carried out during the summer earthworks season to reduce the potential discharge of sediment into receiving waters. Any potential adverse effects are able to be mitigated and managed via an Erosion and Sediment Control Plan.

Dust

During construction, it is anticipated that there will be dust generated by the earthworks and land disturbance, which is able to be mitigated and managed via an Erosion and Sediment Control Plan.

Construction Noise & Vibration

During construction, noise and vibration is anticipated to occur as a result of the works proposed to be carried out on the site. Construction will be managed in accordance with the NZS 6803:1999 Acoustics – Construction Noise and German Standard DIN 4150-3:1999 Structural vibration – Effects of vibration on structures.

Construction noise and vibration, particularly during any rock breaking, will be managed in accordance with a Construction Noise and Vibration Management Plan ('CNVMP'). The CNVMP will outline measures, such as restrictions on days and hours on noisy works, consultation with neighbours and use of quieter machinery (among others) to ensure that potential construction noise effects of the project are appropriately managed.

Construction Traffic

It is anticipated that there will be potential adverse traffic effects as a result of the construction of Gordonton Country Estate Development. A series of upgrades will be required on adjoining transport corridors, such as Piako Road which will result in potential delays and traffic on these corridors while construction occurs. This will be managed through phasing and delivery during off peak periods.

Construction traffic effects will be temporary and will be managed in accordance with a Construction Traffic Management Plan ('CTMP'). The CTMP will outline measures such as anticipated number of truck movements per day and truck routes (among other measures) to ensure that the potential construction traffic effects of the project are appropriately managed. The bulk of construction and related earthwork traffic movements will be kept within the site constraints and have little impact wider afield.

Infrastructure & Servicing

Maven Associates have prepared an Infrastructure Memorandum with accompanying drawings, appended to the referral application, that demonstrate that the proposal can be appropriately serviced, hence there is not considered to be any significant adverse effects in relation to infrastructure and servicing.

Transportation

Commute have prepared a Transportation Memorandum, appended to the referral application, that details the transportation approach and how Gordonton Country Estate Development can integrate with the wider transport network. The design of the proposed transport corridors prioritises safety and emission reduction to ensure alignment with national and regional transport planning documents.

Character & Amenity

Character

As aforementioned, the site currently predominantly comprises of lots in pasture, rural lifestyle and rural activities. The surrounding area is a mix of rural, rural lifestyle, and residential. Due to the site's proximity to the urban fringe of Gordonton Village and the natural site boundary of the Komakorau Stream, there is an opportunity to integrate with the surrounding mixed character.

As discussed below, the proposal will need to be carefully designed to integrate with the mixed character context of the area, with a strong focus on the transition from urban to rural. This shall include grazing land in and around the site to break up what would be the typical perception of a retirement village. An additional point of difference is also ensuring the site provides connectivity with the village of Gordonton through pedestrian walk ways and/or cycle ways.

Urban Design

Barker & Associates have prepared an Urban Design Memorandum, appended to the referral application, that details the potential urban design effects of the proposal. While the proposal will result in a significant change to the landscape and visual character of the site, the proposal provides for enhancement opportunity, through appropriate landscaping and riparian planting. The project has been designed to sensitively respond to the topographical constraints on the site, and the built form will be well integrated within the environment.

The proposal has been designed in an integrated and coordinated manner which generally maintains key landscape attributes of the surrounding urban/ village environment of the adjoining Gordonton Village settlement.

Ultimately the change to the existing environment is not considered to be adverse in nature and is able to be managed through the design and implementation of the development.

Landscape

Barker & Associates Landscapers have prepared a Landscape Assessment, appended to the referral application, that details the landscape (and visual) effects of the proposed development and how Gordonton can integrate within the environment. This assessment concluded that the site does not contain any natural or cultural elements that provide a 'sense of place' or unique features.

The key landscape effects of Gordonton Country Estate Development are considered to be limited to the integration of the development with the urban fringes of Gordonton. Given the location of the site, the landscaping strategy will need to address the transition from urban environment to rural environment. This is addressed in the Landscape Assessment appended to the referral application.

Heritage & Archaeology

The site has a Site of Significance to Māori (item 284) which is detailed to be the Otaahua Paa and is described as a Paa site with shallow ditch, depressions and a small terrace. An Assessment of Archaeological Values undertaken by Warren Gumbley outlined it can be anticipated that the Māori-made soils and their associated archaeology will be generally affected by development activities, particularly earthworks. Nonetheless, there is an opportunity to preserve elements of the horticultural remains. Preferably, this should involve both borrow pits and the surrounding Māori-made soils. In this case, the focus should be on the large borrow pit 5 and the two nearby borrow pits, as well as surrounding Māori-made soils. This would provide an opportunity for interpretation of the archaeology and the surrounding cultural landscape.

Mitigation of the adverse effects will normally involve the undertaking of archaeological investigations prior to development commencing. This will typically be required as a condition of the Heritage New Zealand Pouhere Taonga Authority.

Overall, heritage effects will be adequately managed through design and flood modelling, such that any adverse effects will be minimised, avoided or managed and without adverse impacts to the receiving environment.

Cultural

As outlined in Ngati Wairere Cultural impact Assessment (CIA), Mana Whenua have been involved and consulted to this point of the project, which will continue to occur. While Ngati Wairere iwi have exclusive and unchallenged interest in this area, Waikato Tainui and Ngati Haua have also been consulted. Ngati Haua gave all discretion to Ngati Wairere while Waikato Tainui acknowledged Ngati Wairere to lead the CIA work and have final say. They still wished to be kept informed of the projects progress which has been undertaken as progress has been made.

Through ongoing and meaningful engagement with Mana Whenua, it is considered that any potential adverse effects can be appropriately mitigated. Appropriate protocols (such as karakia, cultural monitors and cultural protocols), involvement in the design, and promotion of indigenous planting are examples of mitigation.

The project will incorporate cultural values in its design, using Mana Whenua expertise to integrate their values and cultural heritage (which is currently largely invisible). This is an opportunity to reflect the area's cultural history in the development, including through activities, facilities, forms, artwork, local flora, and materials significant to the reinstatement of their presence and aspirations.

Ecology

The Ecology Memorandum, appended with the referral application, concludes that there are no significant ecology effects. The current ecological environment is limited as a result of intensive farming, with only exotic shrubs and trees remaining. Overall, biodiversity has been assessed as low.

The initial review identified the following potential ecology effects:

- Diversion of water from a natural inland wetland; and
- Discharge of water into water.

Both these effects are in relation to the 100-metre setback of natural inland wetlands under the NES-FM. Further assessment is required to identify the extent of effect; however, it is concluded that these potential adverse ecological effects will be no more than minor.

Effects on Greenhouse Gas Emissions

This Project aims to minimise greenhouse gas emissions, where possible through construction, and within the design of the project itself. During construction, greenhouse gas emissions will be reduced through the following measures:

- Minimising the number of truck movements required to manage earthworks material by retaining as much as possible within the site; and
- Minimizing earthworks and heavy transport movements as the cut/fill balance will be neutral.
- A staged construction approach allows for the appropriate management of effects on the environment.

Following the construction of the project, the ongoing reduction of greenhouse gas emissions will be supported by:

- Multi-modal transport corridors that prioritise pedestrians and cyclists along the stream edge;
- Enabling intensified specific urban development, including provision for services and amenities within a walkable catchment to reduce the need for vehicle travel;
- Type of land use does not historically generate extensive vehicle movements as the development is largely self-sufficient.
- Improved connectivity within close proximity to a well-established and growing area of Gordonton.

Overall, it is considered that the project will balance the potential adverse effect of greenhouse gas emissions by providing for a walkable, densified bespoke aged living development that discourages private vehicle movements and appropriately mitigates adverse effects on the environment (where possible).

Positive Effects

Gordonton will deliver a number of positive effects, including but not limited to:

- Increasing housing supply in the Waikato sub region for aged living.
- Delivery of multi-generational living with a diverse mix of housing typologies to suit a range of people's income bands and typology desires.
- Creation of a well-functioning 'green' urban environment that support ongoing use of the land for partial rural purposes that adds a seamless integration with the existing township and adjacent farming community;
- Enhancement of the natural environment through the design which seeks to weave natural features through the staged development with open space and improved accessibility to the Komakorau Stream.
- Innovative design to address climate change and natural hazards, such as inclusion of two solar farms and stormwater design;
- Generation of a wide range of economic benefits, such as providing a direct boost in housing supply to meet growing demand, meeting the needs of an evolving population, and contributing to the recovery of significant infrastructure costs; and
- Alignment with local and regional planning documents, such as Waikato Regional Policy Statement and Future Proof Strategy

3.4.2 Provide a statement of any activities involved in the project that are prohibited activities under the Resource Management Act 1991, and identify the relevant

prohibited activity provision.

N/A

3.5 Persons affected

3.5.1 Provide a list of the persons, groups and/or entities who you consider are likely to be affected by the project.

The list should include, as relevant, local authorities, relevant Māori groups (as set out at section 13(4)(j)(ii)-(vii) of the Fast-track Approvals Act 2024), persons with a registered interest in land that may need to be acquired under the Public Works Act 198; and if the project includes a land exchange, the holder of an interest in the land that is to be exchanged by the Crown (see Consultation requirements for referral application).

- Ngāti Wairere;
- Waikato-Tainui;
- Waikato District Council
- Waikato Regional Council
- Heritage New Zealand
- Waka Kotahi;and
- Future Proof Partners (Hamilton City Council, Waikato District Council, Waipa District Council and Waikato Regional Council)

- 3.5.2** Provide a summary of any consultation undertaken with the above persons and/or groups who you consider are likely to be affected by the project, and any other groups required to be consulted with under section 11 of the Act, **and** how the consultation has informed the project.

See **Appendix 12, 13, 14, 15, 16 & 17** for consultation records with potentially affected parties.

- 3.5.3** List any Treaty settlements that apply to the project area and provide a summary of the relevant principles and provisions in those settlements.

Waikato River Vision and Strategy

The Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 gives effect to the Deed of Settlement signed by the Crown and Waikato-Tainui on 17 December 2009. The Settlement Act has an overarching purpose to restore and protect the health and wellbeing of the Waikato River for future generations. Section 9(2) of the Settlement Act confirms that the vision and strategy for Waikato River (Te Ture Whaimana o Te Awa o Waikato) applies to the Waikato River and activities within its catchment affecting the Waikato River. As well as being deemed part of the RPS in its entirety pursuant to Section 11(1) of the Settlement Act, the vision and strategy prevails over any inconsistent provision in a national policy statement and Sections 11 to 15 of the Settlement Act prevail over Sections 59 to 77 of the RMA.

The proposed use of a proprietary stormwater treatment and the effective implementation of erosion and sediment control measures during construction/earthworks will specifically addresses the health and wellbeing of immediate and wider water tributaries.

Waikato Tainui Environmental Plan

The relevant objectives and policies from the Waikato Tainui Environmental Plan relate to ensuring urban development is well planned and the environmental, cultural, spiritual, and social outcomes are positive. We are of the view that the Proposal is consistent with the objectives and policies of the Waikato-Tainui Plan.

- 3.5.4** If relevant, detail any principles or provisions in the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 that would be invoked by the project and identify which aspects of the application trigger or otherwise invoke these requirements.

N/A

- 3.5.5** Will the project be located on land returned under a Treaty settlement?

☐ Yes – see below ☒ No – proceed next

- 3.5.6** Provide evidence of written agreement by the owners of the land returned.

N/A

- 3.5.7** Describe any processes already undertaken under the Public Works Act 1981 in relation to the project:

N/A.

- 3.5.8** Provide information identifying any parcels of Māori land, marae, or identified wāhi

tapu within the project area:

See **Appendix 10** for Archaeology Memo which outlines the state of the identified Site of Significance to Māori (item 284) which is detailed to be the Otaahua Paa and is described as a Paa site with shallow ditch, depressions and a small terrace and any additional features/ sites of significance to Māori.

3.6 Legal interests

- 3.6.1** Provide a description of any legal interests you or any others applying, have in the land on which the project will occur, including a statement of how that affects your ability to undertake the work.

The applicants, Gordonton Country Estate C/- Wayne Bishop, Cameron Smith & Graham Barlow have written permission from Fermanagh Trust Limited who own the land to undertake all works necessary for this application.

Noting Graham Barlow is the director of Fermanagh Trust Limited and is working collaboratively with the other applicants. As the applicants have direct access and control over the project site facilitation this can streamline the project planning and execution.

3.7 Other matters

- 3.7.1** Have any activities included in the project, or any that are substantially the same as those involved in the project, previously been the subject of an application or a decision under a specified Act?

Please note the term 'application' includes a notice of requirement and any other means by which a decision may be sought under a specified Act.

☐ Yes – see below ☒ No – proceed next

3.7.2 If an application has been made, provide details of the application.

N/A

3.7.3 If a decision has been made, also provide the outcome of the decision and the reasons for it.

N/A

3.7.4 Provide a description of whether and how the project would be affected by climate change and natural hazards:

Given the context of the site and its locality the likely hazards would be limited to liquefaction, ground conditions, and flooding. These can be appropriately planned for and managed by working holistically at scale through details of stormwater catchments and soil types. Furthermore, through the consent process and detailed designed we can further manage these risks at an acute lot scale, i.e. set appropriate RL's, contour and earthwork land appropriately, and manage stormwater appropriately, and design appropriate foundations.

Provide the additional details requested below as relevant to your application.

3.8 Specific proposed approvals

3.8.1 Approvals under the Resource Management Act 1991

3.8.1.1 Resource consents

If your application is seeking a consent for an activity that would otherwise be applied for under the Resource Management Act 1991, including an activity that is prohibited under the Act, provide the information below:

- An assessment of the project against any relevant national policy statement, any relevant national environmental standards and, if relevant, the New Zealand Coastal Policy Statement.

National Policy Statement for Freshwater Management

The National Policy Statement for Freshwater Management 2020 ('NPS-FM') seeks to manage natural and physical resources to prioritise firstly, the health and well-being of water bodies and freshwater ecosystems, secondly, the health and needs of people, and thirdly the ability to provide for the social, economic, and cultural well-being of people and communities.

It is considered that the project is consistent with the relevant policies of the NPS-FM that relate to land development for the following reasons:

- *The development of Gordonton provides opportunity for ecological restoration of the Komakorau stream portion of the development where riparian planting is minimal and sparse.*

- *The project seeks to minimise greenhouse gas emissions where possible through this development. The nature of the proposal is to provide infrastructure that will enable efficiencies that will support the reduction of greenhouse gas emissions.*
- *Mana Whenua have been involved and consulted to this point of the project, which will continue to occur. The project will incorporate cultural values in its design, using Mana Whenua expertise to integrate their values and cultural heritage (which is currently largely invisible).*
- *Maximising the opportunities within the proposed reserve and open space areas for future enhancement, particularly within the buffer areas including ecological restoration and enhancement, replanting and offsetting (where required).*
- *Significant opportunities for restoration and enhancement across the site, including through the maintenance of habitat and vegetation cover where possible.*
- *Ongoing monitoring will take place to ensure the condition of water bodies and freshwater ecosystem is not degraded.*

Based on the assessment above, it is considered that the project is consistent with the NPS-FM.

National Policy Statement for Highly Productive Land

The National Policy Statement for Highly Productive Land 2022 ('NPS-HPL') ensures the availability of New Zealand's most favourable soils for food and fibre production, now and future generations. It is noted the NPS-HPL recently came into effect on 17 October 2022, and was amended in August 2024.

The Gordonton site is generally classified as moderate productive land, as it is mapped as Land Use Capability ('LUC') 2 and some modified soil.

The objective of the NPS-HPL is to protect highly productive land for use in land-based primary production, however, there are exceptions to this in particular circumstances.

As a Tier 1 territorial authority, under Clause 3.6(4), Waikato District Council may allow urban rezoning of highly productive land if:

- (a) the urban zoning is required to provide sufficient development capacity to meet expected demand for housing or business land in the district; and*
- (b) there are no other reasonably practicable and feasible options for providing the required development capacity; and*
- (c) the environmental, social, cultural and economic benefits of rezoning outweigh the environmental, social, cultural and economic costs associated with the loss of highly productive land for land-based primary production, taking into account both tangible and intangible values.*

Further, under Clause 3.10, Waikato District Council may allow highly productive land to be subdivided, used or developed if satisfied that:

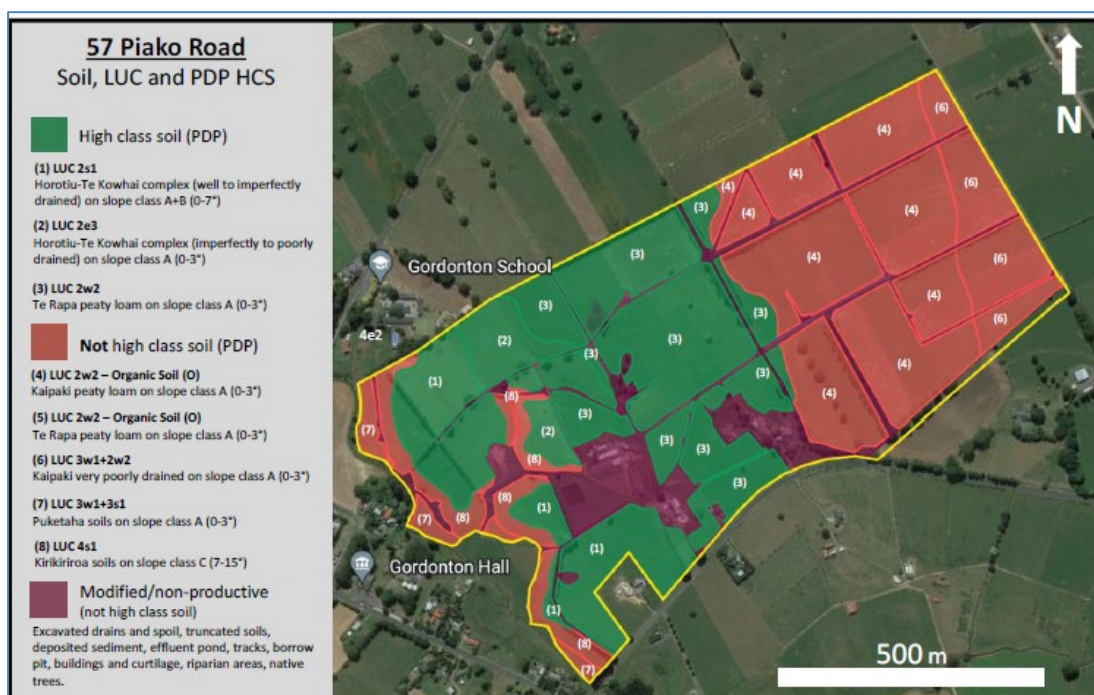
- (a) there are permanent or long-term constraints on the land that mean the use of the highly productive land for land-based primary production is not able to be economically viable for at least 30 years; and*
- (b) the subdivision, use, or development:*

- (i) avoids any significant loss (either individually or cumulatively) of productive capacity of highly productive land in the district; and
- (ii) avoids the fragmentation of large and geographically cohesive areas of highly productive land; and
- (iii) avoids if possible, or otherwise mitigates, any potential reverse sensitivity effects on surrounding land-based primary production from the subdivision, use, or development; and
- (iv) the environmental, social, cultural and economic benefits of the subdivision, use, or development outweigh the long-term environmental, social, cultural and economic costs associated with the loss of highly productive land for land-based primary production, taking into account both tangible and intangible values.

Firstly, it is importantly noted that the Land Use Capability Classification Assessment concludes the site is made up of a variety of modified and unclassified soil. There is also no presence of Class 1 soil. The balance is made up of Class 2 soil which has modified drainage system in between blocks of land.

With regard to the proposed residential and retirement living development, it is considered this criteria can be met for the following reasons:

- As aforementioned, the productivity of the land is fragmented, as outlined in the Land Use Capability Classification Assessment and shown in the latest PDP HCS from Waikato District Council.



- The supply proposed by Gordonton Country Estate will support a reduction of loss of 'more productive' highly productive land within the district as it provides the necessary supply to meet demand in an appropriate and practicable location in Gordonton.
- The development proposed on site avoids the grazing and farming next to the Komakorau Stream.
- Ecological Solutions prepared an Ecology Memorandum that the current ecological environment is limited as a result of intensive farming, with only exotic shrubs and trees remaining, and low biodiversity. The ecological values of the Site are assessed as low to very low. The proposed lots, road

alignments and stormwater management system has been designed to minimise ecological effects through retaining shelter belts and the remnant kahikatea and rimu and by retaining and restoring highly modified streams and areas of wetland where possible.

- *Insight Economics prepared an Economics Memorandum that identifies that Gordonton can;*
 - *Meeting the Needs of an Ageing Population – The proposal caters to a specific demographic of older people who wish to live in a community with others at a similar life stage. This is important, because not only is the local population growing, but it is also ageing. In fact, the number of residents aged 75 and over in the primary catchment is projected to grow by 158% in the next 30 years.*
 - *Releasing Existing Housing to the Market – By providing housing options that cater specifically to older residents, this frees up existing housing for others. For example, older, larger dwellings could be made available for younger families or first homebuyers, for which they are likely to be better suited.*
 - *Boosting the Supply of Housing – The direct boost in dwelling capacity created by the proposal will help narrow the gap between future supply and demand. This will help the market be more responsive to growth in demand, thereby reducing the rate at which house prices grow over time (relative to the status quo).*
 - *Socioeconomic Benefits of Retirement Villages – Retirement villages offer numerous socioeconomic benefits. For example, they enhance wellbeing, support social connection, and often provide a continuum of care, enabling residents to move from independent living to managed care if/when required without the need to relocate.*
 - *One-Off Economic Impacts – Constructing the retirement units and associated facilities enabled by the proposal will generate significant one-off economic impacts.*
 - *Ongoing Employment – In addition, once operational, the various retirement village will likely sustain a diverse workforce.*
 - *Highest and Best Use of Land – The proposal will also enable the land to be put to its highest and best use, which is a precondition for economic efficiency to hold in the underlying land market.*
 - *Foregone Rural Production – The key economic cost of the proposal is forfeiting the site for alternative uses, such as rural production. The impact of this will be reduced by allowing grazing to occur on parts of the subject site.*
- *It is considered through design, particularly with cultural (As per the CIA) and ecological input, Gordonton can deliver a development that provides environmental, social, cultural, and economic benefits that outweigh the long-term environmental, social, cultural and economic costs associated with the loss of highly productive land.*

Based on the assessment above, it is considered that the project is not inconsistent with the NPS-HPL.

National Policy Statement for Indigenous Biodiversity

The National Policy Statement for Indigenous Biodiversity ('NPS-IB') ensures the protection, maintenance and restoration of New Zealand's most threatened indigenous species. It is noted that the NPS-IB recently came into effect, gazetted on 4 August 2023.

It is considered that the project is consistent with the relevant objectives and policies of the NPS-IB for the following reasons:

- This project seeks to maintain and enhance indigenous biodiversity.*
- The applicant has regularly engaged with local tangata whenua to recognise and provide for the management of indigenous biodiversity. Several options to managing this indigenous species were considered to ensure a holistic and integrated approach was being undertaken.*
- The repurposing of the property from farming to residential for the Gordonton Retirement Village will present new pressures on the natural environment. However, Ngaati Wairere views an opportunity to engage a relationship with the Gordonton Country Estate to support enhancements to land, water and air*
- Ngaati Wairere is yet to determine its position of support of this application and requires time to consider the implication of the collective applications at their table currently. Appreciation is given for the opportunity to provide this Cultural Impact Assessment.*
- Gordonton will include a variety of indigenous plants and seeks to retain and enhance indigenous biodiversity, which will promote peoples' wellbeing and allow current and future communities to connect with nature.*
- Indigenous biodiversity can be protected from the effects of climate change and be utilised to reduce the effects of climate change, with significant planting of indigenous species proposed for the greenway.*
- The project seeks to maintain and enhance existing indigenous biodiversity. Any areas of significant indigenous vegetation or significant habitat of indigenous fauna will be identified and appropriately managed.*
- Ongoing monitoring will be undertaken, as is already required in accordance with existing consents.*

Based on the assessment above, it is considered that the project is consistent with the draft proposed NPS-IB.

National Policy Statement on Urban Development

The National Policy Statement on Urban Development 2020 ('NPS-UD') ensures New Zealand's towns and cities are well-functioning urban environments that meet the changing needs of our diverse communities. It removes overly restrictive barriers to development to allow growth 'up' and 'out' in locations that have good access to existing services, public transport networks and infrastructure. It is noted that this legislation was amended in accordance with section 77S(1) of the RMA and notified on 11 May 2022.

The NPS-UD enables the development of land and infrastructure for urban land uses while recognising the national significant 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).

It is considered that the project is consistent with the relevant objectives and policies of the NPS-UD and will contribute to a well-functioning urban environment for the following reasons:

- Gordonton delivers an integrated, multi-functional development that includes over 650 retirement living units and associated ancillary, yet complementary services. This provides the opportunity for a*

variety of housing types, locations and prices in a logical and accessible location whilst maintaining a rural look, feel and outlook.

- Gordonton enables people to provide for the social, economic and cultural wellbeing, with the development providing ongoing employment opportunities and community opportunities in perpetuity. It's noted that general accessibility, natural and open spaces, and cultural wayfinding along the stream channel is also demonstrated through our careful design.
- The site has good accessibility for all people to services, activities and amenity, particularly into the township of Gordonton and neighboring school and parks. In addition, it encourages and promotes active transport through a range of walking and cycling options to housing. Local employment, schools, community services and open spaces.
- The project takes into consideration climate change, particularly through the management of flooding hazards via the stormwater management, and incorporates measures to support the reduction of greenhouse gas emissions (such as water conservation and reuse).
- The project is well suited to the local area and is strongly aligned with delivering a well-functioning urban environment that reduces climate change through providing infrastructure and services in an integrated manner.
- The project offers a unique composition of rural retirement living for the diverse region where there will be an increase in rural based retirement where people will want to stay in the community but maintain their lifestyle.

Based on the assessment above, it is considered that the project is consistent with the NPS-UD.

National Environmental Standards for Freshwater

The Resource Management (National Environmental Standard for Freshwater) Regulations 2020 ('NES:F') sets standards to regulate activities that pose risks to the health of freshwater and freshwater ecosystems. Of particular relevance to the project are provisions which prohibit works in and around natural wetlands, and works affecting rivers and streams. Resource consent will be required under the NES:F as works are proposed within a 100 metre setback of natural inland wetlands.

Regulation 45C (4) and (5) for the diversion of water and the discharge of water into water within a 100 metre setback of natural inland wetland respectively require consent as a Restricted Discretionary Activity.

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

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 ('NES:CS') sets a nationally consistent set of planning controls and soil contaminant values.

GWE Consulting ('GWE') have undertaken a combined Preliminary Site Investigation ('PSI') for the site, as appended to the referral application.

has identified that the site is the location of a number of verified potentially contaminating 'HAIL' activities associated with its historic use. A number of unverified but suspected activities that may cause localised contaminated soil and water risks have also been identified.

Consequently, the NESCS applies to the site and any subdivision, change in land use or soil disturbance at the site will trigger the requirement of the NESCS for further investigations, soil and water contact and disturbance risk mitigation, and consent.

Evidence suggests that the buildings on site are likely to contain asbestos and lead-based paints that must be identified and managed appropriately prior to demolition to prevent on site contamination during building removal.

Therefore, a Controlled Activity consent under Regulation 9(3) of the NES:CS is required to undertake the change of land use and for future soil disturbance as part of future developments. On this basis, any requirements of the NES:CS can be addressed as part of an application post-referral and potential risks to human health can be appropriately managed and mitigated.

- Information on whether, to the best of your knowledge, there are any existing resource consents relevant to the project site to which RMA section 124C(1)(c) (existing consent would need to expire to enable the approval to be exercised) or RMA section 165Z1 (space already occupied by the holder of an aquaculture permit) would apply if the approval were to be applied for as a resource consent under that Act

N/A

3.8.1.2 Resource consents where the project includes standard freshwater fisheries activities

If your application is seeking a resource consent and your project includes a standard freshwater fisheries activity, provide the information requested below:

COMMERCIAL

- If an in-stream structure is proposed (including formal notification of any dam or diversion structure), provide a description of the extent to which this may impede fish passage.

N/A

- Indicate whether any fish salvage activities or other complex freshwater fisheries activities are proposed.

N/A

3.8.1.3 Designations

If your application is seeking a designation or an alteration to an existing designation for which a notice of requirement would otherwise be lodged under the Resource Management Act 1991, provide the information below:

- An assessment of the project against any relevant national policy statement, any relevant national environmental standards, or, if relevant, the New Zealand Coastal Policy Statement.

N/A

3.8.1.4 Designations where the project includes a standard freshwater fisheries activity

If your application is seeking a designation or an alteration to an existing designation and your project includes a standard freshwater fisheries activity, provide the information requested below:

- If an in-stream structure is proposed (including formal notification of any dam or diversion structure), provide a description of the extent to which this may impede fish passage.

N/A

- Indicate whether any fish salvage activities or other complex freshwater fisheries activities are proposed.

N/A

3.8.1.5 Change or cancellation of conditions

If your application is seeking a change or cancellation of resource consent condition that would otherwise be applied for under the Resource Management Act 1991, provide:

- Information about whether the change or cancellation of the condition is material to the implementation or delivery of the project.

N/A

3.8.1.6 Certificates of compliance

If your application is seeking a certificate of compliance that would otherwise be applied for under the Resource Management Act 1991, provide:

information that demonstrates the activity that the certificate of compliance is intended to cover can be done lawfully in the location without a resource consent.

N/A

3.8.2 Approvals relating to Conservation Act 1987, Reserves Act 1977, Wildlife Act 1953, and National Parks Act 1980

3.8.2.1 Concessions

For applications seeking a concession that include a lease, answer the following:

- Will the lease be for a term (including any renewals that will, or is likely to, be more than 50 years?)
☐ Yes – see below ☒ No – proceed next
- Will the granting of the lease trigger a right of first refusal or a right of offer or return?
☐ Yes – see below ☒ No – proceed next
 - If you answered yes to both a. and b. above, provide evidence that the applicant has written agreement from the holder(s) of the right of first refusal or right of offer or return to waive that right for the purposes of the proposed lease.

Click or tap here to enter text.

3.8.2.2 Land exchanges

For applications seeking an approval for a land exchange involving conservation land, provide the details below:

- A description of both land areas proposed for exchange (for example, maps showing areas and location, addresses and legal descriptions where possible)
N/A
- The financial value of the land proposed to be acquired by the Crown
No
- A brief description of the conservation values of both pieces of land, including an explanation of why the exchange would benefit the conservation estate.
N/A
- If the land exchange would trigger a right of first refusal or a right of offer or return, provide evidence that the applicant has written agreement from the holder of the right of first refusal or right of offer or return to waive that right for the purpose of the land exchange
N/A
- Provide sufficient detail in respect of both land areas to confirm that no part of any land to be exchanged by the Crown is land listed in Schedule 4 or a reserve declared to be a national reserve under section 13 of the Reserves Act 1977.
N/A

3.8.3 Approvals relating to complex Freshwater Fisheries activities

If your application is seeking an approval or dispensation that would otherwise be applied for under regulation 42 or 43 of the Freshwater Fisheries Regulations 1983 in respect of a complex freshwater fisheries activity provide the information requested below:

- Whether an in-stream structure is proposed (including formal notification of any dam or diversion structure), and a description of the extent to which this may impede fish passage.

N/A.

- Whether any fish salvage activities or other complex freshwater fisheries activities are proposed.

N/A

3.8.4 Approvals relating to Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012

If your application is seeking a marine consent that would otherwise be applied for under the Exclusive Economic Zone and Continental Shelf Act 2012, provide the information requested below:

- Any information relating to whether the Minister for Conservation is an affected person.

N/A

- If the applicant or the proposed holder of the marine consent has already applied for a consent under the EEZ Act in relation to the project, provide:

- Details of any application made;
- An explanation of any decisions made on that application; and
- Any information that Minister may consider under section 22(6) (comparison of activity against current or likely use of the area).

N/A

- Additional information (in a summary form) about compliance or enforcement action taken against the applicant or the person who is identified in the application as the proposed holder of the marine consent by the EPA under the EEZ Act.

N/A

3.8.5 Approvals relating to Crown Minerals Act 1991

3.8.5.1 Access arrangements

For an approval for an access arrangement that would otherwise be applied for under section 61 or 61B of the Crown Minerals Act 1991, provide:

- Information that confirms the applicant or the person identified in the application as the proposed holder of the access arrangement complies with section 59(1) and (2) of the Crown Minerals Act 1991 (which applies as if a reference to an access arrangement under that Act were a reference to an access arrangement under this Act) including;
 - Evidence that the applicant or person has provided each owner and occupier of the relevant land a notice in writing of their intention to obtain an access arrangement; and

- Evidence that the notice complies with the requirements in section 59(2) of the Crown Minerals Act, and any matters required by regulations. =

N/A

3.8.5.2 Mining permits

For an approval for a mining permit that would otherwise be applied for under section 23A of the Crown Minerals Act 1991, provide the information requested below:

- A copy of the relevant exploration permit or existing privilege to be exchanged for a mining permit that entitles the holder to mine a Crown-owned mineral.

N/A

- The name and contact details of the proposed permit participants and the proposed permit operator.

N/A

- A proposed work programme for the proposed permit, which may comprise committed work, committed or contingent work, or both.

N/A

- Evidence of the technical or financial capability of the proposed permit holder to comply with and give proper effect to the work programme.

N/A

- Information about the proposed permit holder's history of compliance with mining or similar permits and their conditions.

N/A

- The proposed date on which the substantive application is intended to be lodged (if your referral application is accepted) in accordance with section 42(11).

N/A

- If the authorised person proposes to provide information under section 37 (to the relevant chief executive), the date on which the person intends to provide that information.

N/A

- The proposed duration of the permit.

N/A.

3.8.5.3 Mining permits for petroleum

If the proposed approvals include a mining permit for petroleum, provide:

- A map of the area over which the mining permit application is intended to be made, the area in which the surrender of an exploration permit or existing privileges is proposed (which must be the same area as the area over which the mining permit application is intended to be made), and the extent of the resource and reserves to which the development plan relates.

N/A

COMMERCIAL

- The resources and reserves relating to the project, estimated in accordance with the Petroleum Resources Management System.

N/A

- A high-level overview of the following:
 - the proposed field development plan;
 - the proposed date for the commencement of petroleum production;
 - the economic model for the project;
 - the proposed duration of the proposed mining permit and;
 - decommissioning plans.

N/A

3.8.5.4 Mining permits for minerals other than petroleum

If the proposed approvals include a mining permit for minerals other than petroleum, provide:

- A map of the area over which the mining permit application is intended to be made, the area in which the surrender of an exploration permit or existing privileges is proposed (which must be the same area as the area over which the mining permit application is intended to be made), and the extent of the resource and reserves to which the development plan relates.

N/A

- For minerals other than gold or silver, a report or statement confirming the ownership of the minerals targeted

N/A

- Information on whether the application will be for a Tier 1 or Tier 2 permit.

N/A

- An estimate of the mineral resources and reserves relating to the project, including a summary on acquisition of the data and the data underpinning the estimate (such as information on sample locations, grade, and geology). For a Tier 1 permit application the resources and reserves relating to the project are to be estimated in accordance with a recognised reporting code such as JORC or NI 43-101.

N/A

- An indicative mine plan.

N/A

- A high-level overview of the following:
 - the proposed mining method;
 - the proposed date for the commencement of mining and estimated annual production;
 - the economic model for the project;
 - the status of or anticipated timing for completing any pre-feasibility or feasibility studies;
 - the proposed methods for processing mined material and handling and treating waste and;
 - anticipated plans for mine closure and rehabilitation.

N/A

Section 4: Authorisation

To the best of my knowledge, the information contained in this application is true and correct.

- ☒ I confirm that I am authorised to make this application.
- ☒ I have provided a copy of the application with all contact details redacted.
- ☒ I understand that all actual and reasonable costs incurred in relation to this application by MfE, EPA and other central and local government agencies will be recovered from me in accordance with section 104 of the Act, and the Fast-track Approvals Cost Recovery Regulations 2025.

Signature:

Date: 10/02/2025



Name: Fraser McNutt

Section 5: Attachments

List any documents submitted with the application.

- *Remember: include a copy of your application with all contact details redacted.*

Attachment number	Document name	Author	Document version
Appendix 1	Record of Title & Interests		
Appendix 2	Fermanagh Land Trust Fast-track Application Approval		
Appendix 3	Development Concept Plan	Barker & Associates	REV A
Appendix 4	Consultation Document	Barker & Associates	REV A
Appendix 5	Transportation Memo – Commute	Commute	REV A
Appendix 6	Ecology Memo – Ecological Solutions	Ecological Solutions	REV A
Appendix 7	Geotechnical Memo – GWE Consulting Engineers	GWE Consulting Engineers	REV A
Appendix 8	Economic Memo – Insight	Insight Economics	REV A
Appendix 9	Civils & Three Waters Memo – Maven	Maven Engineering	REV A

Appendix 10	Archaeology Memo – W Gumbley	Warren Gumbley	REV A
Appendix 11	Planning Memo – Barker & Associates	Barker & Associates	REV A
Appendix 12	Cultural Impact Assessment – Ngati Wairere	Ngati Wairere	REV A
Appendix 13	NZTA Consultation		
Appendix 14	Waikato District Council Consultation & Pre Application Minutes		
Appendix 15	Waikato Regional Council Consultation & Pre Application Minutes		
Appendix 16	Ngati Haua Consultation		
Appendix 17	Waikato Tainui Consultation		
Appendix 18	Contamination Report – GWE	GWE Consulting Engineers	REV A
Appendix 19	Soil Classification Under NPS:HPL	Reece Hil	REV A

Referral application checklist

Use this checklist to confirm you have completed all sections of the referral application form.

Section 1: Applicant details	✓
1.2 & 1.3 Agent's evidence of authority to represent the applicant(s) - if applicable	✓
1.4 Compliance and enforcement history	✓
Section 2: Referral application summary	✓
2.1 Project name	✓
2.2 Project description and location	✓
2.3 Ineligible activity	✓
2.4 Exemptions from requirement to provide agreement	✓
2.5 Ministerial determinations under sections 23 and 24	✓
2.6 Appropriateness for fast-track approvals process	✓
Section 3: Project details	✓
3.1 Approvals required	✓
3.2 Project stages	✓
3.3 Alternative project	✓
3.4 Adverse effects	✓
3.5 Persons affected	✓
3.6 Legal interest	✓
3.7 Other matters	✓
3.8 Specific proposed approvals	✓
Section 4: Authorisation	✓
Section 5: Attachments	✓