

# Fast-Track Pre-Lodgement Consultation Summary

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

## Project Details

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| <b>Project name:</b>                         | SL1 Houchens Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Engagement type:</b>                      | Pre-lodgement consultation for Referral Application                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Applicant/agent:</b>                      | Chinamans Hill Limited and Ohaupo Land Limited Partnership<br>Email: s 9(2)(a) phone: s 9(2)(a)<br>Agent: s 9(2)(a) – Senior Associate – Barker & Associates<br>Email: s 9(2)(a) phone: s 9(2)(a)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Proposal overview:</b>                    | <p>The SL1 Houchens Development is a combined residential and industrial development that comprises circa 145 hectares, which is intended to be split into a mix of residential densities and industrial development.</p> <p>The residential component is to comprise circa 55ha of net residential, including 1,300 residential units of varying typologies (including single detached, duplex, terraced apartment), a 400-unit retirement village, along with two supporting mixed-use neighbourhood centres, open spaces, waterbodies and infrastructure devices including wetlands.</p> <p>Further, the industrial component is to include a net 25ha of industrial land generating between 24 – 47 industrial sized lots for industrial activities.</p> |
| <b>Location:</b>                             | 3134 Ohaupo Road, Hamilton                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Date pre-lodgement request received:</b>  | First contacted by email on the 17 <sup>th</sup> November 2025.<br>Signed request for consultation received on the 17 <sup>th</sup> November 2025.<br>Deposit paid on 21 <sup>st</sup> November 2025.<br>Initial Consultation meetings were held on the 5 <sup>th</sup> of December 2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Summary of pre-lodgement Consultation</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Fast track project lead DOC:</b>          | s 9(2)(a) – Consultant Fast Track Consents Advisor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>DOC specialist input required:</b>        | Fast Track Project Lead – s 9(2)(a)<br>Statutory Manager – s 9(2)(a)<br>Senior Statutory Advisor – s 9(2)(a)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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|                                                                                                             | <p>Permissions – s 9(2)(a)</p> <p>RMA – s 9(2)(a)</p> <p>Legal – s 9(2)(a)</p> <p>BHV – s 9(2)(a) (Management Planner)</p> <p>BHV (Lizards) – To be confirmed</p> <p>BHV (Bats) - To be confirmed</p> <p>BHV (Freshwater) – s 9(2)(a)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>DOC Permissions/ Approvals Identified by applicant in pre-lodgement request as potentially required:</b> | <p>The Applicant has identified that an approval/s under the following legislation will be required:</p> <ul style="list-style-type: none"> <li>Wildlife Act 1953 - for the management of fauna, specifically lizards.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>DOC Commentary on Fast Track approvals and permissions identified:</b>                                   | <p>The Applicant provided the following documents, together with its Request for Fast-track Pre-lodgement Consultation form:</p> <ul style="list-style-type: none"> <li>SL1 Houchens Road Fast Track Referral Initial Ecological Assessment (prepared by ecoLogical Solutions and dated 14<sup>th</sup> November 2025);</li> <li>SL1 Houchens Development Masterplan Consultation Document, (Prepared by Barker &amp; Associates, October 2025).</li> </ul> <p>It is the Applicants' responsibility to comply with the FTAA and to ensure that the proposed approvals are identified and all the required information is provided as part of a referral application. Section 13(4) sets out the information to be included in a referral application.</p> <p>Wildlife Approvals, which are required for absolutely protected wildlife (refer to the tier scheme within the Wildlife Act (1953)) authorise acts that would otherwise be an offence under the Wildlife Act (1953), including to:</p> <ul style="list-style-type: none"> <li>Catch and handle wildlife on site (including wildlife sampling and wildlife salvage)</li> <li>Take samples from wildlife</li> <li>Take or destroy the eggs of wildlife</li> <li>Attach identification bands to wildlife</li> <li>Mark, tag, or attach other scientific apparatus to wildlife</li> <li>Catch and temporarily hold wildlife in captivity (less than 3 months)</li> <li>Transfer captive wildlife from one holding facility to another holding facility</li> <li>Kill wildlife</li> <li>Hunt, disturb, kill or catch alive protected wildlife that are causing damage</li> <li>Translocate wildlife.</li> </ul> <p>If any of these activities are required for absolutely protected species, then wildlife approvals would be required.</p> <p>It is noted there are no mandatory information requirements in respect of wildlife approvals at the referral stage.</p> <p>It is understood that culverts may be implemented as part of the proposal. The Applicant should be aware that structures impacting fish passage should be designed in accordance with New Zealand Fish Passage Guidelines and that culverts required as part of the SL1 Houchens Development may require a Complex Freshwater Fisheries Activity approval if fish passage will be impeded.</p> <p>The information requirements for complex freshwater fisheries activity approvals as part of a substantive application for a referred project are specified in clause 3 of Schedule 9 of the Act. The SL1 Houchens Development project will need to address the information requirements if complex freshwater fisheries activity approvals are</p> |

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|                                                                    | <p>needed. Conditions relating to such approvals would be determined based on the information included in the substantive application.</p> <p>Bats should be avoided as a first consideration. The Applicant should consider whether wildlife approvals are required for fauna other than lizards, such as birds and bats.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Treaty partners:</b>                                            | <p>Treaty partners with interests relevant to the project area include:</p> <ul style="list-style-type: none"> <li>• Te Arawa River Iwi</li> <li>• Raukawa</li> <li>• Ngāti Tūwharetoa</li> <li>• Maniapoto</li> <li>• Waikato-Tainui</li> <li>• Ngāti Hauā</li> </ul> <p>DOC encourages the Applicant to engage directly with relevant Māori groups as required by section 29 of the Act.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Treaty Settlement implications/considerations:</b>              | <p><b>Ngāti Tūwharetoa Raukawa and Te Arawa River Iwi Waikato River Act 2010</b></p> <p>Consideration should be given to the effects on Freshwater Fisheries, sites of significance to iwi and the management, protection and restoration of indigenous flora and fauna.</p> <p>The Project should have particular regard to the Vision and Strategy for the Waikato River.</p> <p><b>Nga Wai o Maniapoto (Waipa River) Act 2012</b></p> <p>Consideration should be given to the effects on Freshwater Fisheries sites of significance to iwi and the management, protection and restoration of indigenous flora and fauna.</p> <p>The Project should have particular regard to the Vision and Strategy for the Waikato River.</p> <p><b>Waikato Tainui Raupatu Claims (Waikato River) Settlement Act 2010</b></p> <p>Consideration should be given to the effects on Freshwater Fisheries and on customary fishing. Further, consideration should be given to any taonga species and sites of significance to iwi.</p> <p>The Project should have particular regard to the Vision and Strategy for the Waikato River.</p> <p><b>Ngāti Hauā Claims Settlement Act 2014</b></p> <p>Consideration should be given to the management, protection and restoration of indigenous flora and fauna and sites of significance to iwi. Further, consideration should be given to the effects on Freshwater Fisheries.</p> <p><b>Waikato Tainui – Remaining Claims</b></p> <p>While it is not yet clear what impact this settlement will have, the indicated area of interest includes the Site.</p> <p>DOC encourages the Applicant to engage directly with iwi as required by section 29 of the Act.</p> |
| <b>Section 4 Conservation Act 1987 implications/considerations</b> | <p>No relevant conservation related interests have been identified at this time.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

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| <p><b>Potential Resource Management Act (RMA) considerations and effects:</b></p> <p><i>Note: DOC's role in relation to 53(2)(m)(i) FTAA</i></p> | <p>Very high-level RMA commentary has been provided. Some primary considerations for DOC include:</p> <ul style="list-style-type: none"> <li>• That the relevant freshwater biodiversity and environmental effects must be considered as part of the full and comprehensive Assessment of Environmental Effects (AEE) included with the potential substantive application. This should specifically address the presence and management of freshwater ecological values (including wetlands), and any mitigation, offsetting and compensation required.</li> <li>• Loss of bat habitat and any mitigation, offsetting and compensation should be addressed.</li> <li>• The substantive application's conditions of consent should include conditions that apply the effects management hierarchy.</li> </ul> <p>Further advice can be provided during any pre lodgement consultation on the substantive application.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><b>DOC Statutory Planning Document considerations in relation to site (e.g. CGP/CMS/CMP):</b></p>                                             | <p>The following Statutory Planning documents are relevant to the Proposal:</p> <ul style="list-style-type: none"> <li>• Conservation General Policy 2005 (CGP);</li> <li>• Waikato Conservation Management Strategy 2014.</li> </ul> <p>The Proposal is not inconsistent with the relevant statutory planning provisions. However, consideration should be given to:</p> <ul style="list-style-type: none"> <li>• The relevant provisions in Te Ture Whaimana with respect to the catchment of the Waikato River;</li> <li>• Maintaining and restoring the ecological integrity of relevant ecosystems and habitat types;</li> <li>• Conserving any threatened and at-risk species to ensure their persistence;</li> <li>• Protecting freshwater fish habitat, fish passage and the maintenance of habitat connectivity and water quality of any waterway.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p><b>Any specific information requests to applicant(s)/agent for pre-app engagement at this point:</b></p>                                      | <p>DOC encourages the Applicant to engage further with DOC prior to lodging a substantive application.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p><b>Any further information/considerations:</b></p>                                                                                            | <ul style="list-style-type: none"> <li>• While there is no PCL on the Site, there are two areas of PCL nearby being: <a href="#">Lake Cameron Recreation Reserve</a>, s.17 Recreation Reserve (Reserves Act 1977), controlled and managed by the Waipā District Council;</li> <li>• <a href="#">Rukuhia Central Recreation Reserve</a>, s.17 Recreation Reserve (Reserves Act 1977), controlled and managed by the Waipā District Council</li> <li>• Waterways on the Site are connected to the Waikato River system. There are records in the Mangakotukutuku catchment for species ranked as Threatened, Nationally Vulnerable (inanga), At-Risk, Declining (longfin eel, giant kokopu, common smelt), and At-Risk, Naturally Uncommon (torrentfish, banded kokopu, redfin bully). If fish are required to be salvaged, additional approvals may be required under the Conservation Act.</li> <li>• Appropriate effects management will be required for the loss of any wetlands.</li> <li>• The project area is a significant location for bats. Measures to minimise effects on bats, loss of habitat, connectivity and artificial lighting effects to bats will need to be addressed.</li> <li>• Any proposed lighting needs to be bat friendly, and designed in accordance with the following advice note: <a href="#">Reduce the impact of artificial light on pekapeka advice note</a></li> <li>• Pre-felling surveys should be conducted prior to clearance of any potential bat roots, or bird areas.</li> <li>• Tree felling protocols will need to be followed when clearing trees from the Site. The Applicant may consider applying for a wildlife approval for incidental killing of bats, if that is a potential outcome.</li> </ul> |

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|                                 | <ul style="list-style-type: none"> <li>• The bat locations throughout the site from radiotracking need to be displayed on a map in relation to the proposal, as well as from any additional monitoring (if required) (e.g. acoustic bat monitoring).</li> <li>• Effects on bats will need to be managed in accordance with the effects management hierarchy outlined in clause 3.16 of the National Policy Statement for Indigenous Biodiversity (NPSIB). If residual effects cannot be avoided, they will need to be offset or compensated.</li> <li>• If artificial bat roosts are proposed, the Applicant should consider the following: <a href="#">Artificial bat roost advice note</a></li> <li>• A bird management plan may be required to address the impacts on any birds found during construction and during tree-felling.</li> <li>• Lizards have been found in gullies within the surrounding area. Lizard release sites should be carefully planned and well set up to avoid predators.</li> <li>• Lizard management plan conditions will need to be consistent between the DOC approvals and resource consent conditions.</li> <li>• Further to the commentary provided above regarding approvals, any culverts need to be designed in accordance with Regulation 70 of the National Environmental Standards for Freshwater (NES-FW) and also meet the information requirements of Regulations 61-63.</li> <li>• If the Applicant proposes compensation planting, the following should be considered: <a href="#">New Zealand Bat Recovery Group Advice Note – Planting to provide roosts</a></li> </ul> |
| <p><b>Additional Notes:</b></p> | <p>While DOC will assist applicants as much as we can when they engage in pre-lodgement consultation, it is the applicants' responsibility to comply with the FTAA and to ensure they have applied for all permissions they need.</p> <p>Guidance for applying for a wildlife approval under the Fast-track Approvals Act 2024 can be viewed here: <a href="https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/fast-track/guidance-for-wildlife-approval2.pdf">https://www.doc.govt.nz/globalassets/documents/about-doc/concessions-and-permits/fast-track/guidance-for-wildlife-approval2.pdf</a></p> <p>DOC encourages the Applicant to share draft substantive application documents, should the application be referred, so that feedback can be provided on how they align with information requirements of the Act, noting DOC is unable to request further information once a completeness check is commenced by the EPA.</p> <p>Note that a panel will invite the statutory bodies listed in clause 4 of Schedule 7 to comment on the application (NZCA, conservation boards, Fish and Game Council, and Game Animal Council). We encourage applicants to engage with these bodies in advance of filing a substantive application.</p> <p>It is recommended that the information provided in any substantive application prepared under the Fast-track Approvals Act 2024 be separated out by the various approvals sought (if multiple approvals required) and all information requirements are addressed for each approval sought.</p>                                          |