

Appendix 16 – Awanui Links Consultation Summary

Ngāti Haua

Date	Method	Person(S)	Purpose	Summary	Attachment(s)
4-Nov-25	Email – sent from B&A	Norm Hill	Introduction to Awanui Links	Introduction to Awanui Links, confirm key contacts and request for an initial hui	Refer to email attachment
17-Dec-25	Hui	Briar Belgrave – B&A Norm Hill – Ngati Haua Carol Henry – Ngati Wairere Wayne Harris – Ngati Wairere Kahurimu Flavell – Waikato Tainui	Initial hui and presentation of draft consultation pack	Present and discuss the draft consultation pack, discuss the preparation of a CIA, determine how we will work together including site walkovers and a future hui	Refer to meeting notes
5-Mar-26	Hui	Briar Belgrave – B&A Norm Hill – Ngati Haua Carol Henry – Ngati Wairere Wayne Harris – Ngati Wairere Kahurimu Flavell – Waikato Tainui	On site walkover	Site walkover with iwi and hapū to understand the masterplan and discuss the proposal	

Ngāti Wairere

Date	Method	Person(S)	Purpose	Summary	Attachment(s)
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4-Nov-25	Email – sent from B&A	Wayne Te Kerei Harris Carol Henry	Introduction to Awanui Links	Introduction to Awanui, confirm key contacts and request for an initial hui	Refer to email attachment
17-Dec-25	Hui	Briar Belgrave – B&A Norm Hill – Ngati Haua Carol Henry – Ngati Wairere Wayne Harris – Ngati Wairere Kahurimu Flavell – Waikato Tainui	Initial hui and presentation of draft consultation pack	Present and discuss the draft consultation pack, discuss the preparation of a CIA, determine how we will work together including site walkovers and a future hui	Refer to meeting notes
5-Mar-25	Hui	Briar Belgrave – B&A Norm Hill – Ngati Haua Carol Henry – Ngati Wairere Wayne Harris – Ngati Wairere Kahurimu Flavell – Waikato Tainui	On site walkover	Site walkover with iwi and hapū to understand the masterplan and discuss the proposal	
4-May-25	Email	B&A	MOU and letter of support	Letter of support for the referral application and an MOU between the hapū and applicant about the preparation of a CIA	Refer to email, MOU and supporting letter

Waikato Tainui

Date	Method	Person(S)	Purpose	Summary	Attachment(s)
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4-Nov-25	Email – sent from B&A	Kahurimu Flavell	Introduction to Awanui Links	Introduction to Awanui, confirm key contacts and request for an initial hui	Refer to email attachment
17-Dec-25	Hui	Briar Belgrave – B&A Norm Hill – Ngati Haua Carol Henry – Ngati Wairere Wayne Harris – Ngati Wairere Kahurimu Flavell – Waikato Tainui	Initial hui and presentation of draft consultation pack	Present and discuss the draft consultation pack, discuss the preparation of a CIA, determine how we will work together including site walkovers and a future hui	Refer to meeting notes

Future Proof

Date	Method	Person(S)	Purpose	Summary	Attachment(s)
19-Feb-26	Meeting	Fraser McNutt – B&A Briar Belgrave – B&A Alicia Lawrie – B&A Ben Jones – Applicant Dean Morris – Maven Michelle Seymour – Commute Deborah McIntosh – WDC Deron Sharma – WDC Donna Tracey – WDC Fletcher Bell – WDC Hazel Calter – WDC	Pre-referral engagement and presentation of consultation pack	Refer to notes and statement of facts	Refer to notes and statement of facts

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		JP Velloen – WDC Keith Martin – WDC Mark Curtis – WDC Matthew Horsfield – WDC Nick Birdsall – WDC Virendra Prasad – WDC Miffy Foley – WRC Wendy Robinson – Waipa District Council Basil Mathew – Watercare Marieka Van Der Lee – Watercare Richard Pullar – Watercare			
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Waikato District Council

Date	Method	Person(S)	Purpose	Summary	Attachment(s)
18-Nov-25	Meeting	Fraser McNutt – B&A Ben Jones – Applicant Aksel Bech – Waikato District Mayor Craig Hobbs – WDC Nick Birdsall – WDC	Introduction to the project	Introduce Awanui Links project; Discuss the Fast Track Referral and Substantive application process; early comments and feedback from WDC.	

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		Mike Keir – Waikato District Councillor Will Gauntlett – WDC Hazel Coalter - WDC			
27-Jan-26	Email	Donna Tracey – WDC	Update on project progress and request a meeting with WDC and wider Future Proof partners to present the consultation pack and discuss any feedback	Refer to email	Refer to email
19-Feb-26	Meeting	Fraser McNutt – B&A Briar Belgrave – B&A Alicia Lawrie – B&A Ben Jones – Applicant Dean Morris – Maven Michelle Seymour – Commute Deborah McIntosh – WDC Deron Sharma – WDC Donna Tracey – WDC Fletcher Bell – WDC Hazel Calter – WDC JP Velloen – WDC Keith Martin – WDC Mark Curtis – WDC Matthew Horsfield – WDC Nick Birdsall – WDC	Pre-referral engagement and presentation of consultation pack	Refer to notes and statement of facts	Refer to notes and statement of facts

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		Virendra Prasad – WDC Miffy Foley – WRC Wendy Robinson – Waipa District Council Basil Mathew – Watercare Marieka Van Der Lee – Watercare Richard Pullar – Watercare			
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Heritage New Zealand

Date	Method	Person(S)	Purpose	Summary	Attachment(s)
9-Mar-26	Email	Rachel Darmody - HNZ	Introduction to the project and confirmation no authority is required	Refer to email	Refer to email Refer to AEE 28 Telephone Road
30-Mar-26	Email	Briar Belgrave – B&A	HNZ confirmation that no authority is required	Refer to email	Refer to email

Ministry for the Environment

Date	Method	Person(S)	Purpose	Summary	Attachment(s)
10-Dec-25	Email – sent by B&A	Ministry for the Environment – Admin Agency FTAA	Section 11 FTAA Consultation Requirements	Introduction to Awanui Links and request for consultation with MfE	Refer to email attachment

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				under Section 11 of the FTAA	
15-Dec-25	Email – sent by MfE	Briar Belgrave – B&A	Section 11 Consultation Response	Response letter from MfE on national direction assessment requirements	Refer to email attachment

Ministry of Education

Date	Method	Person(S)	Purpose	Summary	Attachment(s)
3-Dec-25	Meeting	Fraser McNutt - B&A Susan Henderson – MoE Patrick Broman - MoE	Section 11 FTAA Consultation Requirements	Introduction to Awanui Links, presentation of consultation back and seek any feedback from MoE	

NZTA

Date	Method	Person(S)	Purpose	Summary	Attachment(s)
21-Jan-26	Meeting	Briar Belgrave – B&A Michelle Seymour – Commute Rosalind Cowen - NZTA	Introduction to the Awanui Links Fast Track Referral	Refer to meeting minutes	Refer to meeting minutes
27-Jan-26	Meeting	Briar Belgrave – B&A Fraser McNutt – B&A Michelle Seymour – Commute	Discuss potential implications of Awanui Links on Holland	Refer to meeting minutes	Refer to meeting minutes

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		Rosalind Cowen – NZTA Song Wan – NZTA John Garvitch – NZTA	Road/Telephone Road level crossing - Understand to what level recent safety improvements of the rail crossing have been completed to - Discuss early NZTA feedback and comments on the application		
19-Feb-26	Email	Briar Belgrave – B&A	Meeting minutes	NZTA confirmed receipt of meeting minutes. Suggested additions in relation to minimum spacing, siting choices and roadside drains.	
19-Feb-26	Email	Rosalind Cowen - NZTA	Meeting minutes	Meeting minutes confirmed	Refer to meeting minutes

KiwiRail

Date	Method	Person(S)	Purpose	Summary	Attachment(s)
10-Feb-26	Email	Fraser McNutt – B&A Michelle Grinlinton-Hancock - KiwiRail	Pre referral lodgement meeting with KiwiRail	Presentation of consultation pack and confirming intent to lodge referral application in early April.	Refer to meeting notes

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				Discussion on access to the site, location of key infrastructure, proximity of the railway lines and level crossing.	
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Department of Conservation

Date	Method	Person(s)	Purpose	Summary	Attachment(s)
16-Feb-26	Email – sent from B&A	Department of Conservation	Section 11 FTAA Consultation Requirements – request to consult	Request to consult with DOC on Awanui Links referral application.	Refer to email attachment
19-Feb-26	Email – sent from DoC	B&A	Acknowledge of receipt of email	Confirmation that DoC received consultation request. Outlining cost recovery process and need for an invoice for costs to be paid before consultation can commence.	Refer to email a
2-Mar-26	Email – sent from DoC	B&A	Pre-lodgement meeting with DoC	Notification of appointment of DoC manager for Awanui Links. Request for time and dates for pre-lodgement meeting with DoC.	Refer to email
10-Mar-26	Meeting	Briar Belgrave – B&A	Pre-lodgement consultation meeting	Introduction to Awanui Links project.	Refer to meeting minutes

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		Nick Carter – Ecological Solutions David Greaves – DoC		Presentation of consultation pack. Ecologist provided summary of site visit and preliminary ecological findings for the site.	
13-Mar-26	Email – sent from DoC	B&A	Consultation Summary	DoC providing consultation summary document with notes and feedback on the referral application.	Refer to Awanui Links Consultation Summary document

Adjacent and Adjoining Neighbours

Date	Method	Person(S)	Purpose	Summary	Attachment(s)
30-Jan-26	Meeting	Applicant Steven and Claire Howarth – Neighbour	Introduction to the project	Presentation of the consultation pack and discussion on the potential inclusion of the Howarth's land in the masterplan and referral application.	
17-Mar-26	Letter	B&A Applicant	Letter of support	Landowner providing support for the Awanui Links project to be lodged for referral and providing confirmation he is happy for his land to be included within the application site.	Refer to letter

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Golf New Zealand

Date	Method	Person(S)	Purpose	Summary	Attachment(s)
19-Mar-26	Letter	Ben Jones	Letter of Support	Letter of support from Golf New Zealand for the Awanui Links referral application. Support from Golf New Zealand is linked to the growth of in golf nationally and in the Waikato, and the associated economic and community outcomes a new golf facility could provide for the region.	Refer to letter



Awanui Links Masterplan

Consultation Document | Hamilton | March 2026

B&A
Urban & Environmental

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1.0 SITE CONTEXT AND ANALYSIS



Scale: 1:40,000 @ A3

1.1 Existing Regional and Local Context

Awanui Links is located on the northern side of Telephone Road, approximately midway between the intersections with Holland Road to the west and Swayne Road to the east. Telephone Road provides a local connection between Gordonton Road (State Highway 1B) to the west and Cambridge Road (State Highway 1) to the east, both of which are key regional transport routes. Access to the site is provided directly from Telephone Road.

Proximity to Centres and Residential Areas

Awanui links is well located and is within close proximity to:

- Hamilton City Centre - 17 minutes (approximately 10kms)
- Rototuna North - 17 minutes (approximately 10kms)
- Gordonton village - 12 minutes (approximately 11kms)
- Cambridge - 20mins (approximately 20km)
- Schools, retail centres and community facilities in Hamilton and Cambridge - within 20 minutes

Legend

- Subject Site
- State Highway
- ←
→
 Arterial Roads
- ←
→
 Railway
- Parks and Open Spaces
- Existing Interchanges
- Existing Roundabout
- Waterbodies
- School and ECE
- Grocery Shop
- Retirement Village
- Golf Course

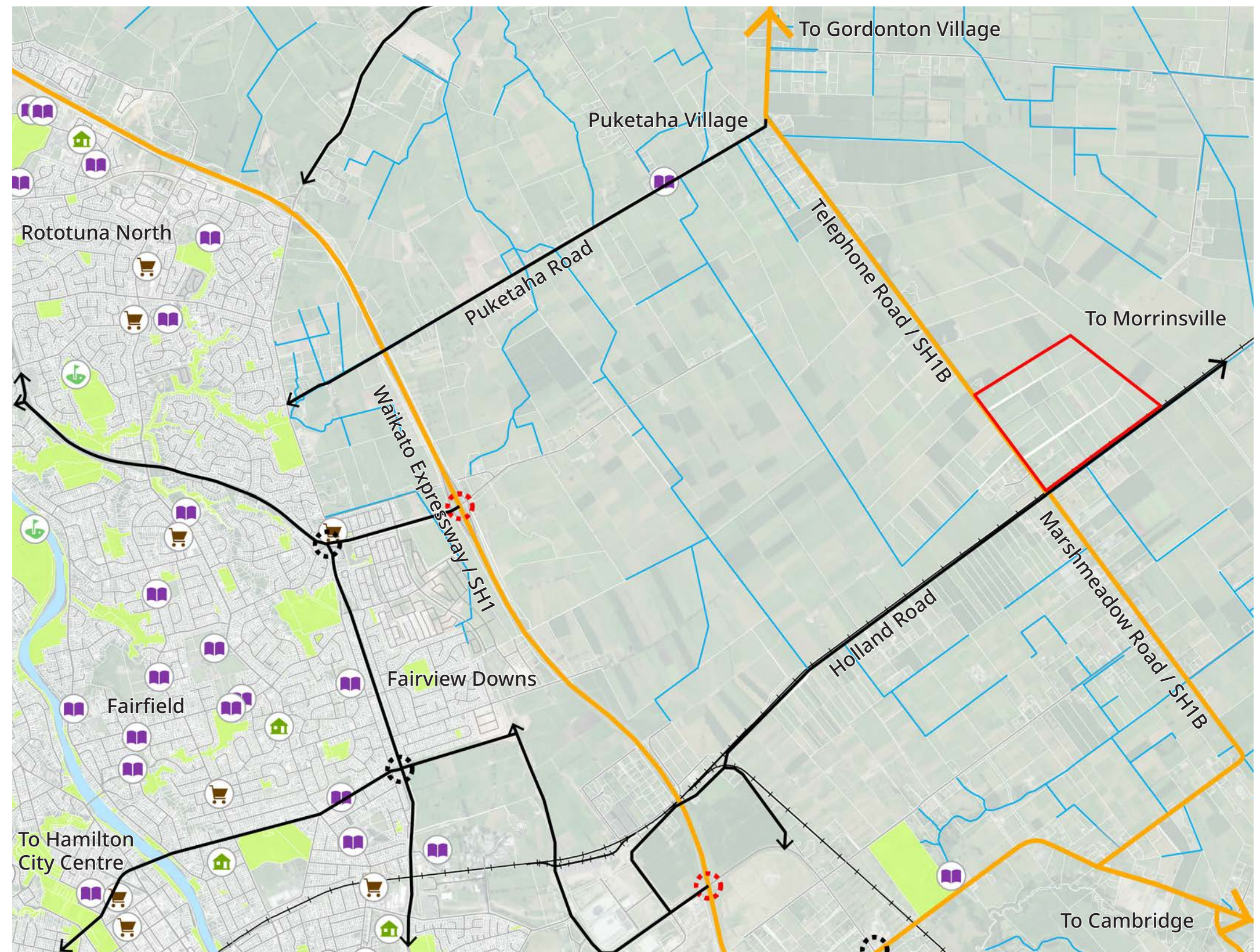


Figure 1 Local Context

1.2 Planning Context

The site is located within the Waikato District and is zoned Rural Zone under the Operative Waikato District Plan (Figure 2) and General Rural under the Waikato District Plan – Operative in Part.

Future development of the site should carefully consider the planning context under the District Plan, in order to create a cohesive and comprehensive transition from the existing rural environment context into a mixed use environment context.

The broader area surrounding Telephone Road is characterised by a mix of rural-residential properties, productive farmland, and emerging lifestyle development. The development of the site into a mixed use environment presents an opportunity to integrate high-end tourism, lifestyle living, retirement accommodation, and employment generating industrial land uses within a rural setting.

Legend

- Subject Site
- State Highway
- Railway
- Existing Interchanges
- WRC Identified Drains
- Regional Flood Hazards Extent
- Water Body
- Zoning Context**
- General Rural Zone
- Residential Zone
- Business/Commercial Centres
- City Centre Zone
- Industrial Zones
- Ruakura Industrial Park Zone
- Major Facilities/Other Uses
- Open Spaces and Esplanade

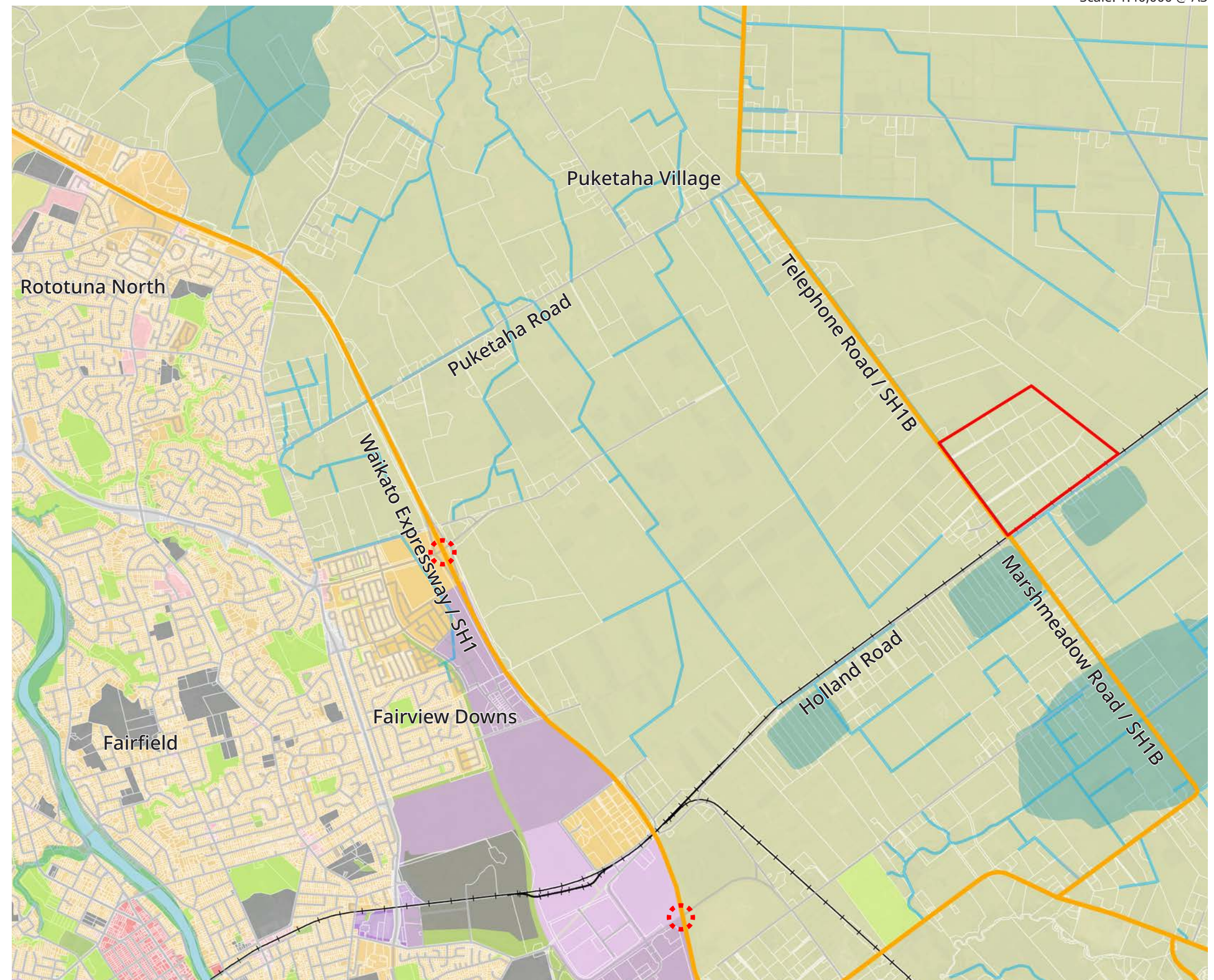


Figure 2 Hamilton City and Waikato District Planning Context



Scale: 1:40,000 @ A3

1.3 Permitted Baseline

While the site is zoned Rural, it does not reflect a typical rural environment or landholding pattern. As shown in Figure 3, the site comprises 27 individual lots held under separate legal titles. Under Standard GRUZ-S1 of the Waikato District Plan, and subject to legal access, each lot is entitled to accommodate one dwelling as a permitted activity. In addition, Standard GRUZ-S2 provides for a minor residential unit as a permitted activity on each lot. Together, these provisions establish a unique development baseline that differs significantly from a conventional rural property



Figure 3 Site Titles

1.4 Cultural and Historic Context

The site is of identified cultural and resource management significance to Ngāti Haua, Ngāti Wairere, and Waikato-Tainui.

The Masterplan and the development of Awanui Links present an opportunity to embed a cultural narrative that acknowledges and respects the significance of this whenua and the Waikato Te Awa. These opportunities will be identified together with tangata whenua.



Scale: 1:80,000 @ A3

Legend

- Subject Site
- Waterbodies
- Regional Flood Hazards Extent
- Green Spaces and Parks
- Significant Natural Area and Outstanding Landscape Area (HCC & WDC)
- Significant Archaeological Sites (HCC)

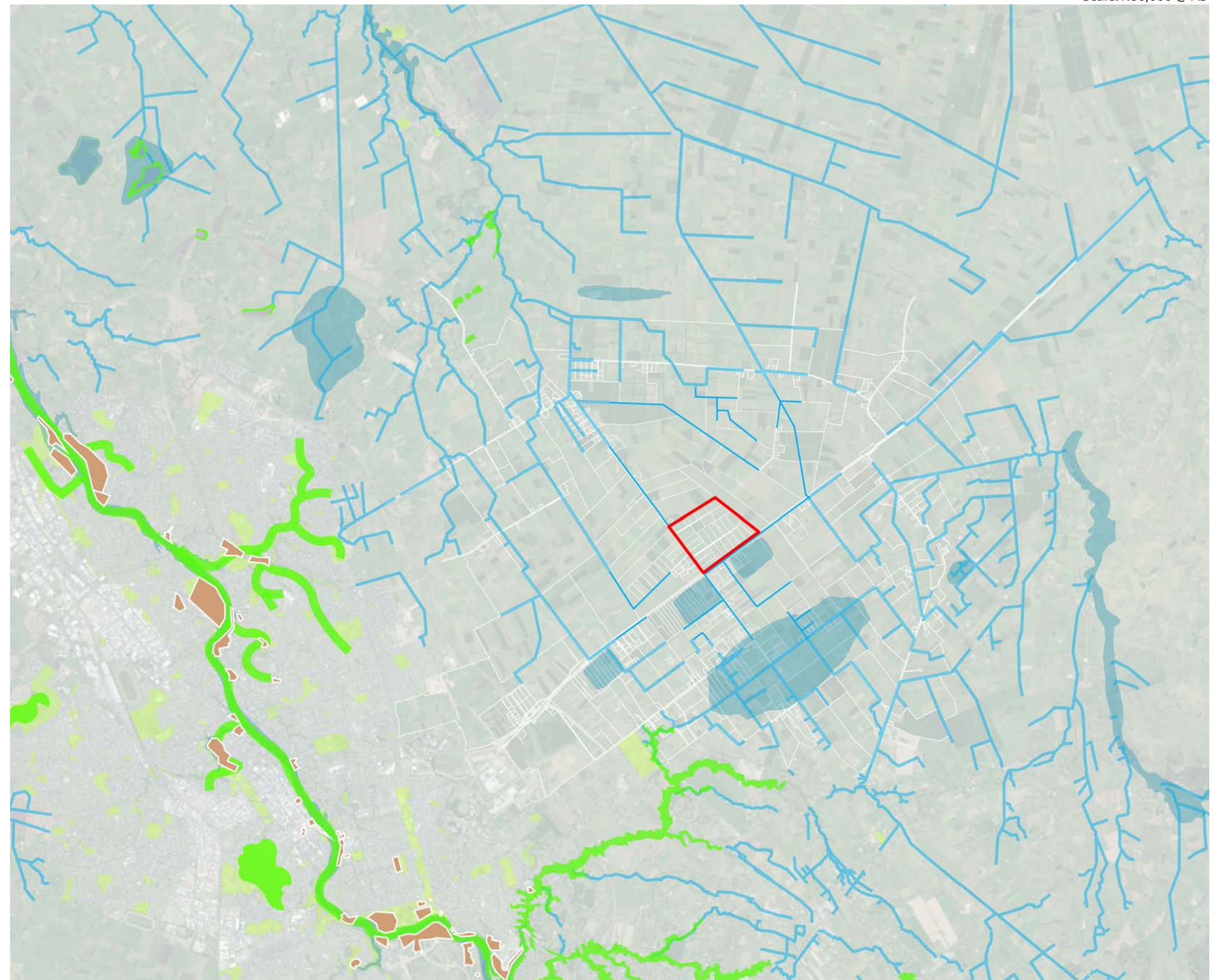


Figure 4 Identified Sites and Areas of Significance to Māori and Archaeological Sites

1.5 Ownership and Land Uses

- 1 Ownership: Melanie Jones & CB Trustee 2010 Limited**

Legal description: Lot 2, 3, 4, 5, 6, 7 DP South Auckland 15049;
 Lot 1 DP 36551;
 Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 DP South Auckland 14821
 Land use: Rural Farm & Rural Residential
 Approx. area: 115.96ha
- 2 Ownership: Claire Jane Howarth & Steven Murray Howarth**

Legal description: Lot 1 Deposited Plan South Auckland 15049
 Land use: Rural Residential
 Approx. area: 5.02ha
- 3 Ownership: Campbell Ross Hammond, Melissa Hammond & New Zealand Trustee Services Limited**

Legal description: Lot 1 Deposited Plan 469960
 Land use: Rural Residential
 Approx. area: 1.21ha
- 4 Ownership: Individual Owners**

Legal description: Lot 1, 2 Deposited Plan South Auckland 62161; Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 Deposited Plan South Auckland 69130; Lot 1, 2 Deposited Plan 388839
 Land use: Rural Residential
 Approx. area: 0.51-1.46 ha

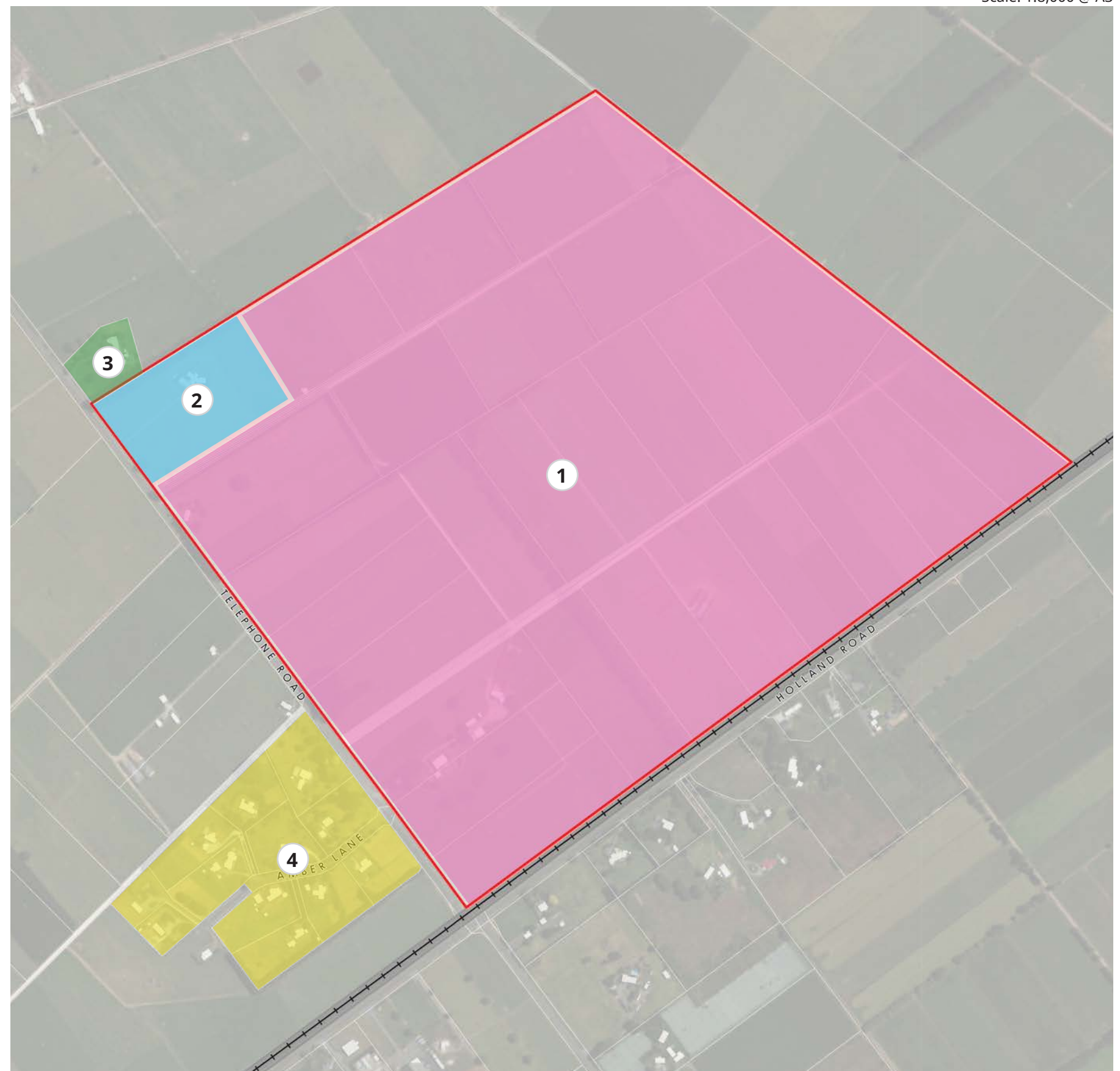


Figure 5 Existing Ownership Context Map

1.6 Ecological and Blue-green Network

The Awanui Links site has been assessed to understand its existing ecological values and to identify opportunities for integrating blue-green infrastructure into the development. The masterplan has been designed to integrate with existing natural features where it is practical and feasible.

The site is characterised by a network of artificial watercourses and modified rural landscapes, with the following key features:

- **Artificial Watercourses:** All watercourses within the site are artificial in origin.
- **Aquatic Ecology:** No fish species, including black mudfish, were captured during recent trapping surveys.
- **Wetland Areas:** Two small indicative wetland areas have been identified within the site. These are subject to further investigation that will occur during the substantive application.
- **Terrestrial Ecology:** Exotic shelterbelts and mature exotic trees across the site may offer potential roosting habitat for native bats. Further assessment will be required to confirm their ecological value. Additionally, several wood debris piles across the site provide potential habitat for lizards.

The development may result in the loss of the two indicative wetlands which are subject to further investigation. Should this occur, there are offsetting opportunities within the site.

Awanui Links is also being developed in accordance with water sensitive design principles. These principles aim to protect and enhance the health of the Waikato River which will be the ultimate receiving environment.



Figure 6 Identified Ecological Features Map

1.7.1 Wider Transport and Accessibility

Awanui Links is strategically located within the Waikato region, offering strong transport connectivity and accessibility to key urban centres and freight corridors. The site benefits from proximity to major state highways, planned infrastructure upgrades, and emerging public transport services, making it well-positioned to support regional growth and development.

- Awanui Links is strategically located within the Waikato, with strong connectivity to key urban centres and freight corridors.
- Proximity to major state highways (including SH1) positions the site to leverage regional growth, planned infrastructure upgrades, and emerging public transport services.
- SH1B forms the critical Hamilton–Gordonton link and ties into SH1, New Zealand’s primary north–south spine, supporting efficient regional movement of people and goods.

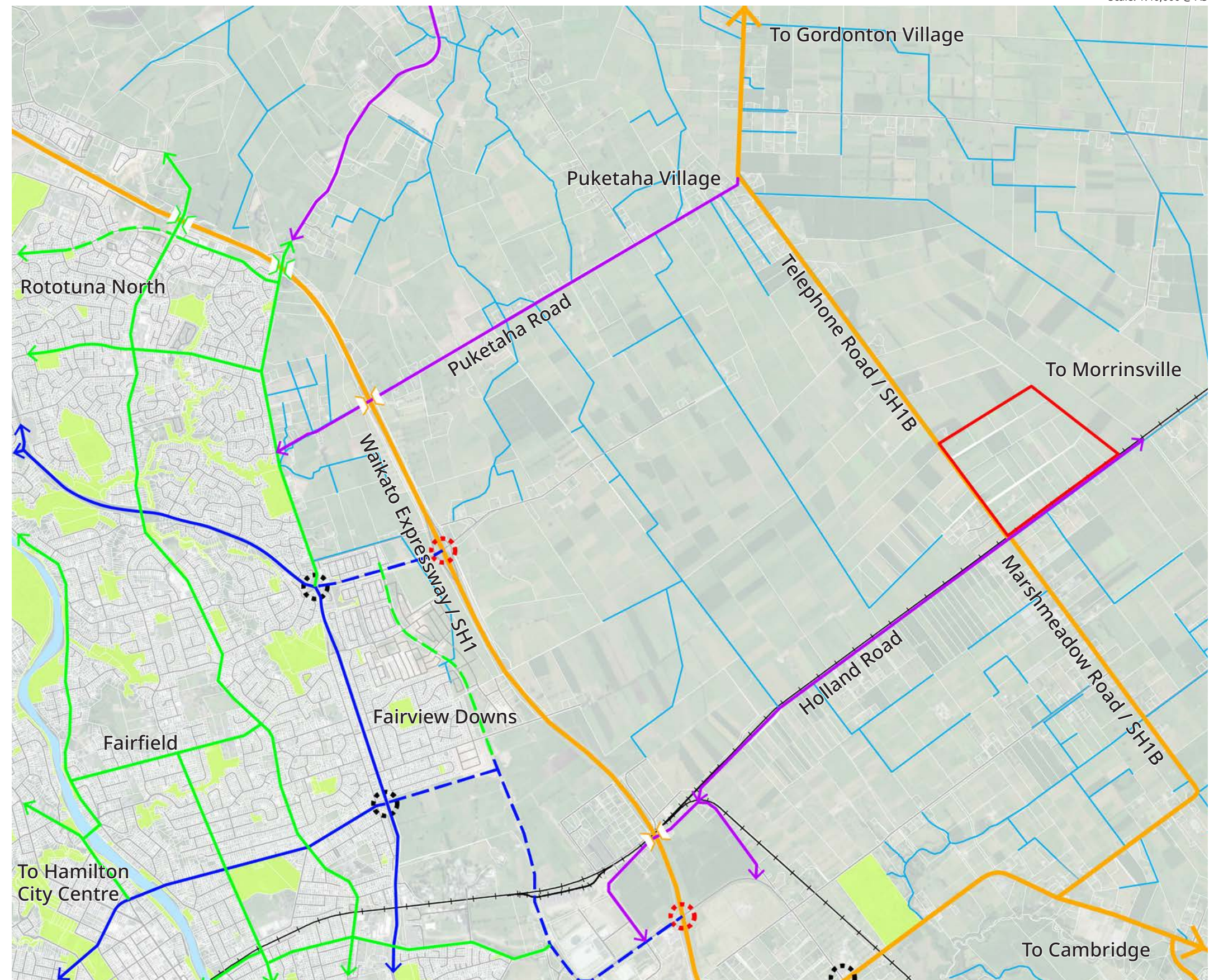
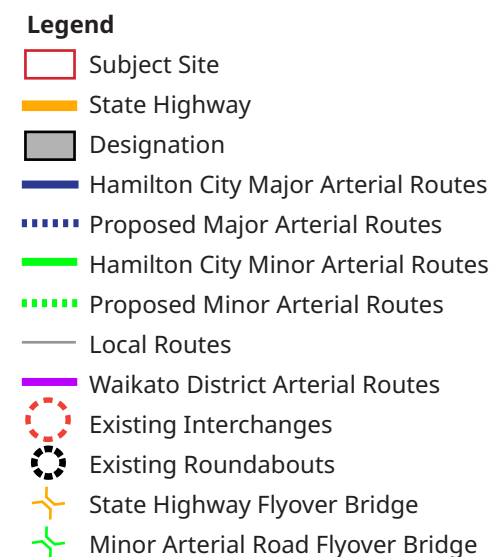


Figure 7 Wider Connectivity and Movement Map

1.7.2 Local Transport and Accessibility

Awanui Links is strategically located within the Waikato region, offering strong transport connectivity and accessibility to key urban centres and freight corridors. The site benefits from proximity to major state highways, planned infrastructure upgrades, and emerging public transport services, making it well-positioned to support regional growth and development.

- Direct access is via SH1B/Telephone Road, integrating the site with the local road network.
- Nearby connections include Holland Road, Marshmeadow Road, and Tauwhare Road, linking surrounding rural communities (Eureka, Puketaha, Newstead, Matangi).
- These routes provide convenient access to schools, employment hubs, and community facilities, supporting everyday trips and local servicing.

Legend

- Site Boundary
- 100m Rail Corridor Noise and Vibration Influence / Alert Area (Kiwi Rail)
- 100m State Highway Noise Influence Area (NZTA)
- Rail Designation
- ⊙ Existing Access Point (Culvert)
- ↔ Existing On-site Access
- ⊗ SH1B / Telephone Road Railway Crossing, Intersection of Holland Road and Telephone Road
- ⊗ Existing Intersection

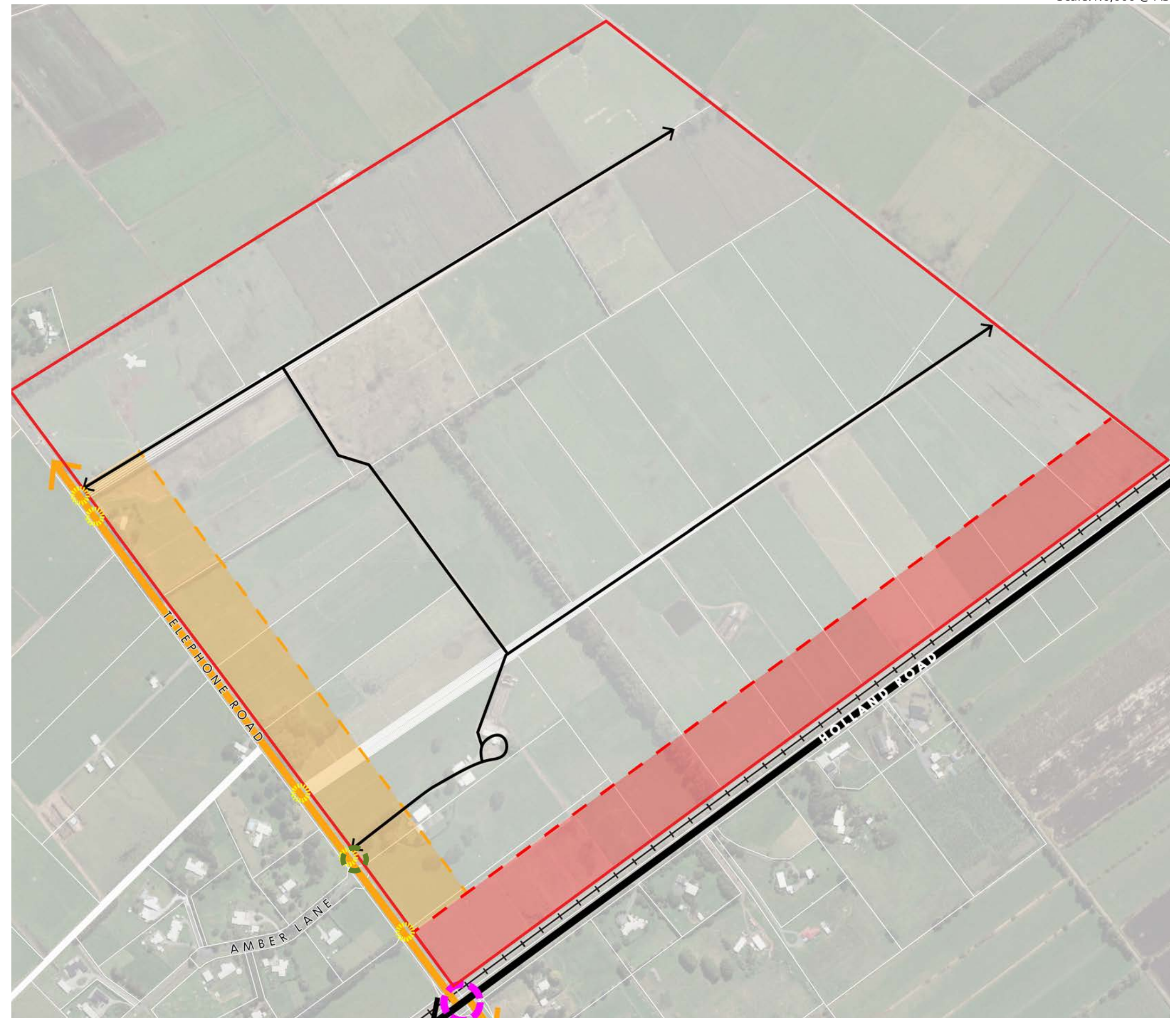


Figure 8 Site Connectivity and Movement Map

Scale: 1:6,000 @ A3

1.8 Existing Site Features and Opportunities

- The site is centrally located with convenient access to Hamilton, Gordonton, and Cambridge.
- The surrounding context is predominantly rural, with pockets of rural-residential development along the edges.
- The block is broadly regular in shape and generally flat, with only subtle falls that support efficient earthworks and accessible movement.
- Vehicle access is via the existing culvert entrance on SH1B/Telephone Road, which should be upgraded and consolidated to create a clear and safe gateway.
- The site adjoins SH1B's ~100 m Noise Influence Area and the rail corridor's ~100 m KiwiRail Alert Area, so noise-sensitive uses should be located outside these bands where practicable or mitigated through orientation, acoustic design, and landscape/parking buffers.
- The existing farm drain can be re-purposed as a blue-green spine, integrating swales and wetlands to deliver stormwater treatment, attenuation, and amenity.
- Two small areas may qualify as natural wetlands and will require field verification and delineation.
- Edge treatments should use setbacks, layered planting, and height/overlook controls to manage the interface with both rural farming operations and nearby dwellings.
- Part of the existing shelterbelts, hedgerows, and riparian vegetation could be retained and reinforced to provide immediate landscape structure, shade, wind and dust mitigation, and habitat connectivity.
- The central area can accommodate a community hub—such as a main street and public open space—leveraging the flat topography and existing road connection for legible access and efficient servicing.

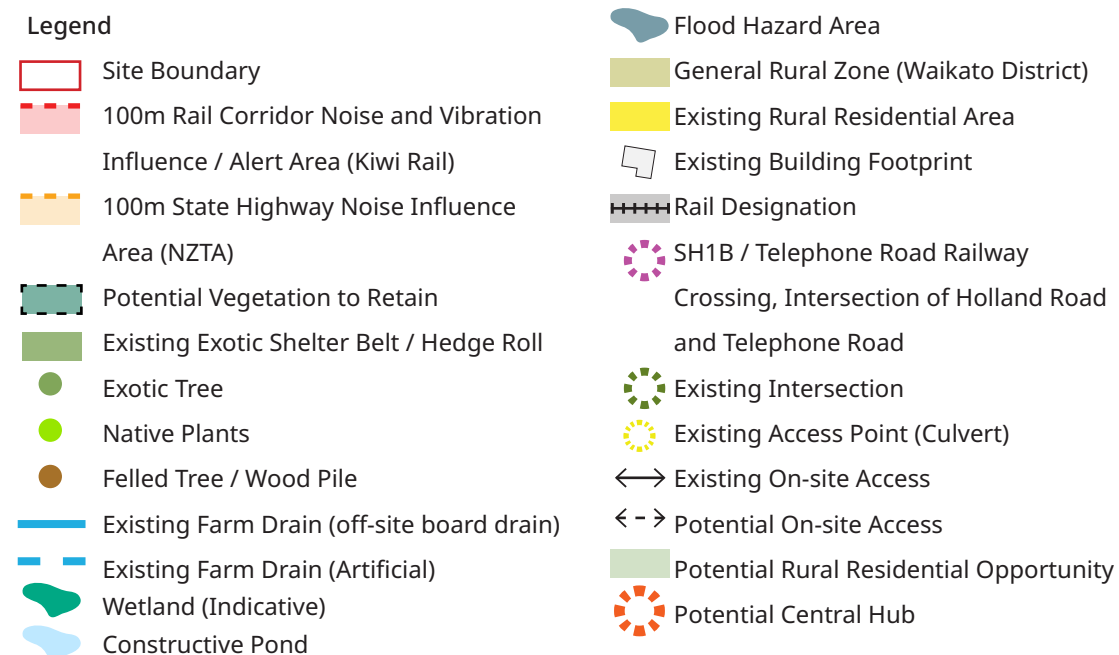


Figure 9 Site Features and Opportunities Map

2.0 Master Plan

- Legend
- Site Boundary
-
- Proposed Rural Residential Lots (70 lots)

Existing Railway

State Highway

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17



Figure 10 High-Level Masterplan

2.1 Movement and Connectivity

Figure 11 identifies the indicative movement network that will connect the site internally and to the surrounding transport system. The road layout aligns with the site's natural landform to reduce earthworks and simplify servicing.

The internal network is designed to be safe, legible, and fit-for-purpose—supporting residential, mixed-use, and industrial activities while balancing general traffic, service vehicles, and active modes.

Legend

-  Proposed Rural Residential Local Road (20m)
-  Proposed Rural Residential Right of Way / Private Access (10m)
-  Proposed Local Road (20m)
-  Proposed Right of Way / Private Access (10m)
-  Proposed Industrial Right of Way / Private Access (10m)
-  Proposed Accommodation Access (5m)
-  Proposed Maintenance Track / Access (4m)
-  Existing Bridge or Culvert to Retain
-  Potential Access to Proposed Rural Residential Lot



Figure 11 Movement Network and Road Hierarchy

2.2 Landscape Strategy



Scale: 1:6,000 @ A3

Character / Visual screening boundary planting:

Enhancing boundary planting along neighbouring rural farms with in-lot vegetation to retain rural character



Populus sp.

Podocarpus totara

Enhanced State Highway Boundary planting:

Enhancing boundary planting along Telephone Road / SH 1B.



Alectryon excelsus

Kunzea ericoides

Enhanced Rail Boundary planting:

Enhance boundary planting along the rail corridor, setting new vegetation a few metres inside the boundary to preserve access for future maintenance.



Pittosporum tenuifolium

Melicytus ramiflorus

Wetland Restoration:

Implement water sensitive stormwater management that protects and enhances ecological values.



Carex secta

Cordyline australis

Planting to separate active and passive activities:

Separate golf course from retirement village and guest accommodation



Phormium tenax

Leptospermum scoparium



Figure 11 Landscape Strategy Plan

2.3.1 Rural Residential Lot Sizes and Housing Typologies Test

Design Vision & Outcomes

The masterplan for the site has been carefully designed to provide a range of lot sizes that respond to market demand for rural residential uses, urban design best practice, and the site's context.

Across all lot sizes, the width and depth parameters have been set to achieve the outcomes below:

- Enable a variety of building forms through a mixed of lot sizes and dimensions.
- Optimised access and circulation for well-functioning access arrangements.
- Functional streetscape with clear street frontage, improving passive surveillance, business visibility and a coherent built form along key roads.



Built Form and Site Layout Assumptions

For the purposes of illustrating realistic scale and bulk within the proposed rural residential area, the Rural Zone Rules of the Waikato Operative District Plan are adopted as a baseline, noting that the 500m² / 2% site coverage standard materially overstates likely built outcomes. In practice, once other development standards are applied, the realistic building footprint would typically exceed 2% site coverage, while the overall building GFA would still generally not exceed 500m². Compared with other rural residential lots in the surrounding area, where typical lot sizes are around 5,000m² (and therefore larger than those proposed), buildings are expected to remain of a similar size for comparable residential use.

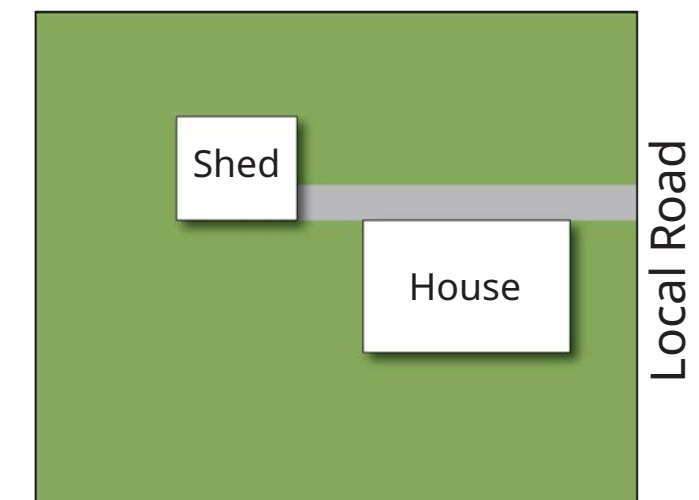
Accordingly, the following indicative standards have been applied to test built form and prepare the diagrams/envelopes. These will better reflect site specific rural residential activity, and required amenity outcomes.

- **Indicative site coverage** (*These ranges reflect typical yard/ marshalling needs, parking supply, and landscape requirements*)
 - 3000 - 5000m²: 15% or 450m²
- **Setbacks from Roads and Right of Ways**
 - Local roads = min 7.5m
 - Right of Way = min 3m
- **Setbacks from other boundaries**
 - All boundaries rather than road boundary: min 12m

Built Form Testing Precedents

Typical Layout for 3,000m² lots

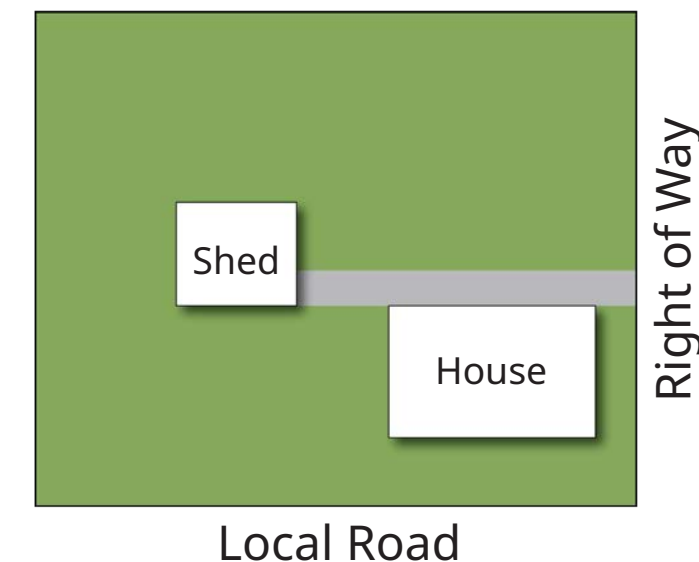
- Lot size = 3,000m² (50m x 60m)
- Building size = House: 350m² (14m x 25m) + Shed: 100m² (10m x 10m)
- Building height = 10m
- Setback from road = 7.5m



Built Form Testing Precedents

Typical Layout for 3,000m² lots

- Lot size = 3,000m² (50m x 60m)
- Building size = House: 350m² (14m x 25m) + Shed: 100m² (10m x 10m)
- Building height = 10m
- Setback from Road = 7.5m
- Setback from Right of Way = 3m



2.3.2 Light Industrial Lot Sizes and Housing Typologies Test

Design Vision & Outcomes

The masterplan for the site has been carefully designed to provide a range of lot sizes that respond to market demand for light industrial activity, urban design best practice, and the site's context.

Across all lot sizes, the width and depth parameters have been set to achieve the outcomes below:

- Efficient industrial typologies to enable a variety of building forms and industrial uses.
- Optimised access and circulation for well-functioning access arrangements.
- Functional streetscape with clear street frontage, improving passive surveillance, business visibility and a coherent built form along key roads.
- Integrated 10-15m buffers and interface treatments, especially critical near sensitive land uses such as rural edges or residential zones.
- The lot layout and size allows for reconfiguration or amalgamation of lots (especially in the 1 ha+ range), supporting future tenant changes and flexibility in subdivision staging.



Built Form and Site Layout Assumptions

For the purposes of illustrating realistic scale and bulk within the proposed rural residential area, the Industrial Zone Rules of the Waikato Operative District Plan are adopted as a baseline, noting that the 70% site coverage standard materially overstates likely built outcomes. In practice, once other development standards are applied, the realistic building footprint would typically sit well below 70% site coverage

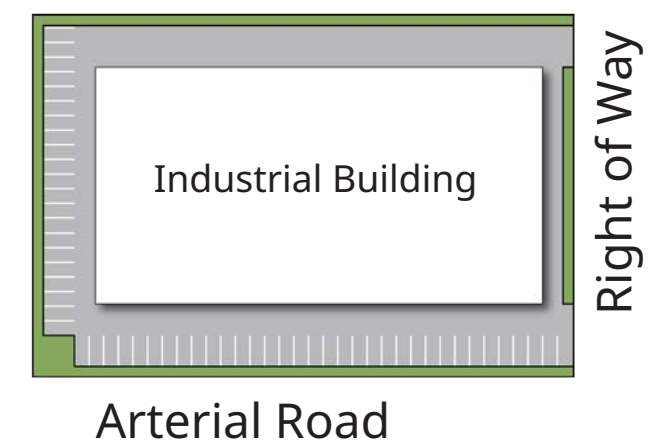
Accordingly, the following indicative standards have been applied to test built form and prepare the diagrams/envelopes. These will better reflect market-typical industrial operations, truck movement geometry and required amenity outcomes.

- **Indicative site coverage** (*These ranges reflect typical yard/marshalling needs, parking supply, and landscape requirements*)
 - 2000 - 6000m²: 75-50%
- **Setbacks from Roads and Right of Ways**
 - Arterial Road = min 10m
 - Right of Way = min 7m
- **Landscaping**
 - Parking areas and storage areas adjacent to roads are separated from the roads by a 2m planted strip of land, and
 - Land within 2m of a national or regional arterial route is planted with a combination of lawn, indigenous groundcover, shrubs and trees

Built Form Testing Precedents

Typical Layout for 2,000m² lots

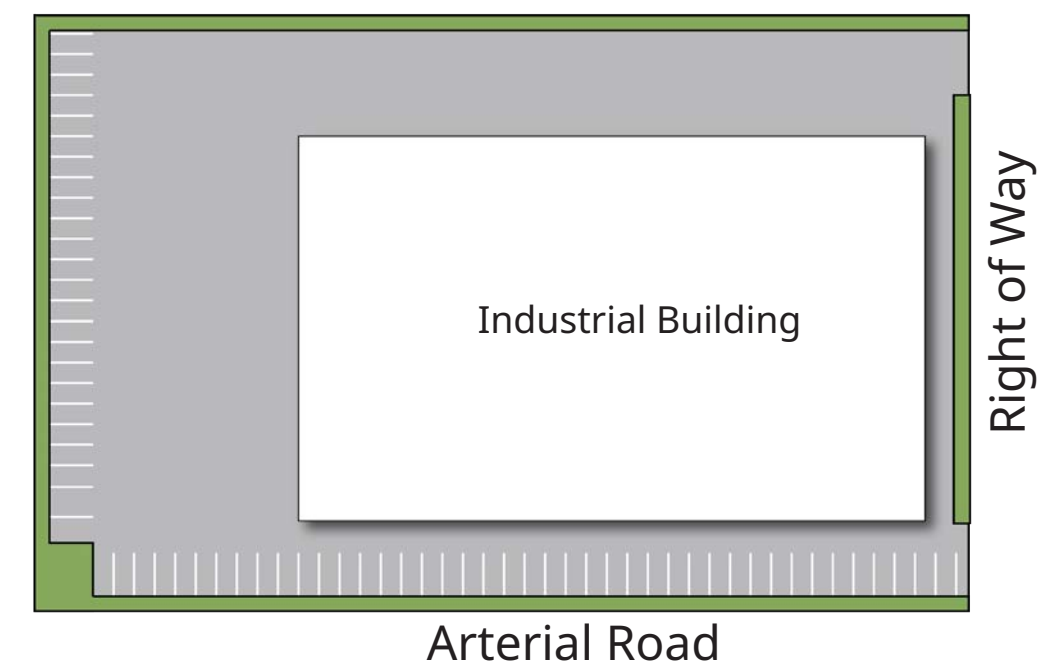
- Lot size = 2,000m² (40m x 50m)
- Building size = 1,500m² (40m x 30m)
- Building height = 15m
- Setback from Arterial Road = 10
- Setback from Right of Way = 7m



Built Form Testing Precedents

Typical Layout for 6,000m² lots

- Lot size = 6,000m² (60m x 100m)
- Building size = 3,000m² (40m x 75m)
- Building height = 15m
- Setback from Arterial Road = 10
- Setback from Right of Way = 7m



2.3.3 Retirement Village and Golf Course – Conceptual Visual Illustrations

Design Vision & Outcomes

A retirement village and golf course are being explored as a potential future use for the Site. The concept includes a purpose-built retirement community supported by on-site amenities such as care centre, cafe, walking paths, recreational spaces, and community facilities. The village is likely to be designed to offer different accommodation types and levels of care, allowing residents to age in place overtime.

The proposal also includes a 18-holes golf course and associated recreational facilities, providing opportunities for outdoor activity, social interaction and community wellbeing. The overall design of these elements are intended to complement the existing rural character of the area and make use of the site's open landscape, while managing effects through appropriate landscaping, access design, and environmental considerations.

At this stage, the concept is indicative only. Further technical assessments and consultation will help shape the final layout, scale, and design response.



2.4 Stormwater

Stormwater runoff within Awanui Links will be managed to ensure that run off from all non-permeable areas such as roading, berms, driveways, ROW's, residential & industrial lots, does not create flooding or ponding within and/ or downstream of the proposed Awanui Links development, while maintaining any conveyance of upper catchment flows through the proposed development.

The key stormwater management feature within the proposed Awanui Links development will be a series of Wetland ponds that will service each area of the proposed development independently of each other. Existing catchment areas will be retained and enhanced, all runoff from the site will be directed into a total of five stormwater ponds via either roadside swales and/or piped infrastructure. Initial treatment will be either via raingardens, bio-retention swales or grassed roadside swale.

The ponds will discharge into adjacent existing stormwater drains and/or channels that form part of the Waikato Regional Komakorau drainage network at a controlled rate which reflects existing discharges rates, with the objective of the proposed stormwater management approach to ensure that stormwater flows from the site are improved from the pre-development levels. The wetland ponds will also have the secondary function of allowing for flood attenuation of up to the 100-year event flows across the site.

Furthermore, the proposed stormwater ponds will also combine within each pond's stormwater treatment bio retention aspects, which protects the quality of the discharge from the proposed urbanised areas. This will be designed with planting established post construction allowing treatment of the stormwater but also allows habitats to be formed for ecology.



Figure 13 Proposed Stormwater Network

2.5 Water & Wastewater

Water

The Awanui Links development Potable Water supply options are still being explored however connection to the existing Waikato District Council network is not feasible. The proposed development will likely be split into different land use areas, with each area having independent Potable Water supply options. Any proposed water bores across the site which will also be utilised during the construction phase of the project. This will aid in reducing dust in the drier months when bulk earthworks and civil work is being undertaken.

- **Rural Residential Areas**

Water supply for the Rural Residential areas will be via On-lot rainwater harvesting and reuse tanks, sized for both potable water supply and firefighting supply as per both the district plan and SNZ PAS 4509:2008-New Zealand Fire Service Firefighting Water Supplies Code of Practice.

- **Industrial Areas**

Water supply for the Industrial areas will be via On-lot rainwater harvesting and reuse tanks, sized for both potable water supply and firefighting supply as per each industries specific needs, the district plan and SNZ PAS 4509:2008-New Zealand Fire Service Firefighting Water Supplies Code of Practice.

- **Retirement Village (RV) Area**

The potable water supply options are still being explored which will likely include a combination of supply from multiple private bores and rainwater harvesting and reuse tanks. A centralised water treatment plant is also proposed as part of RV to ensure that any water sourced from the bore for use as potable water will be treated to the required drinking water standards.

- **Golf/Events Centre Area**

The potable water supply options are still being explored which will likely include a combination of supply from multiple private bores and rainwater harvesting and reuse tanks. A centralised water treatment plant is also proposed as part of Event Centre area to ensure that any water sourced from the bore for use as potable water will be treated to the required drinking water standards.

Greywater collected from the Event Centre wastewater can also be collected and used for irrigation purposed for the golf course.

Wastewater

Similar to Water, Wastewater options for the Awanui Links development are being explored however there is no Waikato District Council wastewater infrastructure in the general area of the proposed development. The proposed development will likely be split into different land use areas, with each area having independent Wastewater treatment & disposal options.

- **Rural Residential Areas**

Rural Residential areas will utilise On-lot treatment & disposal for their wastewater such as On-lot Biocycle Systems & disposal field or similar systems.

- **Industrial Areas**

Industrial areas will utilise On-lot treatment & disposal for their wastewater such as On-lot Biocycle Systems & disposal field or similar systems, this will limit the type of industrial activities suitable for the proposed development and consent notices would need to be applied to limit the type of industrial activity associated with those lots.

- **Retirement Village (RV) Area**

The RV will require a combination of a central wastewater treatment system and On-lot treatment and disposal, with the final options dependant on RV layout, serviceability of individual villas via internal wastewater networks (both gravity and low-pressure systems) and specific requirements of the RV Care facility. A central wastewater treatment system & disposal system, such as an MBR/Aeration plants in combination with Biocycle systems (or similar systems) would accommodate the above approach.

- **Golf/Events Centre Area**

The Golf/Events Centre area will require a combination of a central wastewater treatment system and On-lot treatment and disposal, with the final options dependant on final Villa & Event Centre layout. A central wastewater treatment system & disposal system, such as an MBR/Aeration plants in combination with Biocycle systems (or similar systems) would accommodate the above approach.

The Event Centre can also install a “greywater “system to collect suitable wastewater for storage and reuse within the golf course for irrigation purposes.



2.6 Staging

Rural Residential Lots

Stage 1:

- 39 rural residential lots
- Primary access via Telephone Road
- Construction of Stormwater Wetland A

Stage 2:

- 31 rural residential lots
- Primary access via Telephone Road
- Construction of Stormwater Wetland B

Retirement Village

Stage 1:

- 50 Retirement Village Units
- Internal Access
- Construction of Stormwater Wetland C

Stage 2:

- 12 Retirement Village Units
- Internal Access
- Construction of Stormwater Wetland D

Stage 3:

- 73 Retirement Village Units
- Internal Access

Golf Course

Stage 1:

- Event Centre / Hotel
- Wellness Centre / Fine Dining
- Open Space / Wedding Venue
- Driving Range
- Primary access via Telephone Road, Internal Access
- Construction of Stormwater Wetland E

Stage 2:

- 10 Golf Holes

- 10 Large Luxury Villas, 20 Small Luxury Villas
- Internal Access
- Construction of Stormwater Wetland F

Stage 3:

- Clubhouse / Club
- Proshop
- Virtual Golf / Sims
- Cart Storage
- Storage Shed
- 8 Golf Holes
- 32 Small Luxury Villas
- Internal Access
- Construction of Stormwater Wetland G

Industrial Lots

- 9 industrial lots
- Industrial Private Access
- Construction of Stormwater Wetland H
- Solar farm

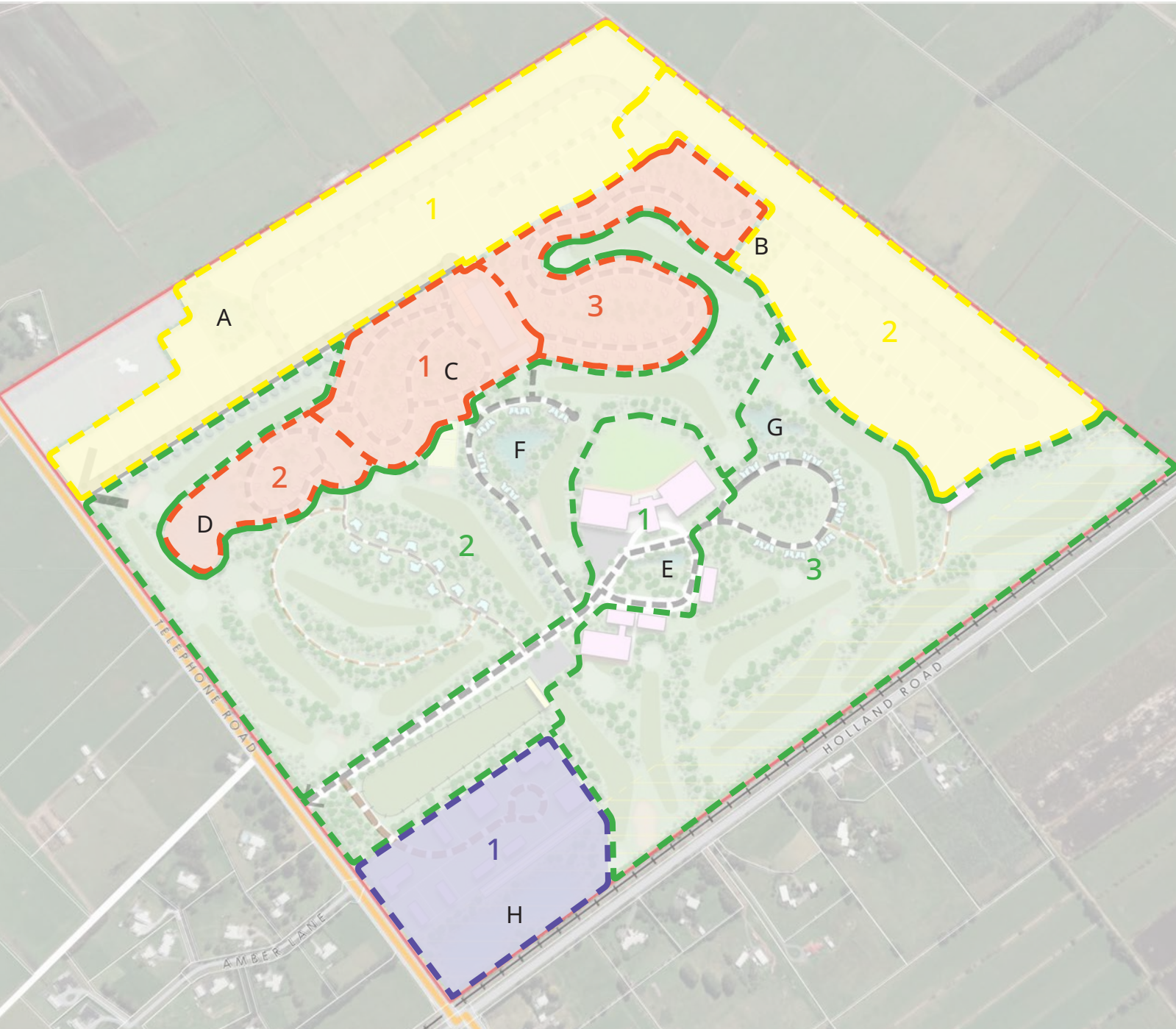


Figure 14 Staging Plan

