Fast-track

Te Kāwanatanga o Aotearoa
New Zealand Government

MINUTE OF THE PANEL CONVENER

Request for Section 51 report for Southern Links 1

[FTAA-2609-1294]

5 November 2026

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[1] Golden Ridge Farm Limited, Golden Ridge Park Limited, Industre Property Rua Limited and Southpark Agri Development Limited (collectively, the Applicant) lodged a substantive application under the Fast-track Approvals Act 2024 (the Act) on 11 September 2026. The application relates to the subdivision of land and development of approximately 938 residential allotments and 22 industrial lots on two areas of land southwest of Hamilton City Centre within Waipā District.

[2] The application seeks approvals including:

(a) a wildlife approval under section 42(4)(h);

[3] Pursuant to section 51 of the Act, the panel convener directs the Environmental Protection Authority (EPA) to obtain the following reports:

From the Director-General of the Department of Conservation (DOC):

(a) a report under clause 3 of Schedule 7 for the wildlife approval (s42(4)(h)).

Advice Requested

[4] The panel convener also directs the EPA to obtain advice from DOC on the following:

(a) How the weighting of matters set out in the relevant schedules should be approached, having regard to applicable statutory provisions and relevant senior court decisions (s51(1)).

(b) If the agency does not agree with, or wishes to amplify on, the expert and planning assessments lodged in support of the application, it must file a report in accordance with the relevant schedule (s51(2)(c) or s51(2)(d))

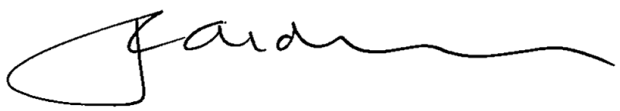
(c) The agency may confirm and append advice previously given in response to directions under section 51 on another project and does not need to provide an assessment if it concurs with the applicant's assessments.

(d) The agency is to respond to the draft conditions, including any management plans attached to the application, recommending tracked changes (if any).

Timing

[5] The reports and advice must be provided to the EPA **within 10 working days after the panel invites comments on the application,** in accordance with section 51(4) of the Act.

[6] Any advice or report received will be provided by the EPA to persons listed in s 51(5).



Jennifer Caldwell
Panel convener for the purpose of the Fast-track Approvals Act 2024