

Department of Conservation

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**B&A**

Urban & Environmental

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**From:** Kasey Zhai  
**Sent:** Monday, 16 February 2026 2:51 pm  
**To:** FastTrackApplicationEnquiries@doc.govt.nz  
**Cc:** Briar Belgrave  
**Subject:** DOC Pre-Lodgement Consultation - Awanui Links  
**Attachments:** pre-lodgement-fast-track-application-consultation-application-form.docx

Kia ora,

Please find attached a formal request for pre-lodgement consultation for a Fast-Track Referral project. I am getting in touch on behalf of Briar Belgrave, who is currently on leave.

We would appreciate your assistance with this request. Could you please include Briar (copied in) into all communications.

Please also use the existing Barker & Associates account for invoicing purposes.

Ngā mihi | Kind regards,

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**KASEY ZHAI**

Associate

027 305 8458

KaseyZ@barker.co.nz

**B&A**

Urban & Environmental



PO Box 1986,  
Shortland Street, Auckland 1140  
Level 4, Old South British Building,  
3-13 Shortland Street, Auckland

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# Request for Fast-track Pre-lodgement Consultation

**Purpose** – To request pre-lodgement consultation on fast-track referral or substantive applications as required by the Fast-track Approvals Act 2024.

## Instructions:

Please Email the completed form to [fasttrackapplicationenquiries@doc.govt.nz](mailto:fasttrackapplicationenquiries@doc.govt.nz)

NOTE: DOC will recover the actual and reasonable costs incurred in consulting and assisting you before the application is lodged (whether or not the application is subsequently lodged).

## Project Details

|                                                                                                                                                                                                                                                                                  |                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| <b>Your name:</b> Briar Belgrave                                                                                                                                                                                                                                                 | <b>Your role &amp; company:</b> Barker & Associates                           |
| <b>Phone number:</b>                                                                                                                                                                                                                                                             | <b>Email:</b> <span style="border: 1px solid red;">briarb@barker.co.nz</span> |
| <b>*Fast-track applicant’s name (Company Name and Trading Name (if different)):</b> Ben Jones                                                                                                                                                                                    |                                                                               |
| <b>*Project name and summary:</b><br><br>Awanui Links seeks to establish a mixed-use development in the Waikato District that integrates high-end tourism, lifestyle living, retirement accommodation, and light-industrial activity around an 18-hole championship golf course. |                                                                               |
| <b>*Project site location and the location of proposed activities within the site (where appropriate):</b><br><br>The site is located off Marshmeadow Road in the Waikato District. The indicative masterplan is shown below:                                                    |                                                                               |

**Legend**

- Site Boundary
- Proposed Rural Residential Lots (63 lots)
- Proposed Light Industrial Lots (9 lots)
- Proposed Retirement Village (137 units)
- Proposed Retirement Village Care Facility
- Proposed Golf Course Visitor Accommodation
- Proposed Golf Course Facility Buildings
- Proposed Golf Course Driving Range Building
- Proposed Indicative Planting / Landscaping
- Proposed Wetland
- Existing Railway
- 1 Wellness Centre / Fine Dining (approx. 3500sqm)
- 2 Event Centre / Hotel (approx. 3500sqm)
- 3 Clubhouse / Club (approx. 2550sqm)
- 4 Proshop (approx. 800sqm)
- 5 Virtual Golf / Sims (approx. 800sqm)
- 6 Cart Storage (approx. 1000sqm)
- 7 Storage Shed (approx. 1000 sqm)
- 8 Open Space / Wedding Venue
- 9 Visitor Accommodation - Large Luxury Villas (10 villas)
- 10 Visitor Accommodation - Small Luxury Villas (52 villas)
- 11 Retirement Village Care Facility (approx. 3000sqm)
- 12 Cafe (approx. 800sqm)
- 13 Solar Farm (approx. 3000sqm)



**GPS location and/or map:**

See below map for context:



**Is the project on Public Conservation Land? No**



|                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| <p><b>*Type of Fast-track Application</b> (<i>referral or substantive</i>). <i>If the substantive application is for a project listed in Schedule 2, please specify.</i></p> <p>Referral application</p>                                                                                                                                                                                        |                                                                       |
| <p><b>Applicant Phone number:</b> Refer to B&amp;A contact details above</p>                                                                                                                                                                                                                                                                                                                    | <p><b>Applicant email:</b> Refer to B&amp;A contact details above</p> |
| <p><b>Details of the proposed activity:</b></p> <p>Types of consent being sought:</p> <ul style="list-style-type: none"> <li>Land use for earthworks, associated infrastructure and dwellings</li> <li>Land use for development</li> <li>Subdivision (super lot and staged)</li> </ul> <p>A Wildlife Act Authority would likely be required in relation to fauna, and specifically lizards.</p> |                                                                       |
| <p><b>Details of any relevant Treaty of Waitangi settlement obligations you are aware of and any engagement you have undertaken with local iwi/hapū:</b></p>                                                                                                                                                                                                                                    |                                                                       |
| <p><b>What conservation approvals do you think may be required for the activity?</b></p>                                                                                                                                                                                                                                                                                                        |                                                                       |
| <ul style="list-style-type: none"> <li><b>Concessions under the Conservation Act 1987, Reserves Act 1977, Wildlife Act 1953, and National Parks Act 1980</b></li> </ul>                                                                                                                                                                                                                         |                                                                       |
| <ul style="list-style-type: none"> <li><b>Authorities provided under the Wildlife Act 1953</b> (including the identification of the proposed activity eg relocation, salvage, capture etc and the species affected)</li> </ul>                                                                                                                                                                  | X                                                                     |
| <ul style="list-style-type: none"> <li><b>Specific permissions under the Freshwater Fisheries Regulations 1983</b></li> </ul>                                                                                                                                                                                                                                                                   |                                                                       |
| <ul style="list-style-type: none"> <li><b>Access arrangements under the Crown Minerals Act 1991</b></li> </ul>                                                                                                                                                                                                                                                                                  |                                                                       |
| <ul style="list-style-type: none"> <li><b>Exchanges of land under the Conservation Act 1987 or Reserves Act 1977</b></li> </ul>                                                                                                                                                                                                                                                                 |                                                                       |
| <ul style="list-style-type: none"> <li><b>Amending or revoking conservation covenants under section 27 of the Conservation Act 1987 or section 77 of the Reserves Act 1977</b></li> </ul>                                                                                                                                                                                                       |                                                                       |
| <ul style="list-style-type: none"> <li><b>Other</b> (please specify)</li> </ul>                                                                                                                                                                                                                                                                                                                 |                                                                       |
| <p><b>What current interests over the land are you aware of?</b></p> <p>There are a number of current interests, however these are not anticipated to preclude the proposed project.</p>                                                                                                                                                                                                        |                                                                       |
| <p><b>Is there any other additional information that may be relevant?</b> (e.g. is the activity in a World Heritage Area?)</p>                                                                                                                                                                                                                                                                  |                                                                       |

**Date initially planning to lodge (subject to pre-lodgement consultation discussions):** March 2026

## **Disclaimers:**

- The purpose of collecting this information is to enable the Department to respond to your request for pre-lodgement consultation and your application if one is subsequently lodged. The Department will not use this information for any reason not related to that purpose.
- DOC works with others to achieve its conservation goals and has a responsibility to give effect to the principles of the Treaty of Waitangi in doing so. As part of that, we may share some of the high-level information you provide above (marked with a \*), as well as a summary of our response to you, with our Treaty partners, conservation boards, and the New Zealand Conservation Authority. DOC will not carry out any of your required consultation with these groups on your behalf, nor will we represent their views or the views of others in our pre-lodgement consultation with you. However, if interests are identified early on, this can help support our advice to you.
- However, if any interests are identified early, this can help support DOC's advice to you in the early steps of this application.
- Applicants should be aware that provisions of the Official Information Act may require that some or all information provided to DOC be publicly released.

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**From:** FastTrackApplicationEnquiries <FastTrackApplicationEnquiries@doc.govt.nz>  
**Sent:** Thursday, 19 February 2026 8:45 am  
**To:** Kasey Zhai; FastTrackApplicationEnquiries  
**Cc:** Briar Belgrave  
**Subject:** RE: DOC Pre-Lodgement Consultation - Awanui Links  
**Attachments:** Cost Recovery Initial Deposit Letter - Kasey Zhai.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Kia ora Kasey,

Thank you for engaging with DOC on your Fast-track Approvals application.

DOCs Fast-track (Cost Recovery) Regulations 2025 and DOCs Fast-track Cost Recovery Policy were published on 7 February 2025. Under the fast-track Cost Recovery regime applicants are required to pay a deposit prior to pre-lodgement consultation. The attached letter includes this initial deposit.

We will now process an initial deposit invoice for payment that must be paid before consultation can commence. As soon as payment is received, we will assign a project lead who will be in touch to arrange an initial meeting with you and further discussions.

Please note, we encourage all applicants to allow at least 3-4 weeks for effective pre-lodgement consultation with DOC.

Ngā mihi nui,

**Grace Masterton** (she/her)  
On behalf of the Fast-track Applications team  
Te Papa Atawhai | Department of Conservation

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**From:** Kasey Zhai <KaseyZ@barker.co.nz>  
**Sent:** Monday, 16 February 2026 2:51 pm  
**To:** FastTrackApplicationEnquiries <FastTrackApplicationEnquiries@doc.govt.nz>  
**Cc:** Briar Belgrave <BriarB@barker.co.nz>  
**Subject:** DOC Pre-Lodgement Consultation - Awanui Links

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Kia ora,

Please find attached a formal request for pre-lodgement consultation for a Fast-Track Referral project. I am getting in touch on behalf of Briar Belgrave, who is currently on leave.

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Ngā mihi | Kind regards,

KASEY ZHAI

Associate

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**From:** David Greaves <dgreaves@doc.govt.nz>  
**Sent:** Monday, 2 March 2026 11:37 am  
**To:** Briar Belgrave; Kasey Zhai  
**Subject:** DOC Consultation - Awanui Links

Some people who received this message don't often get email from dgreaves@doc.govt.nz. [Learn why this is important](#)

Hi Briar and Kasey

I'm helping DOC with some of their fast track applications and they have allocated my your application for Awanui Links.

I see in the application form that you will be seeking a Wildlife Permit for lizard relocation. In order for me to get a team together to provide you with some feedback, do you have any information that you can share on the proposal, ideally an ecological assessment.

Feel free to give me a ring if you want to discuss.

Cheers  
Dave

**David Greaves**

**0274553355**

Consultant Planner Fast Track Applications

Te Papa Atawhai | Department of Conservation

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# Minutes

Project: Awanui Links  
Date: 10 March 2026  
Time: 1.30pm  
Location: MS Teams  
Attendees:

| Name           | Role/Organisation    |
|----------------|----------------------|
| Briar Belgrave | B&A                  |
| David Greaves  | DOC                  |
| Nick Carter    | Ecological Solutions |

| Item | Detail                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Action |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| 1    | <b>Overview (Briar)</b> <ul style="list-style-type: none"><li>• 'Awanui Links– Fast Track Referral Application in Waikato</li><li>• Zoned Rural under Waikato District Plan</li><li>• Site is under single ownership</li></ul>                                                                                                                                                                                                                                                                                                                                   |        |
| 2    | <b>MP Components (Briar)</b> <ul style="list-style-type: none"><li>• 18-hole international golf course</li><li>• Golf course visitor accommodation</li><li>• Golf course facilities</li><li>• Driving range</li><li>• Rural residential lots</li><li>• Industrial lots</li><li>• Retirement village and care facility</li><li>• Commercial activities, community hub and meeting space</li></ul>                                                                                                                                                                 |        |
| 3    | <b>Ecological Site Visit and Referral Memorandum (Nick)</b> <ul style="list-style-type: none"><li>• Site has a network of artificial watercourses</li><li>• Is a highly modified rural environment</li><li>• No fish species including black mudfish found during trapping surveys</li><li>• Two indicative wetland areas have been identified. These will be subject to further investigation when a substantive application is being prepared. If wetlands are NPS-FM complying wetlands, offsetting opportunities within the site will be explored.</li></ul> |        |

|   |                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|   | <ul style="list-style-type: none"> <li>• Exotic shelterbelts and mature exotic trees across the site – could be potential roosting habitat for bats. Bat surveys will be completed as part of a substantive application.</li> <li>• Several woodpiles on site provide potential habitat for lizards – Wildlife Authority will be sought in relation to lizards.</li> </ul>                                               |  |
| 4 | <p><b>Briar notes -</b></p> <ul style="list-style-type: none"> <li>• Due to the proposal being prepared for Referral Lodgement assessments and surveying is high level.</li> <li>• More detailed monitoring would occur should the Referral Application be successful. (Bats, lizards, wetlands, etc.)</li> </ul>                                                                                                        |  |
| 5 | <p><b>DOC Feedback and Requirements (David)</b></p> <ul style="list-style-type: none"> <li>• No major red flags at referral stage from DOCs perspective</li> <li>• Further surveys will be required particularly for bats</li> <li>• WLAA potentially needed for copper skink capture and relocation</li> <li>• Further wetland investigations needed should a substantive application be prepared</li> <li>•</li> </ul> |  |
| 6 | <p><b>Timeline</b></p> <ul style="list-style-type: none"> <li>• Anticipated lodgement of Referral Application is mid April 2026</li> </ul>                                                                                                                                                                                                                                                                               |  |

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**From:** David Greaves <dgreaves@doc.govt.nz>  
**Sent:** Friday, 13 March 2026 2:39 pm  
**To:** Briar Belgrave  
**Subject:** Fast Track FT-0157-PRE Awanui Links  
**Attachments:** FT-0157-PRE Awanui Links Consultation Summary.docx - APPROVED - 2026-03-13T01\_12\_00.3016682Z.pdf

Hi Briar

Thanks for meeting the other day to talk through the Awanui Links project. The DOC team have reviewed the information and provide the following feedback. As discussed the other day, we encourage further discussion as the investigations progress and the development of an ecological assessment and associated management plans associated with the substantive application. Attached is DOC's response.

Happy to discuss.

Cheers  
Dave

**David Greaves**

**0274553355**

Consultant Planner Fast Track Applications

Te Papa Atawhai | Department of Conservation

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# Fast-Track Pre-Lodgement Consultation Summary

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

## Project Details

|                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Project name:</b>                                                                                                            | Ben Jones (Awanui Links)                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Engagement type:</b>                                                                                                         | Pre-lodgement engagement Referral Application                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Applicant/agent:</b>                                                                                                         | Briar Belgrave, Barker & Associates                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Proposal overview:</b>                                                                                                       | To establish a mixed-use development in the Waikato District that integrates tourism, lifestyle living, retirement accommodation, and light-industrial activity around an 18-hole championship golf course.                                                                                                                                                                                                                  |
| <b>Location:</b>                                                                                                                | Marshmeadow Road, Waikato District                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Date pre-lodgement request received:</b>                                                                                     | 16 February 2026 (deposit paid 6 March 2026, preliminary meeting 10 March 2026)                                                                                                                                                                                                                                                                                                                                              |
| <b>Summary of pre-lodgement Consultation</b>                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Fast track project lead DOC:</b>                                                                                             | David Greaves – Consultant Fast Track Consents Advisor                                                                                                                                                                                                                                                                                                                                                                       |
| <b>DOC specialist input required:</b>                                                                                           | Fast Track Project Lead – David Greaves                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>DOC Permissions/ Approvals Identified by applicant in pre-lodgement request as potentially required:</b>                     | <ul style="list-style-type: none"><li>Authority under Wildlife Act 1953 – potential approval needed for lizard salvage and relocation following on site survey completion.</li></ul>                                                                                                                                                                                                                                         |
| <b>DOC Commentary on Fast Track approvals and permissions identified:</b><br><br><b>Note DOC's role in relation to specific</b> | <b>Wildlife Act 1953 Permissions</b><br><br>The information provided to date sets out that: <ul style="list-style-type: none"><li>The Applicant has undertaken field surveys and reviewed ecological databases.</li><li>Most of the Site is in pasture used for grazing stock and is of low botanical value.</li><li>Fish surveys have not identified any species present in the artificial waterways on the site.</li></ul> |

|                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                | <ul style="list-style-type: none"> <li>• There are large trees on the property that are likely to provide habitat for bats.</li> </ul> <p>Based on the information provided DOC advises that:</p> <ul style="list-style-type: none"> <li>• A Wildlife Approval is required if there is protected wildlife on site and the project will affect that wildlife. The application for wildlife approval needs to include all the information listed in Schedule 7, Clause 2 (FTAA).</li> <li>• DOC understands that demonstrating 'best practice methods' through documents such as management plans can't be deferred to a subsequent Lizard Management Plan as there is no mechanism for subsequent approvals in the FTAA. As such, it is recommended that all potential approvals are sought as part of the FTAA process, which is supported by a comprehensive ecological assessment.</li> <li>• To obtain a wildlife approval DOC strongly recommends that the applicant undertakes a baseline survey and, if lizards are found to be present, develop a Lizard Management Plan which documents: <ul style="list-style-type: none"> <li>• The location of any species present and their number and location. It is noted that lizards are extremely difficult to detect unless best practice methods are used;</li> <li>• Actual and potential effect on any lizard species found to be present.</li> <li>• Details of avoidance and mitigation methods.</li> <li>• Methods to salvage and relocate lizards, including identifying and preparing release sites. Methods should be guided by species threat status (noting there are constraints on relocating lizards and specific consideration should be given to providing appropriate relocation sites).</li> <li>• Duration – DOC would anticipate a wildlife approval, if necessary, will be required for activities for the duration of the construction phase.</li> </ul> </li> <li>• Further investigation should be undertaken with regard to bat habitat and the potential effects resulting from the removal of habitat. A bat management plan, tree felling protocol and lighting controls may be necessary.</li> </ul> |
| <p><b>Treaty partners:</b></p> | <p>Treaty partners with interests relevant to the project area include:</p> <ul style="list-style-type: none"> <li>• Waikato-Tainui;</li> <li>• Ngāti Hauā</li> </ul> <p>We encourage the applicant to engage directly with relevant Māori groups as required by section 29 of the Act.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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|--------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Treaty Settlement implications/considerations:</b></p>                                                                                     | <p><b>Ngāti Hauā Claims Settlement Act 2014</b></p> <p>Consideration should be given to the protection of freshwater fisheries, and the applicant should consult with Ngāti Hauā on wāhi tapu and areas of significance.</p> <p><b>Waikato Tainui Raupatu Claims (Waikato River) Settlement Act 2010</b></p> <p>Consideration should be given to the protection of freshwater fisheries and species of importance to Waikato-Tainui. Particular consideration should be given to the provisions of Te Ture Whaimana o Te Awa o Waikato.</p> <p>It is noted that the Waikato-Tainui remaining claims settlement is currently under negotiation, and the indicative area of interest is relevant to the site. It is not yet clear what impact this settlement may have if passed.</p> <p>DOC encourages the applicant to engage directly with iwi as required by section 29 of the Act.</p> |
| <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>As pre-lodgement consultation was preliminary in nature, 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 biodiversity and environmental effects are considered as part of the full and comprehensive AEE included with the future application and shall specifically address the presence and management of lizards, birds, bats and threatened plant species as relevant to the proposal site.</li> <li>• Conditions should be developed and presented to manage any effects on the above. While the current information does not provide enough information to be certain, DOC considers that conditions which relate to the management of light effects on bats may be prudent for this proposal.</li> </ul>                                                          |
| <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;</li> <li>• Waikato Conservation Management Strategy 2014.</li> </ul> <p>The application is not inconsistent with the relevant statutory planning provisions. However, consideration needs to be given to:</p> <ul style="list-style-type: none"> <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> </ul>                                                                                                                                                                                                                                                                           |
| <p><b>Any specific information requests to applicant(s)/agent for pre-app engagement at this point:</b></p>                                      | <p>Should the application be referred, the applicant is encouraged to engage with DOC prior to lodging a substantive application, particularly in relation to any wildlife approvals. DOC may also be able to provide commentary on draft conditions for the management of effects on bats and lizards.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p><b>Any further information/considerations:</b></p>                                                                                            | <p>No additional considerations have been identified at this stage.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |



|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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="#">Guidance for applying for a wildlife approval</a></p> <p>DOC encourages the applicant to share draft application documents so that feedback can be provided on how it views alignment with information requirements of Schedule 7 of the FTAA, 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>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>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> <p><b>Lizards</b></p> <p>Preliminary environmental reports indicate that skinks have been recorded near the site. Prior to the preparation of the substantive application for a wildlife approval, the applicant should ensure that site surveys are undertaken by a suitably qualified and experienced person to determine the presence, or not, of lizards on the site and specifically address the same in the substantive application documents.</p> <p>A suitable release location should be identified for any lizards proposed to be salvaged and released.</p> <p><b>Bats</b></p> <p>It is recommended that the applicant ensure that site surveys are undertaken by a suitably qualified and experienced person to determine the presence, or not, of bats on the site and specifically address the same in the substantive application documents.</p> <p>Information and protocols for working with bats can be found here: <a href="#">Resources for bat workers: Bats/pekapeka</a>. This information is provided to assist in the development of an effective Bat Management Plan.</p> |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Future Proof

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**B&A**

Urban & Environmental

## **MEETING NOTES**

AWANUI LINKS – PUKETAHA

PRE-ENGAGEMENT

REFERRAL PRESENTATION

FAST-TRACK PROJECT – PR-24294

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**Date:** Thursday, 19 February 2026

**Time:** 11:00 am – 12:00 pm

**Place:** Microsoft Teams

**Present:**

**Applicant:** Alicia Lawrie; Ben Jones; Briar Belgrave; Dean Morris; Fraser McNutt; Michelle Seymour

**Waikato District Council:** Deborah McIntosh; Deron Sharma; Donna Tracey; Fletcher Bell; Hazel Coalter; JP Velloen; Keith Martin; Mark Curtis; Matthew Horsfield; Nick Birdsall; Virendra Prasad

**Waikato Regional Council:** Miffy Foley

**Waipa District Council:** Wendy Robinson

**Watercare:** Basil Mathew; Marieka Van Der Lee; Richard Pullar.

|   | Discussion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Topic                          | Speakers                 |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------|
| 1 | <p>Applicant:</p> <ul style="list-style-type: none"> <li>Doing work to reduce heavy vehicle crossing via internal network.</li> <li>Not looking to vest private road leading to light industrial component to Council.</li> <li>Movement and connectivity being considered.</li> </ul> <p>WDC:</p> <p>What <b>traffic generation</b> assessment has been done?</p> <p>Applicant:</p> <ul style="list-style-type: none"> <li>Used Australian and USA case studies. Sensitivity tested also.</li> <li>Normally would not do this until substantive stage, but aware of impacts so tested network capacity earlier.</li> <li>Expect higher traffic generation on weekends (golf course) than on weekdays.</li> </ul> <p>WDC:</p> <p>Can <b>culverts</b> handle full highway loading or will upgrades be required?</p> <p>Applicant:</p> <ul style="list-style-type: none"> <li>Culverts are likely not designed to accommodate loads.</li> <li>Upgrades to be considered as part of substantive application.</li> <li>Geotechnical investigations done and signed off.</li> </ul> <p>WDC:</p> <p>Which roads will be <b>vested</b>?</p> <p>Applicant:</p> <ul style="list-style-type: none"> <li>Northern roads would be vested.</li> <li>Industrial to remain private.</li> </ul> | <b>Site-specific transport</b> | Viren<br>Michelle<br>Ben |
| 2 | <p>Applicant:</p> <ul style="list-style-type: none"> <li>The intersection is mission critical to the viability of the project.</li> <li>100 m setback from railway – noise &amp; vibration.</li> <li>Ongoing discussions with KiwiRail.</li> <li>Level crossing adjacent to site previously closed, and recently reopened.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Local road</b>              | Fraser<br>Michelle       |

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                 |                                                                       |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------------------------------------------------------------|
|          | <p>Level crossing immediately adjacent to intersection of Telephone/Holland Road:</p> <ul style="list-style-type: none"> <li>Assessments at referral stage normally high level, but because of the level crossing and uncertainty, assessments are more detailed than required for referral.</li> <li>Surveyed intersection and modeled a range of scenarios for queuing effects and found no substantial queuing in terms of LOS and safety.</li> <li>Highlights railway through Eastern Holland Road corridor.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 |                                                                       |
| <b>3</b> | <p>Applicant:</p> <ul style="list-style-type: none"> <li>Access onto Telephone Road via SH1B.</li> <li>Ongoing discussions with NZTA on revocation process of corridor. Potential vesting back to Council.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>WEX/NZTA</b> |                                                                       |
| <b>5</b> | <p>Applicant:</p> <ul style="list-style-type: none"> <li>Rural and industrial lots likely serviced via on-lot rainwater tanks.</li> <li>Other areas (retirement village/event center) TBC – bore supply being explored.</li> <li>Water bores will have filters. Potential irrigation reuse.</li> <li>Office will use rainwater harvesting.</li> </ul> <p>WDC:</p> <p>Highlights concern around potential future obligation on IAWAI or Council provide services outside of planned service area.</p> <p>Applicant:</p> <ul style="list-style-type: none"> <li>Directs focus to the proposal and regional significance.</li> <li>No intention to put pressure on public network. 35-year consent being sought.</li> </ul> <p>WDC:</p> <p>Queries WRC about water allocation and any potential challenges with groundwater consent process.</p> <p>WRC:</p> <ul style="list-style-type: none"> <li>Confirms with applicant that there is existing water take consent.</li> <li>Will look to understand daily water use regarding irrigation and potable water use.</li> <li>Encouraging applicants to make their water application separately and early in the process.</li> <li>Confirmed with applicant that only groundwater consent will be sought, not surface water takes.</li> </ul> | <b>Water</b>    | <p>Mark C<br/>Keith<br/>Fraser<br/>Deron<br/>JP<br/>Miffy<br/>Ben</p> |

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      |             |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-------------|
|          | <p>Applicant:</p> <p>Confident that water servicing will be self-sufficient and private.</p> <p>WDC:</p> <p>Highlights that under Taumata Arowai, the water supply proposal will make the managing body a water supplier subject to same regulation/scrutiny as councils.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                      |             |
| <b>6</b> | <p>Applicant:</p> <ul style="list-style-type: none"> <li>Rural lots will have onsite BioCycle septic tanks with dispersal fields as offsets require.</li> <li>Retirement village &amp; rural lots will have communal system e.g. Innoflow.</li> <li>Industrial will have option of communal (if body corporate) or BioCycle. TBC.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Wastewater</b>                    | Fraser Dean |
| <b>7</b> | <p>Applicant:</p> <ul style="list-style-type: none"> <li>Proposing SW ponds at low points, particularly at southern boundary by rail corridors.</li> <li>Communal wetland.</li> <li>Roadside swale providing initial treatment for road runoff.</li> <li>Communal wetland for golf course and water reuse for irrigation (non-potable).</li> </ul> <p>Watercare:</p> <p>Will wetlands be <b>vested</b> to Council?</p> <p>Applicant:</p> <ul style="list-style-type: none"> <li>Proposing to vest local ponds in the NE and NW corners.</li> <li>Retain the ponds that serve the golf course.</li> </ul> <p>WDC:</p> <p>Highlights requirement for quality/standard of vested assets (need for defects liability period) particularly because assets proposing to be vested carry high OPEX and WDC SW portfolio is not currently financially sustainable.</p> <p>Applicant:</p> <p>It is to their benefit to have the vested assets operate as desired.</p> | <b>Stormwater</b>                    |             |
| <b>8</b> | <p>Applicant:</p> <ul style="list-style-type: none"> <li>No mudfish.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Parks, Open Space and Ecology</b> | Matt Fraser |

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |                                  |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------------------------|
|   | <ul style="list-style-type: none"> <li>Minimal vegetation.</li> <li>2 potential wetlands.</li> <li>Site largely free of natural features.</li> <li>Working with artificial drain.</li> <li>Flat topography.</li> <li>Minor biodiversity enhancement.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |                                  |
| 9 | <p>WDC:</p> <p>Highlights concerns around potential urban sprawl and NPS-HPL Class 2 Soils.</p> <p>Applicant:</p> <ul style="list-style-type: none"> <li>FT legislation has its own assessment criteria for this.</li> <li>There are examples (Sunfield) where Fast-track panel has approved an application that does not align with NPS.</li> <li>The land is already fragmented compared to other rural sites so an argument against Class 2 Soils could be made.</li> <li>Losing Class 2 Soil may not be significant when looking at direction of NPS-HPL 2022.</li> <li>Urban sprawl effects not considered high as activity is predominantly recreational and tourism-based.</li> </ul> <p>Applicant:</p> <ul style="list-style-type: none"> <li>Lot 1 DP South Auckland 15049 also in scope for development but not currently owned by Applicant.</li> <li>Rural residential zoning.</li> <li>Awanui Links is unique compared to other Fast-track proposals.</li> <li>Tourism and recreational opportunities with golf course.</li> <li>Predominant activity is a resort (e.g. Milldale). Including golf course, events center, private light industrial component, retirement village, and small medical center (e.g. BUPA).</li> <li>Initially, the vision was 54 dwellings.</li> <li>Golf courses very difficult to build due to planning/zoning rules in NZ.</li> <li>Most retirements look at palliative care, but this proposal looks at wellness and enjoyment of life.</li> <li>Blueprint for vision – The Village in FL, USA.</li> <li>Anticipating Fee Simple for lifestyle lots.</li> <li>Light industrial zone will focus on providing services that a rural development needs.</li> </ul> <ul style="list-style-type: none"> <li><b>Staging</b> could change subject to feedback and during substantive application.</li> <li>Each stage to have its own consent.</li> </ul> | <b>Land Use</b> | Fraser<br>Ben<br>Mark C<br>Briar |

|           |                                                                                                                                                                                                                                                                                                                                                         |                 |     |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----|
|           | <ul style="list-style-type: none"> <li>Would have substages arising out of the masterplan as it currently sits.</li> </ul>                                                                                                                                                                                                                              |                 |     |
| <b>10</b> | <p>Applicant:</p> <ul style="list-style-type: none"> <li>Initial 3-year build period for Stage 1.</li> <li>Approx. 5 years program for full development.</li> <li>Creates 256 FTEs and \$189M GDP over construction period.</li> <li>228 ongoing FTEs during operations.</li> <li>Regional significance of economic benefits being explored.</li> </ul> | <b>Economic</b> | Ben |



Golf NZ

---

**B&A**

Urban & Environmental

19 March 2026

To: Ben Jones – Director, Swordfish Projects Limited

Re: Letter of Support FTAA Referral – Awanui Links, Hamilton

To Whom It May Concern:

This Letter of Support is made by Golf New Zealand to support, in principle, the proposal by Swordfish Projects Limited to develop a golf facility called Awanui Links located on Telephone Road near Hamilton.

As background, Golf New Zealand is the parent body for golf in New Zealand supporting a network of 14 regional bodies, 394 affiliate clubs, 163,000 golf club members, and over half a million people that play golf casually every year.

The support for this project is primarily based around the current growth of golf being experienced both nationally and in the Waikato, and the associated economic and community outcomes a new golf facility could provide for the region and its people.

**Golf is a growing sport and is contributing towards the vision of sport being the heart of the community.**

Golf is the largest club-based sport in the country with an estimated 500,000 participants. The sport is experiencing sustainable growth with a 7% increase nationally in club membership in the last 12 months, reaching a record 163,000 members this month. The Waikato region has experienced similar growth with membership numbers now reaching 16,706 members, and over 600,000 rounds of golf played in the region annually.

**Golf contributes significantly to the health and wellbeing of all ages.**

Access to a new golf facility enables more young people to enjoy learning and playing the game with family and develop the motivation, confidence and skills to be active and play a sport for the rest of their lives. 92% of the burden of disease that results from being physically inactive is borne by people aged 15 years and above. Diseases which are preventable through physical inactivity have a significant negative impact on the health of New Zealanders aged 55+ years of age – therefore golf participation plays a significant, preventative role in the later stages of life.

**Golf is demonstrating care for the environment.**

Golf delivers a range of positive social and environmental impacts, generating positive outcomes for local communities while protecting and fostering biodiversity. Golf plays a large and important role in the environmental landscape, preserving diminishing green space and provides an escape to nature as urbanisation and intensification continues to increase.

Golf New Zealand supports golf development initiatives that align with these broader benefits. However, this support is provided on the basis that any proposed development:

- Is permitted under all relevant legislation, including applicable resource management frameworks;

- Complies fully with all national, regional, and local planning requirements;
- Meets all council regulatory and consent conditions;
- Demonstrates appropriate environmental, cultural, and community consideration;
- Has undertaken all necessary due diligence, including (but not limited to) feasibility, environmental assessments, stakeholder engagement, and infrastructure planning.

Golf New Zealand's support does not constitute an endorsement of any specific proposal beyond these general principles. Responsibility for ensuring compliance with all statutory, regulatory, and planning obligations rests entirely with the developer and/or applicant.

We encourage developments that are thoughtfully planned, environmentally responsible, and aligned with the long-term interests of both the community and the game of golf in New Zealand.

Golf New Zealand understands that the application for referral using the FTAA is the preferred method of establishment through the consenting process. Golf New Zealand is in full support of the application for referral and notes the high demand of membership uptake in the Waikato of late with many clubs at or nearing capacity. The setting and location of the proposal is supported and it's exciting to see integration of aged retirement, rural lifestyle and visitor accommodation incorporated into the design.

Once referred, the applicant will have the opportunity to apply for a substantive application where more detail and information will be provided. We implore the applicant to maintain direct communication with Golf NZ and Waikato Golf as the application progresses so that helpful assistance can be provided.

Kind regards,



Golf New Zealand Korowhā Aotearoa

Heritage New Zealand Pouhere Taonga

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Urban & Environmental

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**From:** Ben Pick <bpick@heritage.org.nz>  
**Sent:** Monday, 30 March 2026 2:32 pm  
**To:** Briar Belgrave  
**Cc:** Fraser McNutt  
**Subject:** Re: Heritage New Zealand - Section 11 Consultation - Notification of Fast Track Referral - Awanui Links

Kia ora Briar

Thank you for sending in the archaeological assessment of the property.  
We note that no archaeological sites or values were identified by Red Ox (Dr Rowan McBride and Matthew Gainsford). Therefore HNZPT supports the recommendation that an authority is not required at this stage, and that works can operate under an ADP.

Ngā mihi  
Ben

Ben Pick | Area Manager Lower Northern | Kaiwhakahaere ā-Takiwā | Heritage New Zealand Pouhere Taonga | Level 1 26 Wharf Street  
Tauranga 3110 | PO Box 13339 Tauranga 3141 | Ph: (64 7) 577 4531 | MOB: (027) 272 6992 | Visit [www.heritage.org.nz](http://www.heritage.org.nz)



## Home | Heritage New Zealand Pouhere Taonga

Heritage New Zealand Pouhere Taonga is the government agency responsible for identifying, protecting and promoting this country's place-based heritage and history. We provide resources, funding, information and education, and oversee archaeological authority process.

[www.heritage.org.nz](http://www.heritage.org.nz)

and learn more about New Zealand's heritage places

***Tairangahia a tua whakarere; Tatakihia nga reanga o amuri ake nei - Honouring the past; Inspiring the future***

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**From:** Briar Belgrave <BriarB@barker.co.nz>  
**Sent:** Sunday, 29 March 2026 11:40 AM  
**To:** Rachel Darmody <RDarmody@heritage.org.nz>; Ben Pick <bpick@heritage.org.nz>  
**Cc:** Fraser McNutt <FraserM@barker.co.nz>  
**Subject:** FW: Heritage New Zealand - Section 11 Consultation - Notification of Fast Track Referral - Awanui Links

Good morning Rachel and Ben,

I am just following up on my email below regarding a Fast Track Referral application we are looking to lodge – Awanui Links.

It would be much appreciated if you could please look over the desktop archaeology report and provide confirmation that an authority is not required. If you have any other feedback or comments please feel free to send them through.

Ngā mihi | Kind regards,

---

BRIAR BELGRAVE

Partner

027 238 6456

BriarB@barker.co.nz

barker.co.nz



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**From:** Briar Belgrave

**Sent:** Monday, 9 March 2026 10:38 am

**To:** 'rdarmody@heritage.org.nz' <rdarmody@heritage.org.nz>; 'bpick@heritage.org.nz' <bpick@heritage.org.nz>

**Cc:** Fraser McNutt <FraserM@barker.co.nz>

**Subject:** Heritage New Zealand - Section 11 Consultation - Notification of Fast Track Referral - Awanui Links

Good morning Rachel,

I am writing to notify Heritage New Zealand of a Fast Track Referral Application we are preparing in accordance with the Section 11 consultation requirements. We are currently preparing and intending to lodge a referral application for 'Awanui Links' in the Waikato in early April 2026.

Please see below a description of the proposal and the consultation pack for the site attached.

The site is 115ha located at 28 Telephone Road. The project is called **Awanui Links**.

Awanui Links is a comprehensively masterplanned, mixed-use development in the Waikato region that combines high-end tourism, lifestyle living, retirement accommodation, and employment-generating industrial land uses within a rural setting. Anchored by an 18-hole golf course, the development includes extensive visitor infrastructure such as a clubhouse, proshop, virtual golf centre, driving range, wellness centre, fine dining venue, hotel and event centre, and a café. Accommodation offerings comprise 10 large and 52 small luxury villas. The residential component includes 63 rural residential lots and a retirement village with a dedicated care facility. The project also features 9 light industrial lots, a solar farm, landscaped open spaces, wetlands, and integrated infrastructure, delivering a destination that supports regional growth, tourism, housing diversity, and environmental resilience.

We have prepared a desktop archaeology assessment, see attached, which has found no recorded archaeology for the site. On this basis, it would be much appreciated if Heritage New Zealand are able to please provide confirmation that an authority is not required.

Please also let us know if you have any other feedback on the referral application.

Ngā mihi | Kind regards,

---

BRIAR BELGRAVE

Partner

027 238 6456

BriarB@barker.co.nz



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Street, Auckland

[barker.co.nz](http://barker.co.nz) 

Kerikeri | Whangārei | Warkworth |  
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Wellington |  
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Queenstown

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# Archaeological assessment of effects (desktop)

“Awanui Links” – 28 Telephone Road

Report prepared for: Swordfish Projects Limited



Dr Rowan McBride  
Matthew Gainsford  
December 2026



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## Summary

Barker & associates, on behalf of Swordfish Projects Limited, commissioned Redox Cultural Heritage Services Ltd (RCHS) to compile the following desktop based Archaeological Assessment of Effects for a proposed subdivision across 22 land parcels close to 28 Telephone Road, Puketaha, Hamilton (Lot 2 DPS 15049, Lot 3 DPS 15049, Lot 4 DPS 15049, Lot 1 DP 36551, Lot 7 DPS 15049, Lot 6 DPS 15049, Lot 5 DPS 15049, Lot 6 DPS 14821, Lot 5 DPS 14821, Lot 4 DPS 14821, Lot 7 DPS 14821, Lot 8 DPS 14821, Lot 9 DPS 14821, Lot 10 DPS 14821, Lot 11 DPS 14821, Lot 12 DPS 14821, Lot 3 DPS 14821, Lot 2 DPS 14821, Lot 1 DPS 14821, Lot 19 DPS 14821, Lot 18 DPS 14821, Lot 17 DPS 14821, Lot 16 DPS 14821, Lot 15 DPS 14821, Lot 14 DPS 14821, and Lot 13 DPS 14821). The area affected is referred to collectively in this assessment as the Site; the total area for the proposed development is approximately 116 hectares.

The Site has been subject to a desktop background study to identify the potential for archaeological sites, features or deposits, whether recorded or unrecorded, within the Site. This review includes any relevant/available historic documents, aerial imagery, historic maps, archaeological reports, and archaeological site data held in the New Zealand Archaeological Association database, ArchSite. Results from the desktop research did not identify any evidence of archaeology within the Site. Therefore, no changes are recommended to the proposed Site regarding archaeological values. Since there are no recorded archaeological sites within the Site and the potential for unrecorded archaeology is very low to nil, an Authority from Heritage New Zealand Pouhere Taonga is not recommended.

Mana Whenua should, however, be consulted at an early stage regarding this assessment, the conclusions reached, and the cultural effects of the proposed development, which can differ from archaeological effects.

## Introduction

Barker & Associates, on behalf of Swordfish Projects Limited, propose to undertake a development called Awanui Links. The Site will constitute a mixed-use development that combines high-end tourism, lifestyle living, retirement accommodation, and employment-generating industrial land uses within a rural setting. The development will be anchored by an 18-hole golf course and associated infrastructure, a wellness centre, fine dining venue, hotel and event centre, and a café. Accommodation offerings will comprise 10 large and 52 small luxury villas, 63 rural residential lots, and a retirement village with a dedicated care facility. The project also features nine light industrial lots, a solar farm, landscaped open spaces, wetlands, and integrated infrastructure, aiming to deliver a destination that supports regional growth, tourism, housing diversity, and environmental resilience. The desktop review/study identified that there are no recorded archaeological sites within the Site boundary.

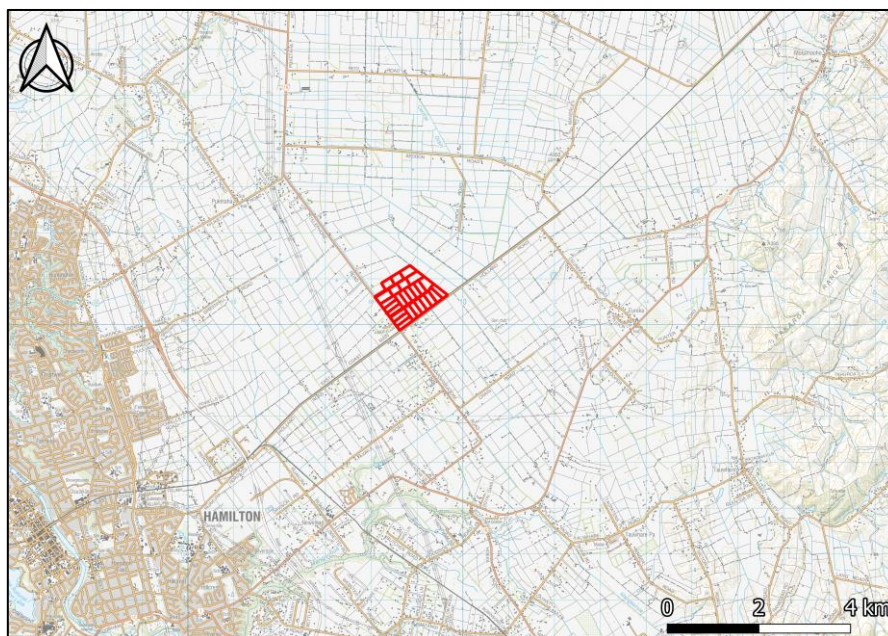


Figure 1. Location for the proposed Awanui Link development (Site) in the broader landscape (Source: LINZ).



Figure 2. Proposed Awanui Link development (Site) Masterplan.

## Statutory requirements

The management of archaeological, historical, and cultural sites and landscapes are controlled by the Resource Management Act (RMA) and its associated District Plans and Regional Policy Statements. Archaeological sites are also explicitly protected through the archaeological provisions of the Heritage New Zealand/Pouhere Taonga Act (NZHPTA 2014). This Act prevents archaeological sites from being modified or destroyed without an Authority from Heritage New Zealand (HNZ).

### Waikato District Plan

The Waikato District Plan (fully operative April 2013) outlines operative objectives and policies relating to Historic heritage and archaeology in Part 1, Section 12. Historic heritage items and archaeological sites are listed in Part 3 Appendices, in C: Historic Heritage. Archaeological sites S14/374 and S14/468 were recorded subsequent to the formation of the District Plan and are not listed.

Policy clause 12.2.7 states that *'archaeological sites and areas, sites of significance to Māori (including wahi tapu sites and wahi tapu areas), and places of historic significance should be protected from adverse effects of development or activities on those sites.'* Clause 12.3.6 clarifies that any work that may modify, damage or destroy an archaeological site associated with pre-1900 human activity will require an authority from the Historic Places Trust (now HNZPT).

### Heritage New Zealand Pouhere Taonga Act (HNZPTA) 2014

The HNZPTA provides blanket protection to all archaeological sites meeting the definition in the Act, whether they are recorded or not. Protection and management of sites is managed by the archaeological authority process, administered by HNZPT. It is illegal to destroy or modify archaeological sites without an authority to do so from HNZPT.

The HNZPTA 2014 (s6) defines an archaeological site as:

(a) Any place in New Zealand, including any building or structure (or part of a building or structure) that:

(i) was associated with human activity that occurred before 1900, or is the Site of the wreck of any vessel where that wreck occurred before 1900; and

(ii) provides, or may provide through investigation by archaeological methods, evidence relating to the history of New Zealand; and

(b) Includes a site for which a declaration is made under Section 43(1) of the Act<sup>1</sup>.

Any person who intends to carry out work that may modify or destroy an archaeological site, or to investigate an archaeological site using invasive archaeological techniques, must first obtain an authority from HNZPT. The process applies to sites on land of all tenures, including private, public and designated land. The HNZPTA contains penalties for unauthorised site damage.

### The Resource Management Act (RMA) 1991

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<sup>1</sup> Such declarations usually pertain to important post-1900 remains with archaeological values.

The *Resource Management Act 1991* (RMA) requires City, District and Regional Councils to manage the use, development, and protection of natural and physical resources in a way that provides for the well-being of today's communities while sustaining the potential of natural and physical resources for future generations. The protection of historic heritage from inappropriate subdivision, use, and development is identified as a matter of national importance (section 6f).

Historic heritage is defined as those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, derived from archaeological, architectural, cultural, historic, scientific, or technological qualities.

Historic heritage includes:

- historic sites, structures, places, and areas;
- archaeological sites;
- sites of significance to Māori, including wahi tapu;
- surroundings associated with the natural and physical resources (RMA section 2).

These categories are not mutually exclusive, and some archaeological sites may include above-ground structures or be places of significance to Māori.

Where resource consent is required for any activity, the assessment of effects is required to address cultural and historic heritage matters (RMA 4th Schedule).

## Background

### Landform and soils

The Site is located within the Middle Waikato Basin in Puketaha, approximately 4 km north of the Mangaonua Stream, on the corner of Holland Road and Telephone Road. This landscape has been dominated by the meandering Waikato River, which, now entrenched in its current alignment, flows approximately 8.5 kilometres southwest of the Site. Landforms within the Site, for the most part, comprise flat lowland areas with smaller paleochannels and levees. The primary soil classification identified across the Site was Organic (Figure 3); soils formed in the partly decomposed remains of wetland plants (peat) or forest litter. Organic soils may contain some mineral material, but the soil is dominated by organic matter. These soils often occur in wetlands throughout the Waikato and New Zealand, or under forests that produce acid litter in areas with high precipitation, covering 1% of New Zealand. Organic soils are inherently very poorly drained and peaty in texture, making them poorly correlated with archaeological deposits/sites within the Waikato.



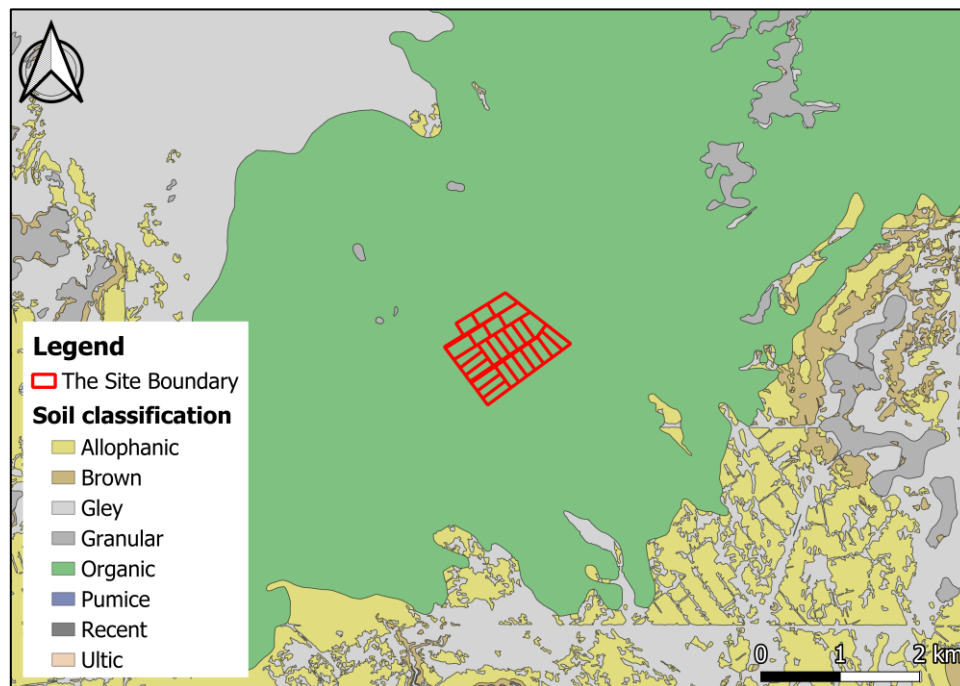


Figure 3. Excerpt from S-MapOnline (Source: LRIS).

## Geology of the Middle Waikato Basin

The Hamilton Basin features diverse landscapes and soils shaped by geological and climatic processes over thousands of years. It is characterised by four central landscape units: low rolling hills, alluvial plains, low terraces, and gullies; evolving over more than a million years, with significant geological deposits from volcanic activity (Figure 4).



Figure 4. Map from Lowe (2010) showing the Hamilton Basin.

The Hinuera Formation, consisting of volcanogenic alluvium, is a key feature of this landscape, with its material deposited over the last 20,000 years. A key factor in the formation of this landscape is the Waikato River, which has changed it through sediment deposition and river migration before its more recent entrenchment.

Both the Waikato River, the Oranui eruption, and the Taupo pumice alluvium (Hatepe Eruption) have caused significant changes to the landscape of the middle Waikato basin, shaping the modern environment (Figure 4). Over the last 100 millennia, a meandering, braided Waikato River has both eroded and deposited sediment across the landscape. This has transformed the landscape into a rolling, somewhat flattened environment made up of gently rolling hills composed of raised levees, depressed swales and lower swamps and lakes. After the Oranui eruption, the Waikato was forced to change course, being redirected away from the Firth of Thames into the Waikato basin, and finally through to its current outlet at Port Waikato (deposition occurred between 23,500–17,000 years BP, with the river beginning to entrench in its modern channel around 17,500 BP) (Lowe 2010). The Waikato's high-energy braided river system distributed sediment across the Hamilton Basin in various thicknesses and consistencies. This landscape, represented as a braided fan, has now been classified as the Hinuera surface, an accumulation/sequence of deposited tephra since the rivers' entrenchment (Lowe 2010: 5; McLeod 1984:2).

After the river's final course had settled into the current alignment, an eruption at Hatepe (c. 1800 BP) directed a lahar flow down the river (Taupo pumice alluvium-TPA). This, through erosion and deposition, created a series of new river terraces along the river's banks, which are still visible today (Lowe 2010). Aside from natural modification, humans have also significantly modified this landscape.

Within the Hamilton Basin, soil types reflect a diverse landscape and soil parent materials with varying and distinct drainage characteristics. These soil classification units can be divided into different qualities, including volcanic ash, weathered soils, and soils modified by humans. Well-drained soils usually lie on raised deposits, while less freely draining to poorly drained soils lie lower down in swales. For the Hamilton Basin, the key soil series include Horotiu (well-drained), Bruntwood (moderately well-drained), and Te Kowhai (poorly drained). These soil types have direct importance/correlation with archaeology, especially horticulture, and with the likelihood of sites. Solis are primarily formed from volcanic ash and alluvium, with varying clay types. Tamahere soils (man-made) have also been identified on soil maps. These are anthropogenic, modified soils used for agriculture, particularly the growing of tubers such as kumara (Lowe 2010).

From the effects of climate change and the recent influx of humans, the Basin has undergone significant changes due to climatic shifts and human activity. Studies indicate that the original shrubland-grassland changed successively to a broadleaf-podocarp forest circa 17,500 years ago. During the influx of Māori into inner New Zealand, deforestation and agricultural practices significantly impacted the environment in a relatively short period of time; this was exacerbated by the later influx of Europeans. As a result of deforestation and climate changes, sedimentation led to the additional formation of lakes and peat bogs (Lowe 2010).

Primary soil types within the Hamilton Basin include a variety of parent materials and how they are situated in the landscape (Figure 5). Low rolling hills include Hamilton, Kainui, and Ohaupo series, characterised by weathered tephra and clay-rich profiles. Plains soils such as Horotiu, Bruntwood, and Te Kowhai series exhibit varying drainage and clay types, influenced by alluvial deposits. Low terrace soils, primarily Waikato series, are weakly developed due to

their young age from recent flood deposits. Gully soils include the Tamahana and Kirikiriroa series, formed from recent sediment and colluvium. Horotiu soil is classified as Typic Orthic Allophanic Soils, indicating its tephric and mixed rhyolitic composition. Te Kowhai soil profile presents a contrasting structure and composition compared to Horotiu soil. It is classified as Acidic Orthic Gley Soils, reflecting its tephric and rhyolitic nature. As mentioned above, there are also large areas of organic soils from former peat swamps which have now been drained in the modern era (Lowe 2010).

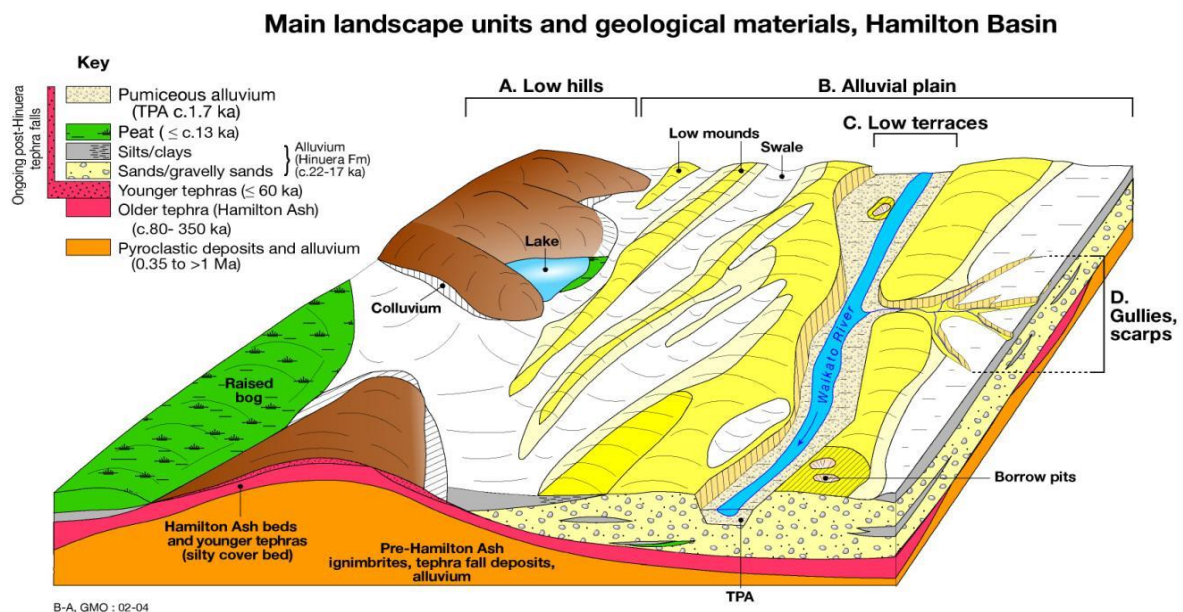


Figure 5. Block diagram showing the principal landform units of the Hamilton Basin (Lowe 2010:4).

## Previously recorded archaeology

The closest recorded archaeology is approximately 5 km to the west of the Site (S14/508) (Figure 6). S14/508 is a historic era (AD 1840–1900) field drain, which forms part of a larger field drainage system first identified in historical survey plans. Two further historic-era drains, S14/334 and S14/335, have previously been identified to the south of S14/508. Manga-o-Tupua Pā (S14/128), approximately 6.5 km northeast of the Site, is a ring ditch pā located to the northeast of Eureka, east of the intersection of Schollum Road and State Highway 26. Finally, approximately 7 km to the northwest of the Site, a cluster of archaeological sites is recorded on the banks of the Komakorau Stream (S14/437, S14/438, S14/439, and others). These archaeological sites form part of an extensive pre-European Māori horticultural landscape, known as The Waikato Horticultural Complex (see Gumbley, 2021). These archaeological sites primarily consist of clusters of borrow pits (pumice sand and gravel quarries) and associated modified “Māori-made” soils (Tamahere series) recorded by Gumbley and Hutchinson (2013). As discussed above, the primary soil classification identified across the Site was Organic. Organic soils are not suitable for pre-European Māori horticultural practices, and no evidence of archaeological deposits related to these activities have been identified within or surrounding the Sites boundary.



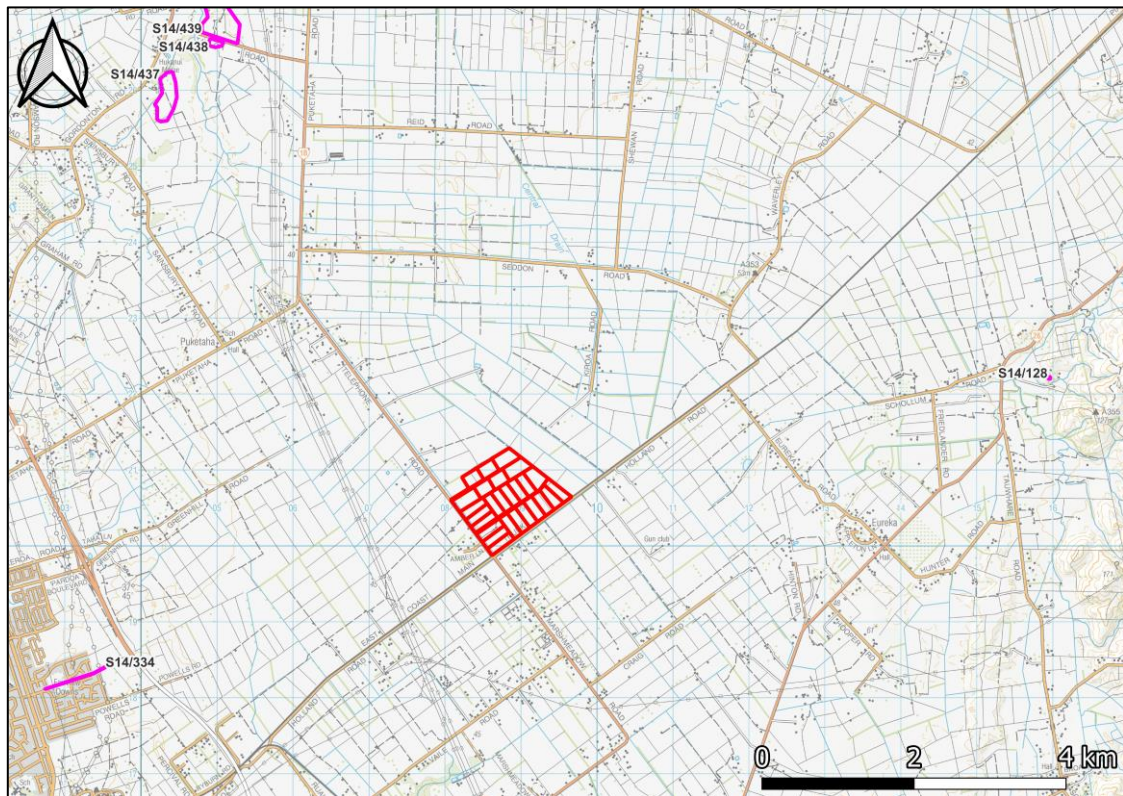


Figure 6. Archaeological sites recorded within ArchSite database surrounding Puketaha.

## Historical Background

### Māori

Today, the Waikato is a much-altered landscape from what it once was. Its swamps have been drained and vegetation cleared to create pasture and exotic forests. However, features of the landscape, especially those used by Māori for identity, remain, for example, the sentinel mountains – Taupiri, Karioi, Pirongia, Kakepuku, Maungatautari, Maungakawa, Te Tāpui and Te Aroha - and the Waikato River.

Waikato is the ancestral region of tribes descended from people who came to New Zealand on the Tainui waka. The waka, commanded by Hoturoa, explored both coasts of the central North Island before making its final landfall at Kāwhia Harbour, settling there first, before spreading to the north, east and south. In later generations, Tainui ancestors founded tribes which spread throughout and beyond the Waikato region. For the Tainui tribes, the harbours, rivers and swamps of Waikato provided food and other resources, and its mountains and ranges were strongholds. Settlements sprang up throughout the region, usually on hilltops or beside lakes. Harbours were traditional centres of population, as were mountains such as Maungatautari. As waka traffic increased along the rivers during the 1800s, settlements in these areas increased (Swarbrick 2025).

After the initial occupation of coastal New Zealand, the Māori diaspora led inland towards the Middle Waikato Basin. To access the Waikato, navigable waterways and accessible land were used to locate suitable areas for horticulture and occupation; this is evidenced by the plethora of recorded archaeological sites along the Waikato River, its tributaries, and gully systems. Recorded archaeological sites within this landscape include defensive structures, established at higher elevations to provide a watershed for the area. Pā are also closely linked to

surrounding settlements and gardens, utilising the fertile soils adjacent to the river for the cultivation of kumara and other crops.

Following the signing of the Treaty of Waitangi in 1840, Europeans increased pressure on Māori to sell their land. In response to increasing European pressure, some chiefs decided to unite and stave off the threat to land, customs, and mana. The Government responded by planning an invasion of the Waikato, which led to the wars of the 1860s. Governor George Grey had accused the Waikato chiefs of disloyalty. And following this, he announced his intention to send troops into Waikato on 11 July 1863. A result of the Waikato Wars was that most Māori-owned land was confiscated under the NZ Settlements Act (NZSA) 1863 (Swarbrick 2025).

## **European**

Following the first European settlers of traders and missionaries, permanent Europeans were often soldiers guarding militia townships, for example, Cambridge. Settlers earmarked for these areas formed the Waikato militia, consisting of four regiments recruited from Otago and Australia (1863), with the promise of land grants post-service. Following the wars and the disestablishment of the militia (1865–66), and the formation of the armed constabulary (1867) to guard the confiscation line, many men were released from service. They were granted land in the region confiscated from Māori under the NZSA 1863. This land was usually allotted into 50-acre blocks drawn up on survey plans, and it mostly turned out to be less ideal for agriculture, being inaccessible and swampy. Lots of these allotments were left, sold, or cleared and drained for use. Following the close of the war around circa mid-1864, new towns were surveyed at Alexandra (now Pirongia), Cambridge and the former Māori villages of Kihikihi and Kirikiriroa (renamed Hamilton). Also, former military outposts were also settled at Te Awamutu, Ōhaupō, Whatawhata, Huntly and Ngāruawāhia.

During the early influx of European settlers, Māori continued as they had since their arrival into the Waikato. Initially, the Waikato was not considered favourable for farming or cultivation by Europeans, as it was deemed difficult, too swampy, and relatively inaccessible. Little land changed hands during this period due to its ‘unfavourable’ nature. However, Māori with newly acquired agricultural skills, tools, modern farming techniques, and crop species (often introduced by Missionaries) changed Europeans’ perceptions. Māori farming and exports became very successful (Phillips 2014). Most likely, this success prompted, to a degree, the Crown’s invasion of the Waikato (1863). The land acquired was used by European settlers and allotted to militiamen. Following the land wars, large tracts of Māori-owned land were confiscated and allocated to militiamen. Later, this land was often sold by the men, since they, too, thought it too difficult to clear and cultivate. This is the case for the Site and the surrounding area around Cambridge, where land was confiscated and allotted to militiamen following service.

## **Puketaha**

Puketaha, situated approximately 12 km northeast of Hamilton City, surrounded by Gordonton, Eureka and Newstead, began as a hillside subdivision of the Woodlands Estate, initially owned by the Loan and Mercantile Agency (following confiscation by the Crown). The name “Puketaha” was officially adopted in 1917, derived from “Puke” (hill) and “Taha” (side), describing the slopes north and east of Crosby’s Hill. While information about the pre-European Māori occupation of Puketaha is limited, nineteenth-century historical records

suggest the area has deep cultural roots for both Māori and European settlers (see Puketaha School 1991).

In 1902, the Woodlands Estate began selling plots of land in Puketaha for closer settlement, which in 1905 was primarily a partly drained deep peat swamp. Settlers brave enough to take up sections were presented with a wasteland of flax, Titree, Kahikatea bush and rushes. Notably, there were no roads, no school and no meeting places for the settlers. However, a few big dewatering drains provided outlets for drains yet to be dug. Some of these earliest landowners are recorded in historical documents, including James Taylor (1902), Norman Taylor (1905), FR Seddon (1903), John Wells Chapman (1904), Edwin Thomas (1907), Denby Sainsbury (1907), Joseph & Albert Chapman (1909), Hannibal Rickard (1912), Matthew Findlay (1914), Norman Speedy (1914), WH Worster (1917).

Later, these larger blocks were further subdivided pre-WW2, and the Seddon property was sold to the NZ Government in 1947 under the Land Acquisition Act for the rehabilitation of returned servicemen at £14 per acre. The first ex-servicemen moved into the district in the early 1950s, and subdivision into 'ballot farms' continued into the late 1970s. The district was prone to flooding, and the drainage systems installed by hand in the early part of the 20th century remain a vital asset to this low-lying farming area. Removing stumps and ironstone was a way of life to enable pasture to be established (Figure 7). A local school was finally opened in 1916, with the War Memorial Hall eventually constructed in 1954. The Hall was extended in 1977, and the school roll grew from 20 children in 1916 to around 300 in 2016.



*Figure 7. James Thomas Parsell and Neighbour at Puketaha, 1938. (source: Te Aroha Museum).*



## Historic plans and aerials

### Historic plans

A review of historic survey plans in Quickmap identified two plans directly relevant to the Site: SO 634 and DP 4095. Despite the Quickmap review, no plan identified any archaeological interest. The identified plans visualise allotments given to militiamen following the termination of their service, and one of the original subdivisions of the “Hillside Estate” in Puketaha (Figures 8–9).

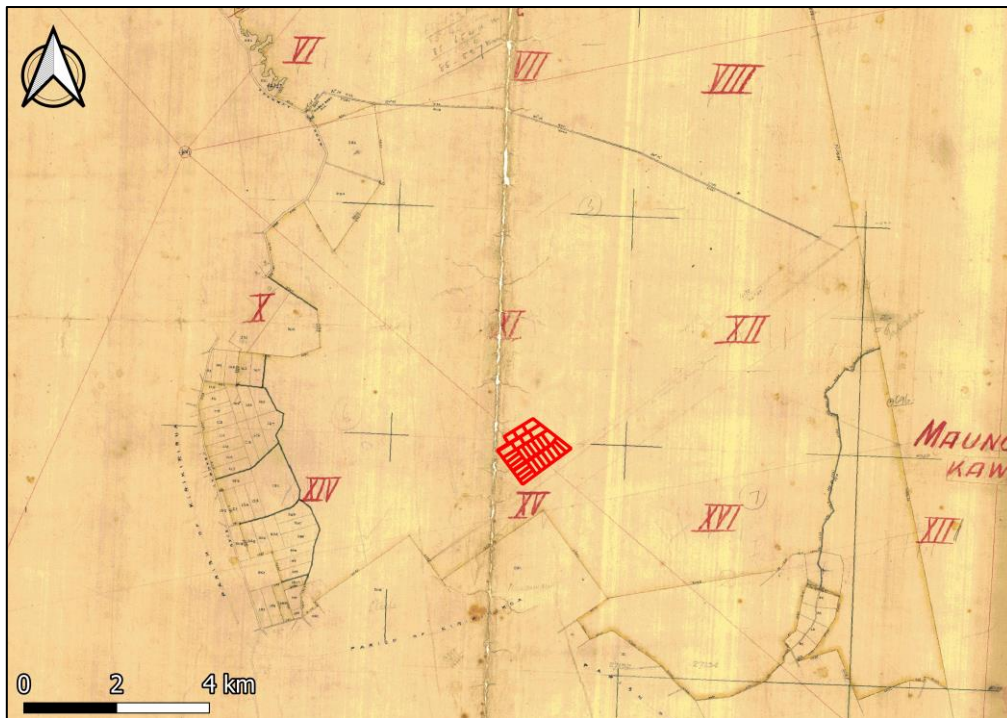


Figure 8. Excerpt from SO 634 (Source: Quickmap).

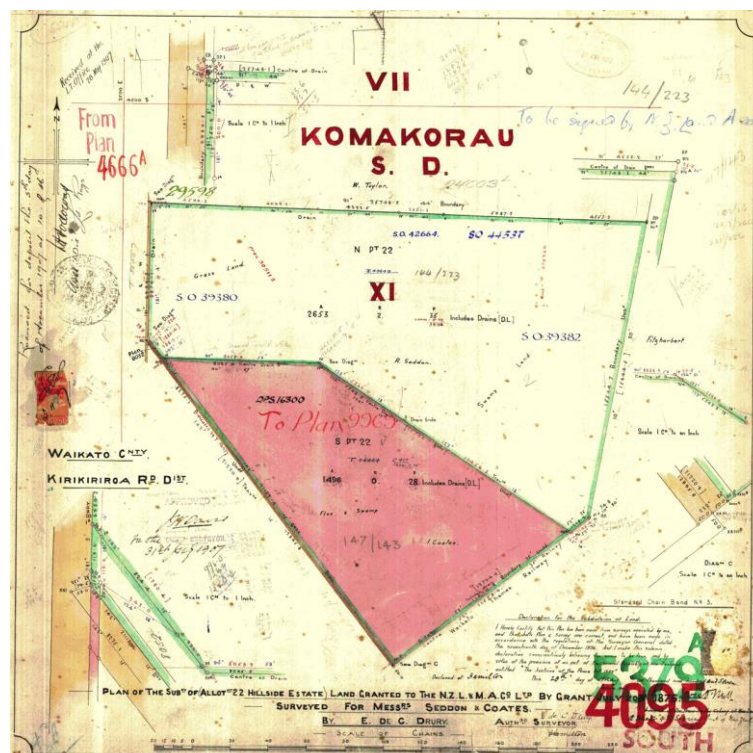


Figure 9. Excerpt from DP 4095 (Source: Quickmap).

## Historic aerals

Aerial photographs were reviewed from Retrolens, with the earliest available images originating from 1938. They visualise the historic land use of the Site, which includes the transition from poorly drained peat swampland to pastoral grazing and crop production (Figures 10–11). More recent developments within the Site are also visible in later aerals, including residential land use, construction and maintenance of farm races, drainage ditches, and fences, etc. No historic aerial imagery identified any archaeological features of interest.



Figure 10. Excerpt from the earliest available aerial photography from XXX (Source: Retrolens).



Figure 11. Excerpt from aerial photography from XXX (Source: Retrolens).

## Lidar data

The height data shown below provides an elevation model for the landscape and subject area in 2023. LiDAR data uses laser points collected from aircraft to create a height model of the landscape and can remove extraneous objects such as houses and trees. There is no visible evidence for archaeology within the Site based on available LiDAR data (Figure 12).



Figure 12. Lidar-derived hillshade model from 2021 DEM data showing the Site as mostly flat areas and some lower hills to the north (Source: LINZ).

## Assessment of Archaeological Values

Since there are no recorded archaeological sites nor any areas of identified unrecorded archaeology within the Site, there are no values.

## Assessments of effects on archaeological values

Due to the absence of identified archaeology, there can be no effects.

## Conclusions and recommendations

The Site is assessed as having a very low to nil potential for unrecorded archaeology. Since there are no recorded archaeological sites within the Site and the potential for unrecorded archaeology is very low to nil, an Authority from Heritage New Zealand Pouhere Taonga is not recommended.

Recorded archaeological sites across the broader landscape relate to known Pā and, more broadly, Māori Horticulture. However, soil survey data, historical maps, and historical accounts identify most of the Site as poorly drained and as historic swampland. Through

consultation of historical documentation, it was determined that the Site is unlikely to contain any archaeological sites.

**Recommendations:**

1. Even if there is no recorded archaeology or identified potential for unrecorded archaeology, there is always the potential to uncover single unexpected finds in the landscape. It is therefore recommended that Accidental Discovery Protocols be used throughout the project. Protocols used should be those recommended by Heritage New Zealand.
2. Consultation should be undertaken with Mana Whenua at an early stage of the process. The results of this assessment should be discussed in detail so that Mana Whenua are aware of the report and its findings, and have the opportunity to comment on the project.



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*Puketaha School. 1991. Puketaha School and District 75th Jubilee 1916-1991. Puketaha School, Hamilton, New Zealand. Contributor: Massey University Library Special Collections. Collection: Bagnall (New Zealand Research) Collection.*

*Raynes, N. 1981. South of west Hamilton: A history of the early European settlement of the Rukuhia district, 1864–1914. Hamilton.*

Iwi and Hapū

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Urban & Environmental

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**From:** Fraser McNutt  
**Sent:** Friday, 20 February 2026 10:24 am  
**To:** Wayne Harris; Norm Hill  
**Cc:** Kahurimu Flavell; Briar Belgrave  
**Subject:** Awanui and Tauwhare FT referrals  
**Attachments:** AwanuiLinks\_ConsultationPack\_19022026\_compressed.pdf;  
TheRest\_Tauwhare\_ConsultationPack\_19022026\_compressed.pdf

Morena Norm and Wayne,

Back in December 2025 we had an initial hui to discuss two upcoming fast track referral applications that we are working on for **Awanui links** and **Tauwhare (The Rest)**. We would like to find a time that works for the both of you to complete a site visit and discuss further the masterplan.

Can you please let me know your availability on the **3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup> and 6<sup>th</sup> March** – I anticipate needing a couple of hours to visit both sites. At this stage our calendars are looking reasonably good so we will be able to work around a time that suits best for you both. If possible, could you please let me know early next week so that I can get something into all of our calendars.

My plan will be to circulate the draft specialist reports that have currently been prepared to you both in advance of the site visit.

Please see attached the latest plans and documentation that we have sent to Councils as a part of our consultation with them this week.

In the meantime we are happy to receive draft MOUs on both jobs.

Ngā mihi | Kind regards,

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**FRASER MCNUTT**  
Partner/Waikato Manager (MNZPI)  
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FraserM@barker.co.nz

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**B&A**  
Urban & Environmental



Kerikeri, Whangārei, Warkworth,  
Auckland, **Hamilton**, Cambridge,  
Tauranga, Napier, Wellington,  
Christchurch, Queenstown, Wānaka

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Project: Awanui Links

Date: 17 December 2025

Time: 1.00 – 2.00pm

Location: B&A Office

Attendees:

| Name                  | Role/Organisation |
|-----------------------|-------------------|
| Briar Belgrave        | B&A               |
| Fraser McNutt         | B&A               |
| Carol Henry           | Ngati Wairere     |
| Wayne Te Kerei Harris | Ngati Wairere     |
| Norm Hill             | Ngati Haua        |
| Kahurimu Flavell      | Waikato Tainui    |
| Te Makarini Mapu      | Waikato Tainui    |

| Item | Detail                                                                                                                                                              | Notes / Action                                                                                                                                                                                                                                                                                |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1    | Introductions                                                                                                                                                       |                                                                                                                                                                                                                                                                                               |
| 2    | Consultation requirements for Orchard Grove – Section 11 of the FTAA                                                                                                |                                                                                                                                                                                                                                                                                               |
| 3    | Timeframes <ul style="list-style-type: none"> <li>Aiming to lodge early – mid April</li> </ul>                                                                      | Broad timeframes: <ul style="list-style-type: none"> <li>Lodge referral application April</li> <li>Referral decision by August – September 2026</li> <li>Preparation of substantive application late 2026 – early 2027</li> <li>Decision on substantive application by end of 2027</li> </ul> |
| 4    | Project team <ul style="list-style-type: none"> <li>Planners, ecologists, engineers, hydrologists, traffic, contaminated land specialists, archaeologist</li> </ul> | <ul style="list-style-type: none"> <li>Confirmed that a desktop archaeological assessment will be prepared. RedOx will complete the assessment.</li> </ul>                                                                                                                                    |
| 5    | Types of consent being sought: <ul style="list-style-type: none"> <li>Land use</li> <li>Subdivision (staged)</li> </ul>                                             |                                                                                                                                                                                                                                                                                               |

|   |                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <ul style="list-style-type: none"> <li>Regional consents</li> </ul>                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 6 | <p>Consultation pack overview</p> <ul style="list-style-type: none"> <li>Run through slides</li> </ul> | <ul style="list-style-type: none"> <li>Ngati Wairere and Ngati Haua to complete combined CIA for the site.</li> <li>Unique development baseline noted – the site while being rural, is fragmented into 27 individual lots each entitled to accommodate one dwelling as a permitted activity.</li> <li>Ecological site visit and reporting for referral application is underway by Ecological Solutions. Site has artificial watercourses and two potential wetlands which will be investigated further for the substantive application. No fish species including mudfish found through surveys completed.</li> <li>Overview of masterplan – rural residential lots, industrial lots, retirement village and care facility, 18 hole international golf course, golf course visitor accommodation, golf course facilities, driving range, commercial activities, community hub and meeting space. Project is intended to deliver significant tourism and recreational opportunities for the region.</li> <li>Opportunity for significant landscaping and ecological enhancements across the site.</li> <li>Opportunities for cultural expression and narrative across the site. Project is currently being called Awanui Links, but client is open to iwi and hapū suggesting a name.</li> <li>Stormwater runoff will be managed through a series of wetland ponds that will service each area of the development. Stormwater ponds will discharge into adjacent stormwater drains and/or channels that form part of the Waikato Regional Komakorau drainage</li> </ul> |

|   |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|---|------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   |                                    | <p>network – at a rate which reflects existing discharge rates.</p> <ul style="list-style-type: none"> <li>• Project will be staged.</li> </ul> <p><b>B&amp;A to circulate consultation pack.</b></p>                                                                                                                                                                                                                                      |
| 7 | Cultural impact assessment         | <ul style="list-style-type: none"> <li>• Ngati Wairere and Ngati Haua will prepare the CIA. Will be progressed as part of the substantive application.</li> <li>• Ngati Wairere, Ngati Haua and Waikato Tainui to prepare and provide a letter to support the referral application. The letter will acknowledge the consultation that has been undertaken and confirm the preparation of a CIA for the substantive application.</li> </ul> |
| 8 | Next steps – site walkover and hui | <ul style="list-style-type: none"> <li>• Site walkover and hui on the week commencing 5 March.</li> </ul> <p><b>B&amp;A to send invite for site walkover and hui.</b></p>                                                                                                                                                                                                                                                                  |

**Date:** 4 May 2026

**To:** The Ministry for the Environment / Fast-Track Approvals Secretariat

**From:** Ngaati Wairere Taiao Trust

---

**Re: Awanui Links – Fast-Track Referral Application**

Teenaa Koe

Ngaati Wairere Taiao Trust acknowledges the Awanui Links Fast Track Application and confirms its support for the progression of the project through the Fast Track Approvals process.

This support is provided in recognition of the opportunity to engage early in the development of the project and to work alongside the applicant to ensure that cultural, environmental, and intergenerational outcomes are appropriately recognised and provided for.

Ngaati Wairere Taiao Trust has entered into a Memorandum of Understanding (MOU) with the applicant which establishes the framework for engagement across the life of the project. This includes the preparation of a Cultural Values Assessment (CVA), ongoing involvement in project design and technical workstreams, and participation in the development of mitigation, monitoring, and consent conditions.

Ngaati Wairere Taiao Trust emphasises that this letter of support relates to the progression of the application through the Fast Track process and does not constitute approval of the project in its current form. The Trust retains its position in respect of the final design, environmental outcomes, and any future statutory processes.

The project is located within the Koomakorau catchment, which forms part of the wider Waikato Awa system and is of cultural significance to Ngaati Wairere. As such, the Trust expects that the project will give effect to Te Ture Whaimana o te Awa o Waikato, and that all aspects of the development, including infrastructure and discharges, will be aligned with the restoration and protection of the health and wellbeing of the awa.

Ngaati Wairere Taiao Trust will continue to engage with the applicant to:

- prepare and implement the Cultural Values Assessment;
- provide input into ecological, archaeological, and technical assessments;
- inform project design, mitigation, and enhancement measures;
- contribute to the development of consent conditions and management plans; and
- ensure that mana whenua values are reflected throughout the project lifecycle.



**Ngaati Wairere**  
**Taiao Trust**

The Trust also expects that engagement will occur early and throughout the development of the project, including during technical investigations and consent planning processes, and that opportunities will be provided for mana whenua to participate in site visits and field investigations where appropriate.

Ngaati Wairere Taiao Trust looks forward to continuing to work with the applicant and relevant parties to achieve positive cultural and environmental outcomes for the project and the wider Koomakorau catchment.

Naaku me ngaa mihi,

Wayne Te Kerei Harris  
*Lead Environmental & Cultural Consultant*  
**Ngaati Wairere Taiao Trust**



# MEMORANDUM OF UNDERSTANDING FOR AWANUI LINKS

Prepared by Pouwhenua Consultancy Ltd representing the Ngaati  
Wairere Taiao Trust

Date: 04/05/2026

## **Memorandum Of Understanding for Awanui Links**

### **Between**

Ngaati Wairere Taiao Trust

### **And**

Swordfish Projects Limited

**Project:** Awanui Links

**Date:** 04/05/2026

### **1. Background and Context**

- 1.1** The Awanui Links project is a proposed large-scale mixed-use development located at Telephone Road, Puketaha, within the Waikato District. The Site comprises approximately 115–120 hectares of land currently in pastoral use and is proposed to be developed into an integrated destination including rural residential development, retirement living, visitor accommodation, tourism and recreation activities, light industrial land, and associated infrastructure.
- 1.2** The development includes substantial earthworks, roading networks, and infrastructure systems, including decentralised water supply, wastewater treatment, and stormwater management systems operating across multiple land parcels and ownership structures over time. These systems will be required to function across a fragmented ownership structure and over the long-term life of the development.
- 1.3** The Site is located within the Koomakorau catchment, forming part of the wider hydrological network draining toward the Waikato Awa. This catchment represents a historically interconnected wetland and lowland landscape that has been extensively modified through drainage and post-raupatu land development.
- 1.4** The Waikato Awa and its tributaries are of deep cultural, spiritual, and historical significance to Ngaati Wairere. The catchment is recognised as a cultural landscape reflecting long-standing relationships with whenua and wai, including occupation, resource use, and movement.
- 1.5** The Parties acknowledge that activities within the Site have the potential to create direct, indirect, and cumulative effects on the Koomakorau catchment and the Waikato Awa, and therefore require an integrated approach that recognises both environmental and cultural dimensions.

### **Mana Whenua Occupation and Use**

- 1.6** The Parties acknowledge that the wider Waikato basin, including the Koomakorau catchment and associated lowland systems, has been subject to long-standing Ngaati Wairere occupation and use.
- 1.7** This occupation and use includes:
  - i.** settlement patterns associated with waterways, wetlands, and fertile lowland systems;
  - ii.** utilisation of wetlands and peat landscapes for mahinga kai, including tuna, manu, and plant resources;

- iii. horticultural activity within the wider Waikato horticultural complex, including soil modification and cultivation practices;
  - iv. establishment of paa sites and defended locations within the broader landscape, and
  - v. use of waterways and lowland corridors for transport, trade, and communication.
- 1.8** The Parties acknowledge that cultural use extended beyond recorded archaeological sites to include wider cultural landscapes and seasonal resource areas. The historic drainage and modification of wetlands does not diminish the cultural significance of these areas.
- 1.9** The effects of raupatu and subsequent land use change significantly altered the physical expression of these relationships but did not extinguish them. Ngaati Wairere maintain an enduring relationship with the Site and wider catchment.

## **2. Purpose**

This MOU establishes a framework for engagement between the Parties to:

- a. recognise mana whenua relationship of Ngaati Wairere with the Site and wider catchment;
- b. ensure early, meaningful, and ongoing involvement in project planning and development;
- c. guide the preparation of the Cultural Values Assessment (CVA);
- d. inform project design, infrastructure, and environmental outcomes;
- e. support the development of consent conditions and management frameworks;
- f. align the project with relevant cultural, environmental, and statutory frameworks;
- g. explore and provide for housing and commercial opportunities for Ngaati Wairere within the development.

## **3. Status of this MOU**

This MOU records the intent of the Parties to work collaboratively and in good faith. It does not fetter statutory decision-making processes but is intended to guide and inform project development and associated approvals.

## **4. Authority and Representation**

The Parties acknowledge that Ngaati Wairere Taiao Trust is the recognised mana whenua entity for the purposes of this MOU. Where representatives, advisors, or consultants are engaged to act on behalf of Ngaati Wairere Taiao Trust, including but not limited to Pouwhenua Consultancy Ltd, such parties act under the direction and authority of Ngaati Wairere Taiao Trust.

## 5. Project Scope and Context

**5.1** The Parties acknowledge that the Awanui Links project is a complex, multi-use development supported by infrastructure systems that will operate across multiple land parcels and ownership arrangements over the long term.

**5.2** The project includes:

- rural residential subdivision and associated servicing;
- retirement village and care facilities;
- tourism and visitor accommodation, including hospitality and recreation activities;
- light industrial development;
- golf course development and associated landscape modification;
- stormwater management systems, including constructed wetlands and modified drainage networks;
- decentralised water supply systems, including groundwater abstraction and rainwater harvesting;
- decentralised wastewater treatment and disposal systems, including on-lot systems and centralised treatment components.

**5.3** The Parties acknowledge that the reliance on decentralised infrastructure introduces:

- long-term operational and maintenance requirements;
- variability in system performance across individual sites;
- potential cumulative effects at a catchment scale;
- risks associated with system failure, underperformance, or lack of coordinated management.

**5.4** The Parties further acknowledge that these systems have a direct relationship with the Koomakorau catchment and downstream receiving environments, including the Waikato Awa, and therefore require:

- a precautionary approach to design and implementation;
- clear performance standards and accountability mechanisms;
- integration with cultural, environmental, and catchment-based outcomes.

## 6. Role and Scope of Mana Whenua

**6.1** Ngaati Wairere will provide cultural, environmental, design, and planning input throughout the life of the project.

**6.2** The involvement is intended to ensure that mana whenua input can inform and influence project outcomes across all stages of the development.

**6.3** The Parties acknowledge that engagement, participation in hui, review of reports, preparation of the CVA, or any other involvement under this MOU does not constitute approval, endorsement, or support of the Project by Ngaati Wairere Taiao Trust.

**6.4** Nothing in this MOU limits or affects the ability of Ngaati Wairere Taiao Trust to participate in any statutory process, including making submissions, or determining its position in respect of the Project.

**6.5** Ngaati Wairere Taiao trust retains the right to:

- Submit independent submissions;
- Oppose or support any aspects of the project and;
- Determine its position in respect of any resource consent or statutory processes.

## 7. Cultural naming and Identity

- 7.1** The Parties acknowledge that the current project name “Awanui” is not derived from the cultural, historical, or geographical context of the Site and is not supported by mana whenua.
- 7.2** The Parties agree that:
- a. the project name will be under review in partnership with mana whenua.
  - b. naming of the development will be informed by mana whenua koorero.
  - c. naming outcomes will reflect the cultural identity, history, and values of the whenua.
- 7.3** The Parties further agree that the current project name will not be adopted as a final or public-facing cultural name without agreement from mana whenua.

## 8. Cultural Information and Intellectual Property

- 8.1** The Parties acknowledge that all cultural information, maatauranga Maaori, narratives, naming advice, and cultural design input provided by Ngaati Wairere Taiao Trust remains the intellectual and cultural property of Ngaati Wairere Taiao Trust.
- 8.2** Such information must not be used, reproduced, published, or incorporated into project materials, branding, marketing, or public communications without prior written approval.
- 8.3** The Parties agree to treat all culturally sensitive information in accordance with tikanga Maaori and any confidentiality requirements identified by Ngaati Wairere Taiao Trust.

## 9. Treaty Settlement Redress and Co-Governance

- 9.1** The Parties acknowledge that the Site and wider Koomakorau catchment sit within the rohe of Waikato-Tainui and are subject to the frameworks established through Treaty settlement legislation.
- 9.2** This includes:
- i. the Waikato Raupatu Claims Settlement Act 1995
  - ii. the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010
- 9.3** These Acts recognise the relationship of Waikato-Tainui with the Waikato Awa and establish mechanisms for restoration, co-management, and co-governance.
- 9.4** The Parties acknowledge that:
- i. the settlement framework establishes a statutory direction for activities affecting the Waikato Awa and its catchments.
  - ii. decision-makers are required to recognise and provide for these relationships.
  - iii. Joint Management Agreements and other settlement redress may be triggered.

- iv. That Ngaati Wairere is a recognised hapuu of Waikato-Tainui under the Waikato-Tainui Treaty Settlement legislation.

**9.5** The Parties agree that the project will be undertaken in a manner that gives effect to the intent and outcomes of the settlement framework.

## **10. Te Ture Whaimana o te Awa o Waikato**

**10.1** The Parties acknowledge that Te Ture Whaimana o te Awa o Waikato is the primary direction-setting document for the Waikato Awa and has statutory recognition.

**10.2** The Parties acknowledge that Te Ture Whaimana:

- i. applies to the Waikato River and all connected catchments, including the Koomakorau system;
- ii. prevails over inconsistent planning provisions;
- iii. requires prioritisation of the health and wellbeing of the awa

**10.3** The Parties agree that:

- i. all aspects of the project, including infrastructure and discharges, will be assessed against Te Ture Whaimana;
- ii. the project must demonstrate outcomes that contribute to restoration and protection of the awa;
- iii. the health and mauri of water bodies will be treated as a bottom line consideration.

## **11. Waikato-Tainui and Mana Whenua Environmental Planning Framework**

**11.1** The Parties acknowledge the Waikato-Tainui Environmental Plan, and Iwi Environmental Management Plans as key iwi planning documents.

**11.2** The Plans will provide guidance on:

- i. cultural values associated with whenua and wai;
- ii. environmental management approaches;
- iii. cultural monitoring and discovery protocols;
- iv. expectations for engagement and mitigation

**11.3** The Parties agree that the noted Environmental Plans will guide:

- i. environmental management planning;
- ii. cultural monitoring;
- iii. ecological restoration;
- iv. infrastructure design and mitigation

**11.4** The Plans will be applied as operational frameworks for the project.

## **12. Cultural Values Assessment (CVA)**

**12.1** The Parties agree that a Cultural Values Assessment (CVA) will be prepared and will inform, including but not limited to:

- a. Mana whenua values, tikanga Maaori, maatauranga Maaori, and place-based knowledge relevant to the project.
- b. Land use and development effects;

- c. Waterways, stormwater systems, and downstream receiving environments;
  - d. Biodiversity, ecological restoration, and mauri enhancement;
  - e. Urban design, layout, landscape treatment, and cultural expression;
  - f. Construction methodologies and implementation practices;
  - g. Resource consent and fast-track applications;
  - h. Consent conditions and management plans;
  - i. Monitoring, mitigation, restoration, and enhancement frameworks;
  - j. Ongoing engagement arrangements across the life of the project.
- 12.2** In addition, and where appropriate, the CVA may explore and provide recommendations in relation to:
- a. Employment and workforce participation opportunities for mana whenua;
  - b. Procurement and contracting opportunities, including local and iwi-aligned suppliers;
  - c. Design responses that reflect cultural values, identity, and place;
  - d. Housing opportunities, including pathways that may support mana whenua or whaanau aspirations over time.
- 12.3** The Parties acknowledge that the matters identified above are included for consideration and exploration through the CVA process, and do not constitute commitments, guarantees, or binding obligations unless otherwise agreed through subsequent processes.
- 12.4** The Parties acknowledge that CVA timeframes and implementation pathways will be agreed having regard to project staging, information availability, and resourcing, and that sufficient time will be allowed to support meaningful engagement and robust outcomes.

### **13. Archaeological Assessment of Effects (AAE)**

- 13.1** The Parties acknowledge receipt of the Archaeological Assessment of Effects prepared for the project. The AAE identifies no recorded archaeological sites and assesses the potential for unrecorded archaeology as low.
- 13.2** The Parties acknowledge that:
- a. the absence of recorded sites does not equate to an absence of cultural significance;
  - b. the Site forms part of a wider cultural landscape associated with Maaori occupation and use;
  - c. cultural effects may differ from archaeological effects.
  - d. The Parties agree that mana whenua will:
  - e. review and provide comment on the AAE;
  - f. provide place-based cultural context through the CVA.
- 13.3** Notwithstanding the AAE findings:
- i. cultural monitoring will be implemented during key works;
  - ii. discovery protocols will align with the Waikato-Tainui Environmental Plan;
  - iii. early engagement will occur prior to intrusive works.

- 13.4** The CVA will supplement the AAE to ensure cultural values are accurately reflected.

#### **14. Ecology, Restoration and Biodiversity**

- 14.1** The Parties acknowledge receipt of the ecological assessment prepared for the Awanui Links project and supports the overall findings and recommendations of the ecological report, including the identification of restoration opportunities within the Site.
- 14.2** The Parties acknowledge that the Site is highly modified and forms part of a wider wetland landscape within the Koomakorau catchment, and that this reflects historic land use change rather than an absence of ecological or cultural value.
- 14.3** The Parties agree that the project will adopt a restoration-led approach, including:
- i.** wetland restoration and enhancement;
  - ii.** indigenous planting and habitat creation;
  - iii.** improved ecological connectivity.
- 14.4** The Parties further agree that mana whenua will:
- i.** provide further advice on culturally appropriate mitigation and restoration measures;
  - ii.** identify and provide guidance on effects to taonga species, including manu, ika, and other indigenous species;
  - iii.** provide input on wai-related outcomes, including water quality, mauri, and catchment health.
- Any loss of ecological values will be addressed through avoidance, mitigation, and where required, offsetting, to achieve net positive outcomes.
- 14.5** Ecological management and restoration will be guided by:
- i.** Te Ture Whaimana o te Awa o Waikato
  - ii.** the Waikato-Tainui and iwi Environmental management Plans.
- 14.6** Monitoring will incorporate both scientific measures and maatauranga Maaori to ensure outcomes align with mana whenua values and the health and wellbeing of the wider catchment.

#### **15. Mitigation, Enhancement, and Consent Conditions**

- 15.1** The Parties acknowledge that resource consent conditions are the primary mechanism for ensuring that cultural, environmental, and statutory outcomes are achieved.
- 15.2** The Parties agree that mana whenua will have an active role in the development, review, and refinement of draft consent conditions.
- 15.3** Conditions will address:
- i.** water, wastewater, and stormwater systems;
  - ii.** ecological restoration and offsetting;
  - iii.** cultural monitoring and engagement;
  - iv.** environmental management plans.
- 15.4** Conditions will:



- i. be informed by the CVA;
  - ii. give effect to Te Ture Whaimana;
  - iii. align with the Waikato-Tainui and Iwi Environmental Management Plans.
- 15.5** The Parties acknowledge that decentralised infrastructure requires robust conditions and ongoing monitoring.
- 15.6** The Parties agree to engage early in the drafting of conditions prior to lodgement.
- 15.7** For the avoidance of doubt, consent conditions are to give effect to mana whenua values and Te Ture Whaimana and are not to be limited to generic or standardised approaches.
- 15.8** The parties further agree that:
  - i. infrastructure design and operation will adopt a precautionary approach;
  - ii. performance standards and monitoring requirements will be clearly defined;
  - iii. long-term maintenance and management responsibilities will be clearly identified.

## **16. Early Engagement and Site Access**

- 16.1** The Parties agree that engagement with mana whenua will occur early and throughout the development of the project, including during technical and consent planning processes.
- 16.2** The Parties acknowledge that effective engagement requires mana whenua involvement during the development of technical workstreams, rather than at the point of completion.
- 16.3** Accordingly, the Parties agree that:
  - i. mana whenua will be engaged as technical assessments, designs, and planning documents are being developed;
  - ii. draft and working material will be shared at appropriate stages to enable meaningful input;
  - iii. engagement will occur prior to finalisation of reports, plans, and consent documentation.
- 16.4** The Parties agree that the intent of this approach is to ensure that mana whenua input can inform and influence outcomes, rather than being limited to retrospective comment on completed work.
- 16.5** The Ngaati Wairere Taiao Trust may require time to undertake internal consultation and decision-making processes, including engagement with whaanau, and agree to allow for these processes within project timeframes.

### **Site Visits**

- 16.6** Early notice will be provided of site investigations and technical works, including geotechnical, ecological, and archaeological activities.
- 16.7** Opportunities will be provided for mana whenua to attend and participate in relevant site visits and field investigations.

## **17. Term and Review**

- 17.1** This MOU applies for the life of the Project.

**17.2** The Parties agree to review this MOU periodically, or at the request of either Party, to ensure it remains fit for purpose and reflects the evolving nature of the Project and the relationship.

## **18. Resourcing and Cost Recovery**

**18.1** The Parties acknowledge that effective engagement, Cultural Values Assessment preparation, and participation by mana whenua require appropriate resourcing.

**18.2** The Parties agree that processes for resourcing, cost recovery, and invoicing will be developed and confirmed through a Terms of Reference (ToR) agreed between mana whenua and the applicant and/or consultants.

**18.3** The Terms of Reference may address matters including, but not limited to:

- scope of engagement and deliverables;
- resourcing and funding responsibilities;
- invoicing and payment procedures; and
- timeframes and reporting expectations.

**18.4** Nothing in this clause creates a financial obligation on any Party unless and until such arrangements are expressly agreed in writing through the Terms of Reference.

**18.5** No substantive technical review, CVA preparation, (hui, technical input, conditions review etc) or engagement is required to occur/commence until resourcing agreement/TOR, or such arrangements, is confirmed in writing.

## **19. Dispute Resolution**

**19.1** In the event of any disagreement regarding the interpretation or implementation of this MOU, the Parties will seek to resolve the matter in good faith through direct dialogue.

**19.2** Where the matter cannot be resolved through discussion, the Parties may, by agreement, refer the matter to an independent mediator or facilitator, prior to considering any formal processes.

**19.3** The Parties acknowledge the importance of maintaining collaborative relationships and will, where appropriate, prioritise tikanga-based approaches to resolution.

## 20. Signatories

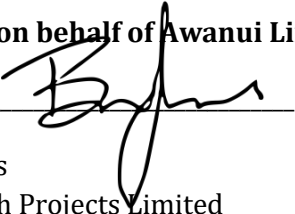
**For and on behalf of the Ngaati Wairere Taiao Trust**

**Signed:**  **Date:** 04/05/2026

Wayne Te Kerei Harris

Pouwhenua Consultancy Ltd, representing the Ngaati Wairere Taiao Trust

**For and on behalf of Awanui Links**

**Signed:**  **Date:** 04/05/2026

Ben Jones

Swordfish Projects Limited

KiwiRail

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**B&A**

Urban & Environmental

# Minutes

Project: Awanui Links

Date: 10 February 2026

Time: 9.00am

Location: MS Teams

Attendees:

| Name                        | Role/Organisation |
|-----------------------------|-------------------|
| Fraser McNutt               | B&A               |
| Michelle Grinlinton-Hancock | Kiwi Rail         |

| Item | Detail                                                                                                                                                                                                                                                                                                                                                                                       | Action                                                                                                                                                                                       |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1    | <b>Awanui Links</b> <ul style="list-style-type: none"><li>• Fraser speaks to Master Plan</li><li>• Preparing Application for Referral Lodgement</li><li>• Predominant use is a golf course. Other uses include club house, wellness centre, event venue, visitor accommodation, retirement living, lifestyle blocks</li><li>• Light industrial area</li><li>• Self-serviced</li></ul>        |                                                                                                                                                                                              |
| 2    | <b>Key points to raise with Kiwi Rail</b> <ul style="list-style-type: none"><li>• Access point to site. Commute has done modelling to assist in determining this.</li><li>• Location of stormwater pond and its topography</li><li>• Rail corridor noise and vibration influence (100m set back applied)</li></ul>                                                                           | <ul style="list-style-type: none"><li>• Share updated modelling with Kiwi Rail. Kiwi Rail to provide comments/feedback on this.</li></ul>                                                    |
| 3    | <ul style="list-style-type: none"><li>• Michelle confirms it is good to see the 100m setback</li><li>• Potentially would require consent notice on at least the first three lots (rural lifestyle blocks) deep from railway. Past this point it is unlikely to be an issue.</li><li>• Consider the light industrial area and if noise sensitive activity is proposed in this area.</li></ul> | <ul style="list-style-type: none"><li>• Consider consent notices for first three lifestyle lots deep</li><li>• B&amp;A to send acoustics (from Styles Group) to Michelle/Kiwi Rail</li></ul> |
| 4    | <b>Stormwater</b><br>Michelle - <ul style="list-style-type: none"><li>• Kiwi Rail engineers will want to ensure no saturation of the embankment</li></ul>                                                                                                                                                                                                                                    | <ul style="list-style-type: none"><li>• B&amp;A to provide comment on how stormwater will be dealt with within the site</li></ul>                                                            |

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                    |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <ul style="list-style-type: none"> <li>Flags that some instances developments with stormwater ponds have caused damming – just as a point to be aware of and consider</li> </ul> <p>Fraser -</p> <ul style="list-style-type: none"> <li>Confirms hydrology, Geotech, and civils are engaged to support the application</li> <li>Requests for Kiwi Rail to provide feedback should they identify any concerns relating to stormwater</li> </ul> | <ul style="list-style-type: none"> <li>B&amp;A to provide detail on location of culverts and sizing.</li> </ul>                                                                                                                                                                    |
| 5 | <ul style="list-style-type: none"> <li>Michelle highlights Kiwi Rail will express positive comments on the two accesses, and being away from the level crossing</li> </ul>                                                                                                                                                                                                                                                                     | <ul style="list-style-type: none"> <li>Highlight Commutes comments on the level crossing and if upgrades will be required</li> </ul>                                                                                                                                               |
| 6 | <p><b>Golf Balls</b></p> <ul style="list-style-type: none"> <li>Potential for golf balls to hit trains</li> </ul>                                                                                                                                                                                                                                                                                                                              | <ul style="list-style-type: none"> <li>Michelle to inform what the approach to this would be</li> </ul>                                                                                                                                                                            |
| 7 | <ul style="list-style-type: none"> <li>Comprehensive and updated pack to be shared</li> </ul>                                                                                                                                                                                                                                                                                                                                                  | <ul style="list-style-type: none"> <li>B&amp;A to provide a more comprehensive and pack and include the updated information.</li> <li>Include approximate timeframe for referral lodgement. Michelle can flag for engineers to make high level comments on the proposal</li> </ul> |

Ministry for the Environment

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**B&A**

Urban & Environmental

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**From:** Admin Agency FTAA <AdminAgencyFTAA@mfe.govt.nz>  
**Sent:** Monday, 15 December 2025 1:59 pm  
**To:** Briar Belgrave  
**Subject:** RE: Referral Application for Fast Track - Awanui Links - Section 11 Consultation  
**Attachments:** Section 11 letter - Awanui Links.pdf

This message was sent from outside the company by someone with a display name matching a user in your organisation. Please do not click links or open attachments unless you recognise the source of this email and know the content is safe.

Kia ora,

Thank you for your email.

Please find attached our response to your request for consultation with the Ministry for the Environment as the administering agency of the Resource Management Act 1991 in accordance with is required with section 11(1)(e) of the Fast-track Approvals Act 2024.

Ngā mihi,

**Sarah McDaniel** ([she/her](#))

*Analyst | Kaitātari*

*System Operations*

*Partnerships & Investments | Te Rōpū Ngā Rangapū me ngā Haumi*

Ministry for the Environment | Manatū Mō Te Taiao

027 215 7871 | [sarah.mcdaniel@mfe.govt.nz](mailto:sarah.mcdaniel@mfe.govt.nz) | [environment.govt.nz](https://environment.govt.nz)

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**From:** Briar Belgrave <[BriarB@barker.co.nz](mailto:BriarB@barker.co.nz)>  
**Sent:** Wednesday, 10 December 2025 10:33 am  
**To:** Admin Agency FTAA <AdminAgencyFTAA@mfe.govt.nz>  
**Subject:** Referral Application for Fast Track - Awanui Links - Section 11 Consultation

### **MFE CYBER SECURITY WARNING**

This email originated from outside our organisation. Please take extra care when clicking on any links or opening any attachments.

Good morning,

We are reaching out to complete Section 11 consultation requirements with the Ministry for the Environment in relation to Awanui Links.

We intend to submit a referral application for this proposal is late January / early February 2026.

Please see below a description of the proposal and the consultation pack for the site attached.

The Awanui Links site is approximately 115ha and is located at 28 Telephone Road.

**Awanui Links** is a comprehensively masterplanned, mixed-use development in the Waikato region that combines high-end tourism, lifestyle living, retirement accommodation, and employment-generating industrial land uses within a rural setting. Anchored by an 18-hole golf course, the development includes extensive visitor infrastructure



such as a clubhouse, proshop, virtual golf centre, driving range, wellness centre, fine dining venue, hotel and event centre, and a café. Accommodation offerings comprise 10 large and 52 small luxury villas. The residential component includes 63 rural residential lots and a retirement village with a dedicated care facility. The project also features 9 light industrial lots, a solar farm, landscaped open spaces, wetlands, and integrated infrastructure, delivering a destination that supports regional growth, tourism, housing diversity, and environmental resilience.

The development of Awanui Links Masterplan has been underpinned by a series of key design principles focused on creating a functional, legible and high amenity environment, while also responding to existing natural features on the site.

Please advise next steps for consultation with the Ministry for the Environment, or if you have any questions in relation to the above.

Ngā mihi | Kind regards,

---

**BRIAR BELGRAVE**

Partner

027 238 6456

BriarB@barker.co.nz

**B&A**

Urban & Environmental



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**Auckland** | Hamilton | Cambridge |  
Tauranga | Havelock North | Wellington |  
Christchurch | Wānaka & Queenstown

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This email and any attachments are confidential. They may contain privileged information or copyright material. If you are not an intended recipient, please do not read, copy, use or disclose the contents without authorisation and we request you delete it and contact us at once by return email.

Tēnā koe Briar,

## **Awanui Links - Pre-lodgement consultation under the Fast-track Approvals Act 2024 (FTAA)**

Thank you for your correspondence in relation to Barker and Associates' intention to lodge a referral application under the Fast-track Approvals Act 2024 (FTAA) in respect of the Awanui Links development.

As you are aware, the Ministry for the Environment (the Ministry) is the “relevant administering agency” for approvals relating to the Resource Management Act 1991 (RMA) and Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012 (EEZ Act) under the FTAA.

As part of your referral application, you will need to provide an assessment of the project against any relevant national policy statement, national environmental standards and if relevant the New Zealand Coastal Policy Statement. The Ministry has prepared the following summary on the national direction made under the RMA, for your consideration.

### National Direction

Under the RMA, the government can create national direction to support local authorities' decision making under the RMA and develop a nationally consistent approach to resource management issues. This is typically done where an issue is of national importance, or involves significant national benefits or costs, or where necessary to give effect to other government policy or regulation. There are several types of national direction, including national policy statements and national environmental standards.

### National Policy Statements (NPS)

National Policy Statements are instruments issued under section 52(2) of the RMA. An NPS is a vehicle for the government to prescribe objectives and policies for matters which are relevant to sustainable management. All National Policy Statements currently in force are published on the Ministry's website and links are provided in the table below. It is recommended that you consider the relevance of each NPS to your project. If you are seeking an RMA approval, then under section 13(4)(y)(i) and schedule 5 paragraph 2 of the FTAA your application must include an assessment of your project against any relevant NPSs. Refer to the National Policy Statements linked below.

| <b>National Policy Statement</b>                                                                         | <b>Description</b>                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <a href="#">National Policy Statement for Greenhouse Gas Emissions from Industrial Process Heat 2023</a> | This NPS provides nationally consistent policies and requirements for reducing greenhouse gas emissions from industries using process heat. It works alongside |

|                                                                                     |                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                     | the National Environmental Standards for Greenhouse Gases from Industrial Process.                                                                                                                                                              |
| <a href="#">National Policy Statement for Highly Productive Land 2022</a>           | This NPS provides national direction to improve the way highly productive land is managed under the RMA. The objective is to ensure the availability of New Zealand's most favourable soils for food and fibre production.                      |
| <a href="#">National Policy Statement for Freshwater Management 2020</a>            | This NPS provides local authorities with updated national direction on how they should manage freshwater under the RMA.                                                                                                                         |
| <a href="#">National Policy Statement for Indigenous Biodiversity 2023</a>          | This NPS provides direction to local authorities to protect, maintain and restore indigenous biodiversity requiring at least no further reduction in indigenous biodiversity nationally.                                                        |
| <a href="#">National Policy Statement for Renewable Electricity Generation 2011</a> | This NPS provides guidance for local authorities on how renewable electricity generation should be dealt with in RMA planning documents.                                                                                                        |
| <a href="#">National Policy Statement on Electricity Transmission</a>               | This NPS sets out the objective and policies for managing the electricity transmission network.                                                                                                                                                 |
| <a href="#">National Policy Statement on Urban Development 2020</a>                 | This NPS recognises the national significance of well-functioning urban environments. It removes barriers to development to allow growth in locations that have good access to existing services, public transport networks and infrastructure. |
| <a href="#">New Zealand Coastal Policy Statement 2010</a>                           | The NZCPS provides guidance for local authorities in their day-to-day management of the coastal environment. The NZCPS is the only compulsory NPS under the RMA.                                                                                |

### National Environmental Standards (NES)

National Environmental Standards are regulations issued under section 43 of the RMA. They prescribe technical and non-technical standards, methods or other requirements for land use and subdivision, use of the coastal marine area and beds of lakes and rivers, water take and use, discharges and noise. NESs require each local authority to enforce the same standard in respect of these areas unless otherwise specified. All National Policy Statements currently in force are published on the Ministry's website and links are provided in the table below. It is recommended that you consider the relevance of each NES to your project.

If you are seeking an RMA approval under the FTAA, section 13(4)(y)(i) and schedule 5 paragraph 2 require that an assessment of your project against any relevant NES must be included with your application. Refer to the National Environmental Standards linked below.

| <b>National Environmental Standard</b>                           | <b>Description</b>                                                                                                                            |
|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <a href="#">National Environmental Standards for Air Quality</a> | This NES prohibits discharges from certain activities and set a guaranteed minimum standard for air quality for people living in New Zealand. |

|                                                                                                                         |                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <a href="#">National Environmental Standards for Commercial Forestry</a>                                                | This NES provides nationally consistent regulations to manage the environmental effects of forestry.                                                                                                                                                                |
| <a href="#">National Environmental Standards for Electricity Transmission Activities</a>                                | This NES sets out which electricity transmission activities are permitted, subject to conditions to control environmental effects. They apply only to existing high voltage electricity transmission lines.                                                         |
| <a href="#">National Environmental Standards for Freshwater</a>                                                         | This NES regulates activities that pose risks to the health of freshwater and freshwater ecosystems.                                                                                                                                                                |
| <a href="#">National Environmental Standards for Greenhouse Gas Emissions from Industrial Process Heat</a>              | This NES sets out nationally consistent rules for certain greenhouse gas emitting activities from industrial process heat.                                                                                                                                          |
| <a href="#">National Environmental Standards for Marine Aquaculture</a>                                                 | This NES replaces regional council rules for existing marine farms and provides a more certain and efficient process for replacing consents, realigning farms and changing farmed species. In some instances, they allow regional council rules to remain in force. |
| <a href="#">National Environmental Standards for Sources of Human Drinking Water</a>                                    | This NES sets requirements to protect sources of human drinking water from becoming contaminated.                                                                                                                                                                   |
| <a href="#">National Environmental Standards for Storing Tyres Outdoors</a>                                             | This NES provides nationally consistent rules for the responsible storage of tyres.                                                                                                                                                                                 |
| <a href="#">National Environmental Standards for Telecommunication Facilities</a>                                       | This NES sets national rules regarding the deployment of telecommunications infrastructure across New Zealand.                                                                                                                                                      |
| <a href="#">National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health</a> | This NES includes requirements for assessing and managing potentially contaminated soil.                                                                                                                                                                            |

Please ensure your application includes a summary of this consultation with the Ministry, and an explanation of how this consultation has informed your project. This information must be included in your application, regardless of whether it is a referral application or a substantive application for a listed project.

Thank you for consulting with the Ministry for the Environment as the relevant administering agency for the RMA and the EEZ Act.

If you have any queries in relation to the FTAA process, please contact [info@fasttrack.govt.nz](mailto:info@fasttrack.govt.nz) for further assistance.

Ngā mihi,



**Rebecca Partridge - Manager, System Operations**

## Neighbours

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Urban & Environmental

**17 March 2026**

**Awanui Links Fast Track Referral Application**

Dear Ben,

Thanks for meeting with me to run through the Awanui Links development proposal that relates to your land holdings and the potential for my land to be included. We understand that a Referral application is the first step of the Fast Track Approvals Act and that is the fundamental reason you have approached us in the first instance. We understand that if the project is listed, then a more detailed application (being a substantive application) would then be put together and submitted to the EPA for acceptance and subsequent processing by a selected panel. A substantive application would include full detail from all relevant specialists and constitute further consultation with key stakeholders and adjoining landowners such as ourselves.

We agree to having our landholding Lot 1 DPS 15049 (Steven Murray Howarth and Claire Jane Howarth) included in the referral application prepared and submitted by Barker & Associates.

We understand that by accepting our land to be included in the referral application:

- There is no obligation to sell our land.
- There is no immediate requirement to develop our land.
- The consent(s), if obtained, would run with the land. If the land was sold to another owner, the consent rights and compliance obligations would transfer to the new landowner.
- Through this process, the land will not be rezoned.
- All rights to apply for additional consents under the Building Code and the Resource Management Act remain.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Steven Howarth', with a stylized flourish at the end.

Steven Howarth

New Zealand Transport Agency Waka Kotahi

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**B&A**

Urban & Environmental

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**From:** Briar Belgrave  
**Sent:** Thursday, 19 February 2026 11:50 am  
**To:** 'Rosalind Cowen'  
**Subject:** RE: Awanui Links Fast Track Referral

Kia ora Rosalind

Thank your for coming back to me to confirm. I will add in those additional actions to the notes.

Ngā mihi | Kind regards,

---

**BRIAR BELGRAVE**

Partner

027 238 6456

BriarB@barker.co.nz



barker.co.nz 

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**From:** Rosalind Cowen <Rosalind.Cowen@nzta.govt.nz>  
**Sent:** Thursday, 19 February 2026 11:41 am  
**To:** Briar Belgrave <BriarB@barker.co.nz>  
**Subject:** RE: Awanui Links Fast Track Referral

Kia ora Briar

Thank you that summarises our discussion.

There could be associated actions for section 4 related to minimum spacing or siting choice of accesses, roadside drain crossing design for safety/visibility.

Ngā mihi

**Rosalind Cowen** (she/her)

**Senior Planner, Poutiaki Taiao | Environmental Planning**

System Design, Transport Sevices

[rosalind.cowen@nzta.govt.nz](mailto:rosalind.cowen@nzta.govt.nz)

**Working 3 days, out of office Fridays**

**NZ Transport Agency Waka Kotahi**

**Auckland Office**, Level 5, AON Centre, 29 Customs Street West  
Private Bag 106602, Auckland 1143, New Zealand

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**From:** Briar Belgrave <[BriarB@barker.co.nz](mailto:BriarB@barker.co.nz)>  
**Sent:** Thursday, 29 January 2026 8:37 am  
**To:** Rosalind Cowen <[Rosalind.Cowen@nzta.govt.nz](mailto:Rosalind.Cowen@nzta.govt.nz)>  
**Subject:** RE: Awanui Links Fast Track Referral

Hi Rosalind

Thank you for the meeting with NZTA earlier this week – it was a good discussion and great from our end to get some clarity ahead of lodging the referral application.

As discussed, please see attached our high level notes from our discussion. It would be much appreciated if you could please review the notes and add to these or edit as required. Once I hear back from you I will finalise the notes and we will package it up with our application.

Ngā mihi | Kind regards,

**BRIAR BELGRAVE**

Partner

027 238 6456

[BriarB@barker.co.nz](mailto:BriarB@barker.co.nz)

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**From:** Rosalind Cowen <[Rosalind.Cowen@nzta.govt.nz](mailto:Rosalind.Cowen@nzta.govt.nz)>  
**Sent:** Friday, 23 January 2026 10:24 am  
**To:** Briar Belgrave <[BriarB@barker.co.nz](mailto:BriarB@barker.co.nz)>; Michelle Seymour <[michelle@commute.kiwi](mailto:michelle@commute.kiwi)>  
**Subject:** RE: Awanui Links Fast Track Referral

Hi

Thanks very much. I have confirmation from Song Wan, Network Manager [song.wan@nzta.govt.nz](mailto:song.wan@nzta.govt.nz), that he is the engineer who dealt with the level crossing and John Garvitch, Principal Safety Engineer [john.garvitch@nzta.govt.nz](mailto:john.garvitch@nzta.govt.nz), who will look at this for you. We are all currently available next Tuesday from 12:30 to 4 pm and Wednesday 2 pm to 4pm. I've sent them the documents to look at prior to meeting.

Ngā mihi

**Rosalind Cowen** (she/her)

**Senior Planner, Poutiaki Taiao | Environmental Planning**

System Design, Transport Services

[rosalind.cowen@nzta.govt.nz](mailto:rosalind.cowen@nzta.govt.nz)

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## NZ Transport Agency Waka Kotahi

**Auckland Office**, Level 5, AON Centre, 29 Customs Street West  
Private Bag 106602, Auckland 1143, New Zealand

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**From:** Briar Belgrave <[BriarB@barker.co.nz](mailto:BriarB@barker.co.nz)>  
**Sent:** Wednesday, 21 January 2026 1:23 pm  
**To:** Rosalind Cowen <[Rosalind.Cowen@nzta.govt.nz](mailto:Rosalind.Cowen@nzta.govt.nz)>; Michelle Seymour <[michelle@commute.kiwi](mailto:michelle@commute.kiwi)>  
**Subject:** Awanui Links Fast Track Referral  
**Importance:** High

Hi Rosalind

Thank you for the catch up this morning to discuss our Fast Track Referral 'Awanui Links'.

As discussed, please see attached a copy of the consultation pack and transport memo. Could you please circulate as required to your team and let us know who we might be best to meet with to discuss.

Ngā mihi | Kind regards,

---

**BRIAR BELGRAVE**

Partner

027 238 6456

[BriarB@barker.co.nz](mailto:BriarB@barker.co.nz)

**B&A**

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Street, Auckland

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the original message. This communication may be accessed or retained by NZ Transport Agency Waka Kotahi for information assurance purposes.

# Minutes

Project: Awanui Links Fast Track Referral Application

Date: 27 January 2026

Time: 2.00pm

Location: Teams

Attendees:

| Name             | Role/Organisation |
|------------------|-------------------|
| Briar Belgrave   | B&A               |
| Fraser McNutt    | B&A               |
| Michelle Seymour | Commute           |
| Rosalind Cowen   | NZTA              |
| Song Wan         | NZTA              |
| John Garvitch    | NZTA              |

| Item | Detail                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Action |
|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| 1    | Introductions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | N/A    |
| 2    | <p>Purpose of the meeting</p> <ul style="list-style-type: none"><li>• Introduce Awanui Links project to NZTA</li><li>• Discuss potential implications on Holland Road/Telephone Road level crossing (following recent investment)</li><li>• Understand to what level the safety improvements of the rail crossing have been done to and if the proposed development may create any issues</li></ul>                                                                                                                                                                                                                                                                                                                                                                                     | N/A    |
| 3    | <p>Upgrade to Holland Road/Telephone Road Level Crossing</p> <ul style="list-style-type: none"><li>• Upgrades completed in response to concern with heavy vehicles damaging rail line</li><li>• Concern with heavy vehicles (truck and trailer) sitting over the rail tracks when waiting to turn left into Holland Road from Telephone Road</li><li>• Was initially one of the top 3 risk sites in KiwiRail, now reduced to below 100</li><li>• Completed within the context of the expressway being in place and significantly reducing traffic volumes through the intersection</li><li>• NZTA likely would have added additional measures should the project have had more funding or a safety lens – speed management, raised tables, roadside barriers on all quadrants</li></ul> | N/A    |

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                        |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <i>No major concern or issue raised from the proposed development in relation to the level crossing</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                        |
| 4 | <p>Comments on fast track referral proposed development</p> <ul style="list-style-type: none"> <li>• Currently undertaking a revocation process, note that there may be concerns that the development may hinder this process, eg if a right turn bay were to be recommended.</li> <li>• New access locations – strong sentiment to minimise access numbers as much as feasible, management of different movements to be undertaken on site – not on the road network</li> <li>• Preference to retain and upgrade access points where possible</li> <li>• Note that there will be familiar and unfamiliar road users</li> <li>• School bus connections with residential components – MS to check bus routes etc</li> <li>• Connectivity for E-bikes and active modes to be considered</li> <li>• Intersection spacing important</li> <li>• The current rural stormwater “ditches” are a hazard – especially when turning into site, need to consider minimum widths and if they are sufficient. Make sure that stormwater from site is management on site.</li> <li>• NZTA note that there may be associated actions required in relation to the masterplan relating to minimum spacing or siting choices of accesses and roadside drain crossing design for safety and visibility.</li> </ul> | <p>B&amp;A and Commute to consider limiting the number of vehicle accessways.</p> <p>B&amp;A to consider overall masterplan and connectivity opportunities for e-bikes and active transport modes.</p> |
| 5 | <p>Next steps</p> <ul style="list-style-type: none"> <li>• B&amp;A to tidy up notes from discussion</li> <li>• B&amp;A will be meeting with Future Proof (including NZTA) in February to discuss the application. Will provide NZTA another opportunity to discuss any feedback</li> <li>• Aiming to lodge referral application in March 2026</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>B&amp;A to circulate notes to NZTA</p>                                                                                                                                                              |

Waikato District Council

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Urban & Environmental

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**From:** Fraser McNutt  
**Sent:** Wednesday, 28 January 2026 10:04 am  
**To:** Briar Belgrave  
**Subject:** FW: Two FT referrals progressing for comment.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Ngā mihi | Kind regards,

---

**FRASER MCNUTT**  
Partner/Waikato Manager (MNZPI)  
027 425 3902  
FraserM@barker.co.nz

PO Box 9342,  
Waikato Mail Centre, Hamilton 3240  
298 Victoria Street, Hamilton 3204

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**From:** Donna Tracey <Donna.Tracey@waidc.govt.nz>  
**Sent:** Tuesday, 27 January 2026 4:13 pm  
**To:** Fraser McNutt <FraserM@barker.co.nz>  
**Cc:** Juliana Reu Junqueira <juliana.reujunqueira@hcc.govt.nz>; Miffy Foley <miffy.foley@waikatoregion.govt.nz>;  
Will Gauntlett <William.Gauntlett@waidc.govt.nz>; Nick Birdsall <Nicholas.Birdsall@waidc.govt.nz>; Hazel Coalter  
<Hazel.Coalter@waidc.govt.nz>  
**Subject:** Re: Two FT referrals progressing for comment.

Good afternoon Fraser,

Thank you for the update. Both of those applications will have a project manager from Waikato District (yet to be determined). The project manager/s will set up a meeting/s where yourselves and the Applicant/s can share the proposals (same model for those applications jointly managed by the Future Proof Partnership).

This invite will be shared to our Future Proof partners (HCC, Waipaa, WRC, NZTA), and they will determine their level of involvement.

I can come back to you by the end of this week with the Project managers and they will set up these meetings for you.

Ngaa mihi | Kind regards

**Donna Tracey**

Cross Boundary Growth Manager

## Waikato District Council

*Te Kaunihera aa Takiwaa o Waikato*

Waea puukoro: 027 614 3315 | Nama waea: 0800 492 452

Poutaapeta Mahi: Private Bag 544, Ngaaruawaahia 3742

Waahi Mahi: 15 Galileo Street, Ngaaruawaahia



---

**From:** Fraser McNutt <FraserM@barker.co.nz>

**Sent:** Tuesday, 27 January 2026 10:05

**To:** Donna Tracey <Donna.Tracey@waidc.govt.nz>; Nick Birdsall <Nicholas.Birdsall@waidc.govt.nz>; Will Gauntlett <William.Gauntlett@waidc.govt.nz>

**Cc:** Juliana Reu Junqueira <juliana.reujunqueira@hcc.govt.nz>; Miffy Foley <miffy.foley@waikatoregion.govt.nz>

**Subject:** Two FT referrals progressing for comment.

Hello Donna,

I have previously spoken to you about these proposals that we have been working on in the background. We have spoken to iwi on both (multiple hapu) and continue to engage with key stakeholders like NZTA in the background too.

We presented to your Mayor and senior staff the Willowbrook (now called Awanui Links), however this wasn't in my view enough to constitute meaningful consultation, particularly with WDC.

I note the other FP partners interest and whilst not a 'periphery' HCC job, I'm seeking guidance in the most efficient way to manage pre referral lodgement consultation.

This will be a separate interaction obviously for each job. Are you able to give me some guidance here please.

Our timeframes are to lodge both referrals by the end of Feb.

Look forward to hearing from you.

Ngā mihi | Kind regards,

---

**FRASER MCNUTT**

Partner/Waikato Manager (MNZPI)

027 425 3902

FraserM@barker.co.nz

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## **MEETING NOTES**

AWANUI LINKS – PUKETAHA

PRE-ENGAGEMENT

REFERRAL PRESENTATION

FAST-TRACK PROJECT – PR-24294

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**Date:** Thursday, 19 February 2026

**Time:** 11:00 am – 12:00 pm

**Place:** Microsoft Teams

**Present:**

**Applicant:** Alicia Lawrie; Ben Jones; Briar Belgrave; Dean Morris; Fraser McNutt;  
Michelle Seymour

**Waikato District Council:** Deborah McIntosh; Deron Sharma; Donna Tracey;  
Fletcher Bell; Hazel Coalter; JP Velloen; Keith Martin; Mark Curtis; Matthew Horsfield;  
Nick Birdsall; Virendra Prasad

**Waikato Regional Council:** Miffy Foley

**Waipa District Council:** Wendy Robinson

**Watercare:** Basil Mathew; Marieka Van Der Lee; Richard Pullar.

|   | Discussion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Topic                          | Speakers                 |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------|
| 1 | <p>Applicant:</p> <ul style="list-style-type: none"> <li>Doing work to reduce heavy vehicle crossing via internal network.</li> <li>Not looking to vest private road leading to light industrial component to Council.</li> <li>Movement and connectivity being considered.</li> </ul> <p>WDC:</p> <p>What <b>traffic generation</b> assessment has been done?</p> <p>Applicant:</p> <ul style="list-style-type: none"> <li>Used Australian and USA case studies. Sensitivity tested also.</li> <li>Normally would not do this until substantive stage, but aware of impacts so tested network capacity earlier.</li> <li>Expect higher traffic generation on weekends (golf course) than on weekdays.</li> </ul> <p>WDC:</p> <p>Can <b>culverts</b> handle full highway loading or will upgrades be required?</p> <p>Applicant:</p> <ul style="list-style-type: none"> <li>Culverts are likely not designed to accommodate loads.</li> <li>Upgrades to be considered as part of substantive application.</li> <li>Geotechnical investigations done and signed off.</li> </ul> <p>WDC:</p> <p>Which roads will be <b>vested</b>?</p> <p>Applicant:</p> <ul style="list-style-type: none"> <li>Northern roads would be vested.</li> <li>Industrial to remain private.</li> </ul> | <b>Site-specific transport</b> | Viren<br>Michelle<br>Ben |
| 2 | <p>Applicant:</p> <ul style="list-style-type: none"> <li>The intersection is mission critical to the viability of the project.</li> <li>100 m setback from railway – noise &amp; vibration.</li> <li>Ongoing discussions with KiwiRail.</li> <li>Level crossing adjacent to site previously closed, and recently reopened.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Local road</b>              | Fraser<br>Michelle       |

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                 |                                                                       |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------------------------------------------------------------|
|          | <p>Level crossing immediately adjacent to intersection of Telephone/Holland Road:</p> <ul style="list-style-type: none"> <li>Assessments at referral stage normally high level, but because of the level crossing and uncertainty, assessments are more detailed than required for referral.</li> <li>Surveyed intersection and modeled a range of scenarios for queuing effects and found no substantial queuing in terms of LOS and safety.</li> <li>Highlights railway through Eastern Holland Road corridor.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 |                                                                       |
| <b>3</b> | <p>Applicant:</p> <ul style="list-style-type: none"> <li>Access onto Telephone Road via SH1B.</li> <li>Ongoing discussions with NZTA on revocation process of corridor. Potential vesting back to Council.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>WEX/NZTA</b> |                                                                       |
| <b>5</b> | <p>Applicant:</p> <ul style="list-style-type: none"> <li>Rural and industrial lots likely serviced via on-lot rainwater tanks.</li> <li>Other areas (retirement village/event center) TBC – bore supply being explored.</li> <li>Water bores will have filters. Potential irrigation reuse.</li> <li>Office will use rainwater harvesting.</li> </ul> <p>WDC:</p> <p>Highlights concern around potential future obligation on IAWAI or Council provide services outside of planned service area.</p> <p>Applicant:</p> <ul style="list-style-type: none"> <li>Directs focus to the proposal and regional significance.</li> <li>No intention to put pressure on public network. 35-year consent being sought.</li> </ul> <p>WDC:</p> <p>Queries WRC about water allocation and any potential challenges with groundwater consent process.</p> <p>WRC:</p> <ul style="list-style-type: none"> <li>Confirms with applicant that there is existing water take consent.</li> <li>Will look to understand daily water use regarding irrigation and potable water use.</li> <li>Encouraging applicants to make their water application separately and early in the process.</li> <li>Confirmed with applicant that only groundwater consent will be sought, not surface water takes.</li> </ul> | <b>Water</b>    | <p>Mark C<br/>Keith<br/>Fraser<br/>Deron<br/>JP<br/>Miffy<br/>Ben</p> |

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                      |             |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-------------|
|          | <p>Applicant:</p> <p>Confident that water servicing will be self-sufficient and private.</p> <p>WDC:</p> <p>Highlights that under Taumata Arowai, the water supply proposal will make the managing body a water supplier subject to same regulation/scrutiny as councils.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                      |             |
| <b>6</b> | <p>Applicant:</p> <ul style="list-style-type: none"> <li>Rural lots will have onsite BioCycle septic tanks with dispersal fields as offsets require.</li> <li>Retirement village &amp; rural lots will have communal system e.g. Innoflow.</li> <li>Industrial will have option of communal (if body corporate) or BioCycle. TBC.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Wastewater</b>                    | Fraser Dean |
| <b>7</b> | <p>Applicant:</p> <ul style="list-style-type: none"> <li>Proposing SW ponds at low points, particularly at southern boundary by rail corridors.</li> <li>Communal wetland.</li> <li>Roadside swale providing initial treatment for road runoff.</li> <li>Communal wetland for golf course and water reuse for irrigation (non-potable).</li> </ul> <p>Watercare:</p> <p>Will wetlands be <b>vested</b> to Council?</p> <p>Applicant:</p> <ul style="list-style-type: none"> <li>Proposing to vest local ponds in the NE and NW corners.</li> <li>Retain the ponds that serve the golf course.</li> </ul> <p>WDC:</p> <p>Highlights requirement for quality/standard of vested assets (need for defects liability period) particularly because assets proposing to be vested carry high OPEX and WDC SW portfolio is not currently financially sustainable.</p> <p>Applicant:</p> <p>It is to their benefit to have the vested assets operate as desired.</p> | <b>Stormwater</b>                    |             |
| <b>8</b> | <p>Applicant:</p> <ul style="list-style-type: none"> <li>No mudfish.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Parks, Open Space and Ecology</b> | Matt Fraser |

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |                                  |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------------------------|
|   | <ul style="list-style-type: none"> <li>Minimal vegetation.</li> <li>2 potential wetlands.</li> <li>Site largely free of natural features.</li> <li>Working with artificial drain.</li> <li>Flat topography.</li> <li>Minor biodiversity enhancement.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |                                  |
| 9 | <p>WDC:</p> <p>Highlights concerns around potential urban sprawl and NPS-HPL Class 2 Soils.</p> <p>Applicant:</p> <ul style="list-style-type: none"> <li>FT legislation has its own assessment criteria for this.</li> <li>There are examples (Sunfield) where Fast-track panel has approved an application that does not align with NPS.</li> <li>The land is already fragmented compared to other rural sites so an argument against Class 2 Soils could be made.</li> <li>Losing Class 2 Soil may not be significant when looking at direction of NPS-HPL 2022.</li> <li>Urban sprawl effects not considered high as activity is predominantly recreational and tourism-based.</li> </ul> <p>Applicant:</p> <ul style="list-style-type: none"> <li>Lot 1 DP South Auckland 15049 also in scope for development but not currently owned by Applicant.</li> <li>Rural residential zoning.</li> <li>Awanui Links is unique compared to other Fast-track proposals.</li> <li>Tourism and recreational opportunities with golf course.</li> <li>Predominant activity is a resort (e.g. Milldale). Including golf course, events center, private light industrial component, retirement village, and small medical center (e.g. BUPA).</li> <li>Initially, the vision was 54 dwellings.</li> <li>Golf courses very difficult to build due to planning/zoning rules in NZ.</li> <li>Most retirements look at palliative care, but this proposal looks at wellness and enjoyment of life.</li> <li>Blueprint for vision – The Village in FL, USA.</li> <li>Anticipating Fee Simple for lifestyle lots.</li> <li>Light industrial zone will focus on providing services that a rural development needs.</li> </ul> <ul style="list-style-type: none"> <li><b>Staging</b> could change subject to feedback and during substantive application.</li> <li>Each stage to have its own consent.</li> </ul> | <b>Land Use</b> | Fraser<br>Ben<br>Mark C<br>Briar |

|           |                                                                                                                                                                                                                                                                                                                                                                   |                 |     |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----|
|           | <ul style="list-style-type: none"> <li>• Would have substages arising out of the masterplan as it currently sits.</li> </ul>                                                                                                                                                                                                                                      |                 |     |
| <b>10</b> | <p>Applicant:</p> <ul style="list-style-type: none"> <li>• Initial 3-year build period for Stage 1.</li> <li>• Approx. 5 years program for full development.</li> <li>• Creates 256 FTEs and \$189M GDP over construction period.</li> <li>• 228 ongoing FTEs during operations.</li> <li>• Regional significance of economic benefits being explored.</li> </ul> | <b>Economic</b> | Ben |

15 April 2026

To: Awanui Links – Puketaha Landowners, c/o Barker & Associates Limited

CC: Miffy Foley, Waikato Regional Council  
Mark Rushworth, New Zealand Transport Authority  
Chris Dillon, Hamilton City Council

Dear Fraser McNutt,

**Re: Statement of Facts in relation to the Awanui Links – Puketaha Fast Track Referral Application**

Thank you for meeting with Waikato District Council, Waikato Regional Council, Hamilton City Council, and Future Proof partners to discuss the Awanui Links – Puketaha proposal. We appreciate the open and constructive engagement to date, and the significant investment of time and resource that the applicant and stakeholders have already made in progressing this proposal through to lodging a Fast-track referral.

We acknowledge the scale and ambition of the proposal and the opportunity it presents to deliver positive outcomes for the Waikato region, including economic activity and housing supply. We support continued, meaningful engagement between the applicant, councils, and key stakeholders so that opportunities, constraints, and collaborative solutions can be identified early and progressed efficiently through the Fast-track stages.

This letter, together with the attached meeting notes, records the key matters discussed on 19 February 2026 and provides a high-level statement of facts that are currently understood to be relevant to the subject site. It is intended to support a shared understanding at the referral stage under the Fast-track Approvals Act 2024, and to help inform the applicant's preparation of application material. More detailed technical assessments and local authority feedback will occur through the subsequent Fast-track steps if the project is referred.

Our intent is to keep working with the applicant in a positive, enabling and transparent way to scope the necessary technical work, agree interfaces and timeframes, and avoid duplication where possible.

Hamilton City Council and Waikato District Council have jointly agreed to establish an asset-owning waters services council-controlled organisation, IAWAI – Flowing Waters Limited, pursuant to the Local Government (Water Services) Act 2025. From 1 July 2026, IAWAI will play a key role in future discussions relating to three waters servicing for the Awanui Links – Puketaha area.

**Statement of Facts**

The following matters (raised through early discussions and currently available information) are recorded to assist the applicant and stakeholders in understanding the key considerations that are likely to need to be addressed prior to lodgement of the Substantive Application Fast-track process:



1. The Awanui Links – Puketaha site is located within the Waikato District at the corner of Telephone Road and Holland Road and is currently zoned for rural purposes. The proposal therefore sits outside areas previously identified for urban development through current strategic planning documents (including the Future Proof Strategy, the Waikato Regional Policy Statement, and Waikato 2070), and existing transport modelling associated with the Waikato Expressway has generally reflected non-urban land use patterns in this location.

### **Land use considerations**

2. The site is located within a rural environment, and its development presents an opportunity to consider how land use outcomes respond to accessibility, servicing, and impacts on the surrounding rural environment.
3. Recent analysis undertaken through the Future Proof Retirement Living Report (October 2025) highlights that demand for retirement living can be accommodated within a range of locations, including existing urban areas and established settlements with access to services and community infrastructure. This provides useful context for considering how the future residents in the proposed retirement village have accessibility, access to services and the long-term community outcomes.
4. Development on Highly Productive Land brings with it important considerations around land use efficiency, infrastructure provision, and long-term sustainability. These matters will need to be balanced alongside the objectives of the proposal and assessed accordingly.
5. The presence of peat soils remains a challenge in parts of our district. Further assessment will be needed to understand how potential effects, including subsidence and construction constraints, are managed through design and development approaches.
6. Waikato Regional Council's information indicates a high probability of acid sulphate soils across much of the site. This highlights the need for appropriate investigation and management approaches to address potential environmental and infrastructure effects.

### **Transport considerations**

7. The site connects directly to Telephone Road/State Highway 1B, which is classified as a Regional Arterial Road and a Primary Collector within the One Network Road Classification. The existing speed environment is 100 km/h, which provides context for access and network integration considerations.
8. Telephone Road is currently managed by NZTA, with potential future changes to network ownership subject to wider network planning processes.
9. An Integrated Transport Assessment (ITA) will be important to understand anticipated traffic impacts including access requirements, trip generation and the effects on the surrounding transport network. Given the range of land use activities proposed, the ITA should consider the variety of uses and the different trip patterns across peak and interpeak periods, including weekends and event-based activity.

### **Water and wastewater considerations**

10. There is currently no wastewater network servicing the site this highlights the need for detailed consideration of how wastewater servicing would be achieved.
11. While there is an existing water supply scheme in the area, it is not designed to service development of this scale and intensity. The current network operates under restricted flow conditions, which limits capacity, including for firefighting requirements.
12. Early engagement with Waikato Regional Council on surface and groundwater matters will be important to identify and manage risks such as allocation limits, groundwater effects, and discharge considerations.

### **Stormwater considerations**

13. The site is located within the Waikato Central drainage scheme. Any development will need to ensure that existing levels of service within the scheme are maintained.
14. Where stormwater assets are proposed to be vested to WDC, consideration will be given to lifecycle costs and maintenance requirements to ensure long-term sustainability.

### **Affected neighbouring landowners**

15. A change in land use at this scale will require careful consideration of effects on neighbouring properties, including reverse sensitivity and amenity effects. If the referral progresses, engagement with adjoining landowners will be an important part of the process.

### **Closing**

16. This letter records the key matters currently understood to be relevant to the proposal at the referral stage and is intended to support the applicant to continue preparing a robust Fast-track application. It should be read as an early, solution-focused identification of workstreams and information needs.
17. The councils and NZTA acknowledge and appreciate the applicant's willingness to engage to date. We remain committed to ongoing, meaningful engagement with the applicant and relevant partners to explore opportunities for collaboration, clarify requirements at each Fast-track stage, and support an efficient and well-coordinated process.

Yours sincerely,



Hazel Coalter  
Planning & Growth Manager