

Referral application form to use for the fast-track process

Under the Fast-track Approvals Act 2024

About this referral application

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

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

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

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

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

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

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

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

Application fees and Cost recovery

Under the [Fast-track Approvals \(Cost Recovery\) Regulations 2025](#) (the Regulations), applicants lodging a referral application are required to pay a fee (deposit) of \$12,000 (plus GST), and a levy of \$6,700 (plus GST) to the Environmental Protection Authority (EPA). The fees are set in [Schedule 1 of the Regulations](#). These fees must be paid before lodgement of your referral application. If the required amount is not paid the application will be returned as incomplete.

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

Submitting your application

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

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

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

Ways you can send your completed form to us

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

By email – info@fasttrack.govt.nz

Your personal information

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

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

We will store your personal information securely. You have the right to access the personal information we hold about you and to ask for it to be corrected if it is wrong. If you would

like to access your personal information, or have it corrected, please contact us at referrals@fasttrack.govt.nz

Official information

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

Publishing your application

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

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

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

Click or tap here to enter text.

Section 1: Applicant details

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

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

1.1 Applicant(s) – repeat for all applicants

1.1.1 Organisation name: Swordfish Projects Limited

1.1.2 NZBN (optional): 9429030450974

1.1.3 Contact name: Ben Jones

1.1.4 Phone: 0275552444

1.1.5 Email address: ben@benjones.co.nz

1.1.6 Postal address (if preferred method of contact):

Additional Applicants: Swordfish Projects Limited

1.2 Agent acting on behalf of applicant (if applicable)

1.2.1 Organisation name: Barker & Associates

1.2.2 Contact name: Briar Belgrave

1.2.3 Phone: 027 238 6456

1.2.4 Email address: briarb@barker.co.nz

1.2.5 Postal address (if preferred method of contact):

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

1.3.1 Organisation name: SWORDFISH PROJECTS LIMITED

1.3.2 Contact name: Ben Jones

1.3.3 Phone: 0275552444

1.3.4 Email address: Ben@benjones.co.nz

1.3.5 Postal address (if preferred method of contact): 50 Albert Street Hamilton
East Hamilton New Zealand 3216

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

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

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

1.4.1 Compliance and enforcement history – repeat for all applicants

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

No

1.4.2 If you answered yes above, please provide a summary of the relevant legislation and provisions, and any compliance or enforcement actions, and

the outcome of those actions taken under the [specified Act](#) against the applicant or applicants, if the referral is being lodged jointly.

Section 2: Referral application summary

2.1 Project name

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

Awanui Links

2.2 Project description and location

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

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

Awanui Links seeks to establish a comprehensively master-planned 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. The project includes extensive visitor infrastructure, wellness and hospitality facilities, luxury villas, rural-residential lots, an integrated retirement village and care facility, and a dedicated light-industrial precinct.

Development is proposed to complement an 18-hole-golf course, which will be centred around a contemporary clubhouse, proshop, driving range, wellness centre, fine dining restaurant, and boutique hotel with associated event and conference facilities. The golf course is accessed via a local road which links the centre of the site to Telephone Road. Visitor accommodation will be set amongst the proposed fairways and artificial wetlands. Extensive planting, ecological restoration, and integrated water features have been proposed throughout the development to support amenity for future residents and visitors.

137 retirement living units are proposed to support the growing demand for retirement living in Hamilton and the wider Waikato Region. A mix of independent living villas will be provided and supported by a central care facility, healthcare and community facilities.

The rural residential lots are proposed at the north-eastern, and north-western boundaries of the site. Access to the rural residential lots and retirement village is

proposed via a 20-metre-wide local road entering the site from the existing culvert to the west of the site and extending parallel to the northern and eastern boundaries. The local road is supported by two 10-metre-wide private access / right of ways to provide accessibility and circulation throughout the development. Allotments are generally sized at approximately 3,000 square metres, allowing for a variety of housing forms and landscape outcomes.

The proposed industrial area comprises nine lots ranging from 2300 – 5700 square metres (approximately 3.99 ha in total), all served by a 10 m right-of-way that partially utilises the existing farm access and one of the existing culverts at Telephone Road. A 3,000 sqm solar farm is also proposed adjacent to the industrial area along the southern boundary providing on-site renewable energy generation.

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

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

The site is of a regular shape and is approximately 123 hectares, and situated within the Waikato District, to the east of the Hamilton City boundary and situated between the rural communities of Puketaha to the north and Matangi.

The existing Site consists of 27 lots.

Lot 1 Deposited Plan South Auckland 14821 (SA212C/623)
Lot 2 Deposited Plan South Auckland 14821 (SA21C/624)
Lot 13 Deposited Plan South Auckland 14821 (SA25D/1289)
Lot 11 Deposited Plan South Auckland 14821 (SA25D/1287)
Lot 10 Deposited Plan South Auckland 14821 (SA25D/1286)
Lot 4 Deposited Plan South Auckland 14821 (SA21C/626)
Lot 5 Deposited Plan South Auckland 14821 (SA21C/627)
Lot 6 Deposited Plan South Auckland 14821 (SA21C/628)
Lot 1 Deposited Plan 36551 (SA933/285)
Lot 19 Deposited Plan South Auckland 14821 (SA25D/1295)
Lot 7 Deposited Plan South Auckland 14821 (SA25D/1283)
Lot 18 Deposited Plan South Auckland 14821 (SA25D/1294)
Lot 8 Deposited Plan South Auckland 14821 (SA25D/1284)
Lot 17 Deposited Plan South Auckland 14821 (SA25D/1293)
Lot 9 Deposited Plan South Auckland 14821 (SA25D/1285)
Lot 16 Deposited Plan South Auckland 14821 (SA25D/1292)
Lot 15 Deposited Plan South Auckland 14821 (SA25D/1291)
Lot 11 Deposited Plan South Auckland 14821 (SA25D/1287)
Lot 14 Deposited Plan South Auckland 14821 (SA25D/1290)
Lot 12 Deposited Plan South Auckland 14821 (SA25D/1288)
Lot 13 Deposited Plan South Auckland 14821 (SA25D/1289)
Lot 7 Deposited Plan South Auckland 15049 (SA14D/1252)

Lot 6 Deposited Plan South Auckland 15049 (SA14B/1251)
Lot 5 Deposited Plan South Auckland 15049 (SA14B/1250)
Lot 4 Deposited Plan South Auckland 15049 (SA14B/1249)
Lot 3 Deposited Plan South Auckland 15049 (SA14B/1248)
Lot 2 Deposited Plan South Auckland 15049 (SA14B/1247)

A image of the site can be found in Attachment 3 - Planning Memorandum Figure 2.

2.3 Ineligible activity

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

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

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

Ministerial determinations under sections 23 and 24.

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

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

No

a. If yes, please address the following:

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

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

A. advise whether it is proposed to seek a determination under [section 23](#) and provide the information under 2.5 Ministerial determinations under sections 23 and 24 below; or

B. advise whether it is proposed to rely on [section 5\(2\)](#) of the Act and provide the information under 2.3 Ineligible activity below.

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

No

a. Address the following:

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

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

No

a. Address the following:

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

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

No

2.3.5 Does the project involve an aquaculture activity or an activity that is incompatible with aquaculture activities that would occur within an aquaculture settlement area (under section 12 of the Māori Commercial Aquaculture Claims Settlement Act

2004); or an area reserved under another Treaty settlement for the aquaculture activities of a particular group?

No

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

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

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

2.3.9 Does the project include an activity that would require an access arrangement under [section 61](#) or [61B](#) of the Crown Minerals Act 1991?

No

a. Provide the following information:

i. what is the activity that would require the access arrangement; and

ii. does the project include an activity that would occur on Crown owned land or internal waters and land of the common marine and coastal area described in Schedule 4 of that Act and provide details of the same.

iii. If so describe how the activity meets the criteria in [section 61\(1A\)](#)(a-e) of the Crown Minerals Act 1991; **or**

iv. Confirm and provide evidence that the project would not occur in an area for which a permit cannot be granted under that Act:

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

No

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

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

No

a. Provide the following:

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

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

No

a. Address the following:

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

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

No

a. Address the following:

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

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

No

a. Address the following:

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

2.3.16 Does the project involve an activity that is:

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

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

No

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

No

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

No

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

No

2.4 Exemptions from requirement to provide agreement

2.4.1 Mining activities under section 5(2)

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

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

No

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

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

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

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

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

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

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

N/A

2.4.2.2 Is the reserve a Crown-owned reserve?

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

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

2.5 Ministerial determinations under sections 23 and 24

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

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

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

No

Provide the following information:

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

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

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

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

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

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

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

No

Provide the following information:

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

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

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

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

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

No

Provide the following information:

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

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

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

2.5.3.4 A description of the alternative site.

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

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

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

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

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

2.6 Appropriateness for fast-track approvals process

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

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

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

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

Section 22(2)(a)(iii) is met as Awanui Links will deliver ~70 rural residential lots, a 137-unit retirement village, and a 50-bed care facility, increasing housing supply and improving housing market efficiency. The Waikato region continues to face significant affordability pressures, with median house values around 7–8 times median household income and mortgage servicing costs near half of gross income. Additional well-located supply is therefore critical to easing long-term price pressures.

The retirement village enables older residents to downsize locally from underutilised larger homes, freeing up existing housing stock for younger households and improving overall housing circulation and match between dwelling type and need.

Section 22(2)(a)(iv) is met as the project delivers significant economic benefits. Construction is expected to generate around \$189 million in GDP and support approximately 260 FTE jobs over five years. This will deliver substantial wage income and local economic stimulus across construction and related sectors.

Once operational, the development will support around 228 ongoing jobs and contribute over \$29 million annually to GDP, including more than \$17 million in wages. Light industrial land will expand business capacity, while tourism, accommodation, wellness, and golf facilities will strengthen Waikato's visitor economy. Aged-care facilities will also respond to growing demand, providing essential services and ongoing employment. Overall, the project diversifies the economy and improves regional resilience.

Section 22(2)(a)(vii) is met through integrated climate mitigation measures. Construction emissions are reduced by retaining material on-site and minimising haulage, supported by staged delivery to improve efficiency.

Operational emissions are reduced through a masterplanned mixed-use layout that reduces travel demand by co-locating housing, services, and recreation. Connectivity to nearby centres such as Hamilton, Cambridge, and Gordonton further supports reduced vehicle reliance.

Buildings are designed for energy efficiency through passive solar design and natural lighting. A small solar farm will further offset electricity demand and enhance energy resilience, contributing to overall emissions reduction.

Section 22(2)(a)(x) is met as the proposal aligns with key planning documents. It supports the Future Proof Strategy by enabling integrated growth, housing diversity, infrastructure efficiency, and ecological enhancement while avoiding dispersed rural sprawl.

It is consistent with Te Ture Whaimana o Te Awa o Waikato through improved stormwater management, water quality protection, and ongoing iwi engagement. Alignment with the Waikato-Tainui Environmental Plan is achieved through freshwater protection and incorporation of cultural values.

The project supports Waikato 2070 and the Waikato District Housing Strategy by increasing housing supply and enabling sustainable, connected growth. It also aligns with the Regional Policy Statement through integrated land use, housing provision, ecological restoration, and renewable energy integration, with any conflict with high-class soils outweighed by broader benefits.

Finally, it supports the Hamilton & Waikato Destination Management Plan through sustainable tourism, hospitality, wellness, and ecological restoration, strengthening regional identity and the visitor economy

Further detail can be found in Attachment 3 Planning Memorandum

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

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

Awanui Links requires a range of resource consents (land use, subdivision, discharge) from Waikato District and Waikato Regional Council's, and a specific approval under the Wildlife Act 1953 for an Authority and HNZPT for an Archaeological Authority. The ability to apply for a comprehensive range of consenting requirements within one application, to be considered by one panel, offers significant efficiencies in planning and specialist inputs into managing and navigating the consenting process. The overall intent of the FTAA (2024), which is designed for regionally and nationally significant infrastructure and development projects, supports the scale and significance of Awanui Links. The consolidated timeframes for engagement with interested stakeholders and parties, wider consultation requirements to support substantive applications, and the overall detail required support a more timely and efficient consideration of the project.

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

Outside of the FTAA process, it is anticipated that the Awanui Links development would be subject to a challenging and complex consenting requirement that would test the current district and regional planning provisions. Our understanding of the FTAA legislation is to support

regionally and nationally significant projects with a single consenting process. This would enable development commencing sooner and the economic, social and wider positive benefits to be realised sooner than under the traditional Resource Management Act 1991 (RMA) path. The FTAA process is considered the right instrument for this scale of project, and the Awanui Links project is not considered to materially impact on the intent of the FTAA process, more so it would reinforce the value and opportunity that the FTAA presents for regionally and nationally significant projects. Please refer to Attachment 3 - Planning Memorandum - Section 1.7 Benefit of the Fast-Track Approvals Act (2024) for Awanui Links.

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

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

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

No

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

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

No

a. Explain how the project will deliver this.

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

Section 22(2)(a)(iii) is met as Awanui Links will deliver ~70 rural residential lots, a 137-unit retirement village, and a 50-bed care facility, increasing housing supply and improving housing market efficiency. The Waikato region continues to face significant affordability pressures, with median house values around 7–8 times median household income and mortgage servicing costs near half of gross income. Additional well-located supply is therefore critical to easing long-term price pressures.

The retirement village enables older residents to downsize locally from underutilised larger homes, freeing up existing housing stock for younger households and improving overall housing circulation and match between

dwelling type and need.

Further detail can be found in Attachment 3 Planning Memorandum

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

Section 22(2)(a)(iv) is met as the project delivers significant economic benefits. Construction is expected to generate around \$189 million in GDP and support approximately 260 FTE jobs over five years. This will deliver substantial wage income and local economic stimulus across construction and related sectors.

Once operational, the development will support around 228 ongoing jobs and contribute over \$29 million annually to GDP, including more than \$17 million in wages. Light industrial land will expand business capacity, while tourism, accommodation, wellness, and golf facilities will strengthen Waikato's visitor economy. Aged-care facilities will also respond to growing demand, providing essential services and ongoing employment. Overall, the project diversifies the economy and improves regional resilience.

Further detail can be found in Attachment 3 Planning Memorandum

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

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

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

Section 22(2)(a)(vii) is met through integrated climate mitigation measures. Construction emissions are reduced by retaining material on-site and minimising haulage, supported by staged delivery to improve efficiency.

Operational emissions are reduced through a masterplanned mixed-use layout that reduces travel demand by co-locating housing, services, and recreation. Connectivity to nearby centres such as Hamilton, Cambridge, and Gordonton further supports reduced vehicle reliance.

Buildings are designed for energy efficiency through passive solar design and natural lighting. A small solar farm will further offset

electricity demand and enhance energy resilience, contributing to overall emissions reduction

Further detail can be found in Attachment 3 Planning Memorandum

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

Section 22(2)(a)(vii) is met through integrated climate mitigation measures. Construction emissions are reduced by retaining material on-site and minimising haulage, supported by staged delivery to improve efficiency.

Operational emissions are reduced through a masterplanned mixed-use layout that reduces travel demand by co-locating housing, services, and recreation. Connectivity to nearby centres such as Hamilton, Cambridge, and Gordonton further supports reduced vehicle reliance.

Buildings are designed for energy efficiency through passive solar design and natural lighting. A small solar farm will further offset electricity demand and enhance energy resilience, contributing to overall emissions reduction

Further detail can be found in Attachment 3 Planning Memorandum

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

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

Section 22(2)(a)(x) is met as the proposal aligns with key planning documents. It supports the Future Proof Strategy by enabling integrated growth, housing diversity, infrastructure efficiency, and ecological enhancement while avoiding dispersed rural sprawl.

It is consistent with Te Ture Whaimana o Te Awa o Waikato through improved stormwater management, water quality protection, and ongoing iwi engagement. Alignment with the Waikato-Tainui Environmental Plan is achieved through freshwater protection and incorporation of cultural values.

The project supports Waikato 2070 and the Waikato District Housing Strategy by increasing housing supply and enabling sustainable,

connected growth. It also aligns with the Regional Policy Statement through integrated land use, housing provision, ecological restoration, and renewable energy integration, with any conflict with high-class soils outweighed by broader benefits.

Finally, it supports the Hamilton & Waikato Destination Management Plan through sustainable tourism, hospitality, wellness, and ecological restoration, strengthening regional identity and the visitor economy.

Further detail can be found in Attachment 3 Planning Memorandum

Section 3: Project details

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

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

Construction activities will commence as soon as practicable. The overall timeframe is anticipated to be phased over a number of years in concurrent stages.

The likely timeframe of construction starting is late 2027 or early 2028 (taking into account a successful referral and substantive application). Therefore this could be start sooner or be delayed pending on the approval process. Post project commencement each stage will likely take 6 - 18 months each. With an overall construction period of 10 - 15 years if all stages were done individually. It is anticipated multiple stages can occur concurrently with regard to the individual activities which will shorten this timeframe.

3.1 Approvals required

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

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

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

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

Resource consent may be required under the WDP-OP and WODP for:
subdivision of high class soil; earthworks; three waters infrastructure and servicing;

new roads, access and traffic generation; community-scale ground-mounted solar; buildings not complying with Rural Zone/General Rural Zone bulk and location standards; visitor accommodation; rural commercial activities (including a golf course, ancillary services and wedding venue); signage; rural industrial activities; and light industrial activities.

Detailed design will confirm the applicable rules, with effects to be assessed through any substantive consent application if referral is successful. Overall, the proposal requires resource consent as a Prohibited Activity under both the WODP and WDP-OP.

Under the Waikato Regional Plan, resource consent may be required for activities within the 3 Water Module (including water takes, efficient water use, discharges, damming and diverting, wetlands, and drilling) and the 5 Land and Soil Module (contaminated land).

Detailed design will confirm the applicable rules and activity status, with effects assessed through any substantive consent application if referral is successful. Overall, the proposal is likely to require section 9 and 13 land use consents, a section 14 water permit, and a section 15 discharge permit

Consent is needed under National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 and National Environmental Standards for Freshwater 2020

3.1.2 Outline the approvals sought under the Conservation Act 1987

N/A

3.1.3 Outline the approvals sought under the Reserves Act 1977

N/A

3.1.4 Outline the approvals sought under the Wildlife Act 1953

Consent is likely required under the Wildlife Act 1953

3.1.5 Outline the approvals sought under the National Parks Act 1980

N/A

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

N/A

3.1.7 Outline the approvals sought under the Freshwater Fisheries Regulations 1983

N/A

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

N/A

3.1.9 Outline the approvals sought under the Crown Minerals Act 1991

N/A

3.1.10 Outline the approvals sought under the Public Works Act 1981

N/A

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

N/A

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

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

No

3.2 Project stages

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

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

Proposed Staging Summary

Rural Residential Development

Stage 1: 39 rural residential lots, accessed via Telephone Road, with Stormwater

Wetland A

Stage 2: 31 rural residential lots, accessed via Telephone Road, with Stormwater Wetland B

Total: ~70 lots

Retirement Village

Stage 1: 50 units with internal access and Stormwater Wetland C

Stage 2: 12 units with internal access and Stormwater Wetland D

Stage 3: 73 units with internal access

Total: 137 units

Golf / Tourism / Accommodation

Stage 1: Event centre/hotel, wellness centre, fine dining, wedding/open space, driving range, access via Telephone Road and internal roads, Stormwater Wetland E

Stage 2: 10 golf holes, 10 large villas, 20 small villas, internal access, Stormwater Wetland F

Stage 3: Clubhouse, proshop, virtual golf, cart/storage facilities, 8 golf holes, 32 small villas, internal access, Stormwater Wetland G

Rural Residential Lots

Stage 1 (39 lots + Wetland A + access): Increases housing supply, improves affordability pressures, and delivers serviced lots with essential infrastructure. Supports construction employment and aligns with managed rural growth (Future Proof / RPS).

Stage 2 (31 lots + Wetland B): Completes ~70 lots, further increasing housing supply and improving housing market efficiency. Continues staged infrastructure delivery and economic activity.

Retirement Village + Care Facility

Stage 1 (50 units + Wetland C): Adds specialist housing, improves housing diversity, and enables downsizing to free up existing housing stock. Generates construction employment.

Stage 2 (12 units + Wetland D): Incremental supply responding to demand, supporting staged growth and ongoing employment.

Stage 3 (73 units): Completes 137-unit village plus 50-bed care facility, significantly increasing aged-care and retirement housing supply, improving housing circulation and efficiency.

Golf / Tourism / Mixed Use

Stage 1 (hotel, event centre, wellness, driving range + Wetland E): Supports tourism and hospitality growth, construction jobs, and visitor economy expansion.

Stage 2 (10 golf holes + villas + Wetland F): Expands tourism accommodation and

recreation, supporting ongoing employment and economic diversification.
Stage 3 (clubhouse, proshop, sims, storage, 8 holes + villas + Wetland G):
Completes golf and luxury accommodation offering, strengthening long-term visitor economy.

Industrial + Energy

9 industrial lots + Wetland H + solar farm): Expands industrial land supply, supports business growth and employment, and provides renewable energy generation to offset emissions.

Overall Section 22(2) Outcomes

- (iii) Housing: ~70 rural residential lots + 137 retirement units + care facility significantly increase housing supply, improve affordability pressure, and enhance housing efficiency through downsizing and better stock utilisation.
- (iv) Economic: ~\$189M construction GDP, ~260 FTE jobs; ~\$29M annual GDP and ~228 ongoing jobs from residential, tourism, aged care, industrial, and energy uses.
- (vii) Climate: Staged delivery reduces construction impacts; mixed-use masterplan reduces travel demand; passive design and solar farm reduce operational emissions.
- (x) Alignment: Consistent with Future Proof, RPS, Waikato 2070, Housing Strategy, Te Ture Whaimana, Waikato-Tainui Environmental Plan, and Destination Management Plan. Supports integrated growth, housing supply, infrastructure efficiency, ecological outcomes, and tourism development.

3.3 Alternative project

3.3.1 If the project is proposed as an alternative project, provide: No

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

3.4 Adverse effects

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

The proposal will not generate significant adverse environmental effects. Any potential effects will be appropriately avoided, remedied, or mitigated to minor or less than minor levels through design, staging, and management plans. Further detail is provided in Attachment 3: Planning Memorandum.

Construction Effects

Earthworks will be managed in accordance with the Waikato Regional Council Erosion and Sediment Control Guidelines and an ESCP (Attachment 13 – Engineering Memorandum). Construction noise and vibration will be managed under NZS 6803 and a CNVMP (Attachment 11 – Acoustic Assessment). Contaminated land and acid sulphate soils will be managed under NES-CS requirements and detailed testing (Attachment 15 – PSI). Geotechnical assessment confirms stability can be managed through standard engineering design (Attachment 9 – Geotechnical Report).

Archaeology

No archaeological sites are recorded or identified on-site. Risk of accidental discovery is very low and will be managed through an Accidental Discovery Protocol (Attachment 14 – Archaeology Assessment).

Infrastructure & Servicing

Stormwater will be managed through a network of wetlands and attenuation systems designed to 100-year ARI standards, including groundwater recharge and water quality treatment. Water supply will be provided via rainwater harvesting, bores, and treatment systems. Wastewater will be managed via connection to reticulated networks or on-site treatment if required. The site can be adequately serviced (Attachment 13 – Engineering Memorandum).

Groundwater

Hydrogeological assessment confirms no significant constraints to development. Potential effects can be managed through detailed design and monitoring (Attachment 12 – Hydrogeological Assessment).

Transportation

Access is provided via Telephone Road with staging and heavy vehicle access via Puketaha Road. Parking and network effects can be accommodated on-site. No significant adverse transport effects are identified (Attachment 7 – Transportation Memorandum).

Character & Amenity

A masterplanned mixed-use layout provides a connected street network, integrated land uses, and open space framework. Rural interfaces are managed through setbacks, planting, and density transitions. Wetlands and open spaces enhance amenity (Attachment 4 – Urban Design Memorandum).

Landscape & Visual

Effects reflect a change in rural character but are mitigated through planting, setbacks, green corridors, and integration of water features. Overall effects are acceptable with mitigation (Attachment 5 – Landscape and Visual Effects).

Memorandum).

Noise

Construction and operational noise can comply with relevant standards. Separation distances and site layout ensure effects on surrounding receivers are minor or less than minor (Attachment 11 – Acoustic Assessment).

Cultural

Ongoing engagement with Mana Whenua is in place, including a Memorandum of Understanding. Cultural values will be embedded through design, protocols, and planting, with an Accidental Discovery Protocol in place (Attachments 16 & 17 – Mana Whenua Engagement / Letters of Support).

Ecology

The site is largely modified pasture with limited ecological value. Effects include loss of low-value vegetation and wetlands, mitigated through restoration, wetland creation, and offsetting where required (Attachment 8 – Ecological Memorandum).

Soils

The site includes Class 2 soils with significant limitations (peat, wetness, fragmentation). While some productive land is affected, this is outweighed by significant housing and development benefits (Attachment 10 – LUC Assessment).

Greenhouse Gas Emissions

Emissions are reduced through staged construction, reduced haulage, mixed-use design reducing travel demand, passive solar design, and a solar farm (Attachment 3 – Planning Memorandum; Attachment 13 – Engineering Memorandum).

Overall Conclusion

Any adverse effects will be minor or less than minor and appropriately managed through mitigation, design, and staging. The proposal delivers substantial housing, economic, and infrastructure benefits that outweigh residual effects.

Refer to Attachment 3 – Planning Memorandum for further detail

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

Subdivision on land within the Rural Zone & General Rural Zone containing high-class soils is prohibited under the Waikato District Plan.

3.5 Persons affected

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

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

Waikato District Council Future Proof Partners (Matamata-Piako District Council, Waipa District Council, Hamilton City Council & Waikato Regional Council), Department of Conservation Conservation, Golf NZ, Heritage New Zealand Pouhere Taonga, Iwi and Hapū (Ngāti Wairere, Ngāti Haua & Waikato Tainui), KiwiRail, Ministry for the Environment, Neighbours (Steven Howarth) and New Zealand Transport Agency - Waka Kotahi.

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

Key outcomes and discussions are also set out below.

- Iwi and hapū: Ongoing engagement and consultation has been undertaken with Ngāti Hauā, Ngāti Wairere and Waikato-Tainui. A series of hui have been held to discuss the project and the referral application, complemented by a site walkover on 5 March 2026 to review the masterplan and overall proposal. Following these discussions, a letter of support for the referral application has been received, and a MOU has been signed between the applicant and the hapū to formalise the preparation of a CVA. Refer to Attachment 16 and 17 for supporting documentation.
- Future Proof Committee – On 18 November 2025, a meeting was held online with the Future Proof Partners (including Hamilton City Council, Waikato District Council, Waikato Regional Council and NZTA) to discuss the Awanui Links consultation pack and masterplan. Refer to Attachment 16 and 17 for pre-lodgement consultation undertaken with the Future Proof Partners.
- Waikato District Council – Several meetings have been held with Waikato District Council (WDC) in relation to Awanui Links, as well as ongoing communication via email. The Awanui Links consultation pack was shared with WDC. Following this WDC has supplied a statement of facts for the project which has been taken into account in refining the masterplan and wider proposal. Key discussion points included:
 - Transport assessments completed and implications of the development on the recent railway crossing upgrades.
 - o Rural zoning and highly productive land, including the unique fragmented baseline for the site.
 - o Three waters infrastructure.
 - o Ecological value of the site being limited – poor.Waikato District Council is a Future Proof Partner and a record of consultation is included at Attachment 16 and 17.
- Department of Conservation (DoC) – Pre-lodgement consultation initiated via formal application to DoC email at Fasttrackapplicationenquires@doc.govt.nz. Subsequently, DoC were provided a copy of the consultation pack and supporting specialist ecological report.

The applicant is engaging with DoC on the Wildlife Act Authority as part of this consultation and will continue to meet further with the DoC project lead as we move towards a substantive application. Evidence of pre-lodgement consultation is outlined in Attachment 16 and 17.

- Heritage New Zealand Pouhere Taonga (HNZPT) – Pre-lodgement consultation initiated via formal email. A desktop archaeology assessment for the site was prepared by RedOx, and is included as Attachment 11. The Archaeology assessment confirms that there are no archaeological sites or areas of unrecorded archaeology with the Awanui Links site. Accordingly, an Authority from HNZPT is not recommended. HNZPT has confirmed their support for the recommendations contained in the RedOx Archaeology Assessment, and their confirmation is included in Attachment 16 and 17.

- Ministry for the Environment (MfE) – Pre-lodgement consultation initiated via formal email to MfE at AdminAgencyFTAA@mfe.govt.nz. The email provided an overarching description of the proposal and a copy of the masterplan. MfE replied via email confirming the consultation request with a Section 11 letter attached outlining the national direction under the RMA that requires consideration and the relevant matters have been considered and assess above in Section 4. Evidence of pre-lodgement consultation is outlined in Attachment 16 and 17.

- Ministry of Education (MoE) – Pre-lodgement consultation initiated via formal email. Subsequently, we had a meeting with key MoE representatives to present the consultation pack and discuss any feedback or concerns specifically from a schooling perspective as well as the broader proposal. Following the meeting, the consultation pack and meeting minutes were circulated to MoE. Evidence of the pre-lodgement consultation is outlined in Attachment 16 and 17.

- KiwiRail - Pre-lodgement consultation initiated via formal email. Subsequently, we had a meeting with KiwiRail to present the consultation pack and discuss any feedback or concerns specifically relating to the railway line and level crossing bordering the site. Following the meeting, the consultation pack and meeting minutes were circulated to KiwiRail. Evidence of the pre-lodgement consultation is outlined in Attachment 16 and 17.

- New Zealand Transport Agency (NZTA) - Pre-lodgement consultation initiated via formal email. Subsequently, we had a meeting with KiwiRail to present the consultation pack and discuss any feedback or concerns specifically relating to the State Highway. Following the meeting, the consultation pack and meeting minutes were circulated to NZTA. Evidence of the pre-lodgement consultation is outlined in Attachment 16 and 17.

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

Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010

Te Mana o te Awa (The Mana of the River): Respecting the river's own authority, prestige, and mauri (life force) is central, recognizing it as a living entity.

Mana Whakahaere (Authority and Management): Waikato-Tainui has the authority to manage the river's resources in accordance with their tikanga (customary values).

Co-management: The Act establishes a new era of partnership between the Crown and Waikato-Tainui to restore and protect the river for future generations.

Vision and Strategy (Te Ture Whaimana): This is the primary direction-setting document for the river, taking precedence over other local government planning documents.

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

N/A

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

No

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

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

N/A

3.5.8 Provide information identifying any parcels of Māori land, marae, or identified wāhi tapu within the project area:

N/A

3.6 Legal interests

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

The applicant holds legal interests in the project land across multiple titles, including Lots 1–7 DPS 15049, Lots 1–19 DPS 14821, and Lot 1 DP 36551. The titles are subject to a number of registered interests, including:

Mortgages to ASB Bank Limited across all relevant titles.

Land Covenant Instrument 12492329.1 registered on all titles, with a limited duration expiring on 31 December 2042, where the applicant is the Grantor.

Drainage rights in favour of The New Zealand Land Association Limited on Titles SA14B/1246–1252 and SA933/285.

Water supply rights under Transfer B090603.5 on Titles SA21C/623–628 and SA25D/1283–1295.

Right of way easements under Easement Certificate H122339 affecting Titles SA25D/1283–1295.

Section 348 Local Government Act 1974 restrictions applying to Titles SA25D/1283–1295.

Utility easement (Easement Instrument 12934299.1) on SA14B/1246 for electricity and telecommunications in favour of WEL Networks Limited.

These registered interests are standard encumbrances associated with the land, including

financing, infrastructure access, utility services, drainage, water supply, and land use covenants. None of these interests prevent or materially restrict the applicant's ability to undertake the proposed project works. The applicant has sufficient legal rights and control over the land to carry out the project, subject to compliance with any relevant easement, covenant, and mortgage conditions

3.7 Other matters

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

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

No

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

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

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

Awanui Links aims to minimise greenhouse gas emissions where possible through construction and within the masterplan design.

During construction, greenhouse gas emissions will be reduced through the following measures:

- Minimising the number of truck movements required to manage earthworks material by retaining as much as possible within the site; and
- A staged construction approach that allows for the appropriate management of effects on the environment.

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

- Enabling mixed use development, including provision for services and amenities within the new rural residential development to reduce the need for vehicle travel;
- Connectivity to existing centres within the vicinity, including:
 - o The Gordonton Village (7-minute drive);
 - o The Rotoruna North Centre (11-minute drive);
 - o The Hamilton City Centre (20-minute drive); and
 - o The Cambridge Town Centre (21-minute drive).
- The development of block and lot layouts which encourage energy efficiencies, including through optimising passive solar gain and natural light.
- The proposal includes establishment of a small solar farm to enhance resilience by off-setting onsite energy demand.

Overall, the Awanui Links proposal will contribute to efforts to mitigate climate change and reduce net emissions of greenhouse gases.

See Attachment 3 - Planning Memorandum for more information
Provide the additional details requested below as relevant to your application.

3.8 Specific proposed approvals

3.8.1 Approvals under the Resource Management Act 1991

3.8.1.1 *Resource consents*

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

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

National Policy Alignment Summary – Awanui Links

NPS for Freshwater Management (NPS-FM):

The project is considered consistent with freshwater objectives by improving Waikato River water quality through stormwater treatment, ecological restoration, wetland enhancement, riparian planting, and ongoing monitoring. Mana whenua have been consulted and cultural values will be integrated into design.

NPS for Highly Productive Land (NPS-HPL):

Although the site is classified as highly productive land (LUC 2 peat soils), assessments identify major constraints including wetness, drainage issues, fragmented land, and reduced agricultural viability. The project is considered consistent because it provides needed housing and retirement facilities, has limited feasible alternatives, delivers environmental/social benefits, and the land has long-term constraints limiting primary production.

NPS for Indigenous Biodiversity (NPS-IB):

The proposal supports biodiversity through indigenous planting, wetland and riparian restoration, habitat enhancement, stormwater wetlands, and management plans for native species. No Significant Natural Areas are affected.

NPS on Urban Development (NPS-UD):

The development aligns with urban growth objectives by providing housing (including rural residential and retirement living), helping address

Hamilton's housing shortfall, enabling community facilities, supporting active transport, and integrating infrastructure in an accessible location.

NPS for Natural Hazards (NPS-NH):

Preliminary flood and geotechnical assessments indicate most development can avoid high-risk hazard areas. Risks such as flooding, liquefaction, and settlement can be managed through detailed design and mitigation. The site is not exposed to coastal or fault-related hazards.

NPS for Infrastructure (NPS-I):

While not primarily an infrastructure project, the proposal includes supporting three waters infrastructure and is not inconsistent with infrastructure policy.

NES for Air Quality (NES-AQ):

No specific consents are required, but construction dust and odour will be managed through Construction Management and Erosion/Sediment Control Plans.

NES for Freshwater (NES-F):

Resource consent will be required for works affecting potential natural inland wetlands. Further ecological assessment will determine wetland extent and any required offsetting or compensation.

NES for Contaminants in Soil (NESCO):

Historical potentially contaminating activities were identified on site, meaning further investigations and controlled activity consent will be required for land use change, subdivision, and soil disturbance.

New Zealand Coastal Policy Statement (NZCPS):

Not relevant, as the site is not near the coastal environment.

Overall conclusion:

Awanui Links is generally assessed as consistent, or not inconsistent, with relevant national policy statements and environmental standards, subject to further detailed design, ecological investigations, and future consent processes.

See Attachment 3 - Planning Memorandum for detailed assessment.

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

No resource consent exist on the site.

3.8.1.2 *Resource consents where the project includes standard freshwater fisheries activities*

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

- If an in-stream structure is proposed (including formal notification of any dam or diversion structure), provide a description of the extent to which this may impede fish passage.
N/A
- Indicate whether any fish salvage activities or other complex freshwater fisheries activities are proposed.
N/A

3.8.1.3 *Designations*

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

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

3.8.1.4 *Designations where the project includes a standard freshwater fisheries activity*

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

- If an in-stream structure is proposed (including formal notification of any dam or diversion structure), provide a description of the extent to which this may impede fish passage.
N/A
- Indicate whether any fish salvage activities or other complex freshwater fisheries activities are proposed.
N/A

3.8.1.5 *Change or cancelation of conditions*

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

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

N/A

3.8.1.6 *Certificates of compliance*

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

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

N/A

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

3.8.2.1 *Concessions*

For applications seeking a [concession](#) that include a lease, answer the following:

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

3.8.2.2 *Land exchanges*

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

No

- A description of both land areas proposed for exchange (for example, maps showing areas and location, addresses and legal descriptions where possible)

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

3.8.3 Approvals relating to complex Freshwater Fisheries activities

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

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

N/A

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

N/A

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

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

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

N/A

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

- Details of any application made;

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

N/A

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

N/A

3.8.5 [Approvals relating to Crown Minerals Act 1991](#)

3.8.5.1 *Access arrangements*

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

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

N/A

3.8.5.2 *Mining permits*

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

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

- The proposed duration of the permit.

N/A

3.8.5.3 *Mining permits for petroleum*

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

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

N/A

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

N/A

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

N/A

3.8.5.4 *Mining permits for minerals other than petroleum*

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

- A map of the area over which the mining permit application is intended to be made, the area in which the surrender of an exploration permit or existing privileges is proposed

(which must be the same area as the area over which the mining permit application is intended to be made), and the extent of the resource and reserves to which the development plan relates.

N/A

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

N/A

- Information on whether the application will be for a [Tier 1 or Tier 2 permit](#).

N/A

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

N/A

- An indicative mine plan.

N/A

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

N/A

Section 4: Authorisation

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

I confirm that I am authorised to make this application - Yes

I have provided a copy of the application with all contact details redacted - Yes

I understand that all actual and reasonable costs incurred in relation to this application by MfE, EPA and other central and local government agencies will be recovered from me in accordance with [section 104](#) of the Act, and the [Fast-track Approvals Cost Recovery Regulations 2025](#) - Yes

Signature: *Briar Belgrave*

Date: 5/05/2026

Name: Briar Belgrave

Section 5: Attachments

List any documents submitted with the application.

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

Attachment number	Document name	Author	Document version

Referral application checklist

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

Section 1: Applicant details	No
1.2 & 1.3 Agent's evidence of authority to represent the applicant(s) - if applicable	No
1.4 Compliance and enforcement history	No
Section 2: Referral application summary	No
2.1 Project name	No

2.2 Project description and location	No
2.3 Ineligible activity	No
2.4 Exemptions from requirement to provide agreement	No
2.5 Ministerial determinations under sections 23 and 24	No
2.6 Appropriateness for fast-track approvals process	No
Section 3: Project details	No
3.1 Approvals required	No
3.2 Project stages	No
3.3 Alternative project	No
3.4 Adverse effects	No
3.5 Persons affected	No
3.6 Legal interest	No
3.7 Other matters	No
3.8 Specific proposed approvals	No
Section 4: Authorisation	No
Section 5: Attachments	No