



Southern Links 1 Fast-track Substantive Application: Residential South and Industrial North Urban Design Drawing Pack

**Golden Ridge Farm Ltd, Golden Ridge Park Ltd,
Industre Property Tahī & South Park Agri Development Ltd
September 2026**



Urban & Environmental

Prepared for

Golden Ridge Farm Ltd, Golden Ridge Park Ltd, Industrie
Property Tahi & South Park Agri Development Ltd

Prepared by

Katherine Hu, Associate, Urban Designer
Cam Wallace, Partner (RUDIA)

Reviewed by

Cam Wallace, Partner (RUDIA)

Document date

September 2026

Barker & Associates Contacts

09 375 0900 | admin@barker.co.nz | barker.co.nz PO Box 1986, Shortland
Street, Auckland 1140 | 298 Victoria Street, Hamilton 3204

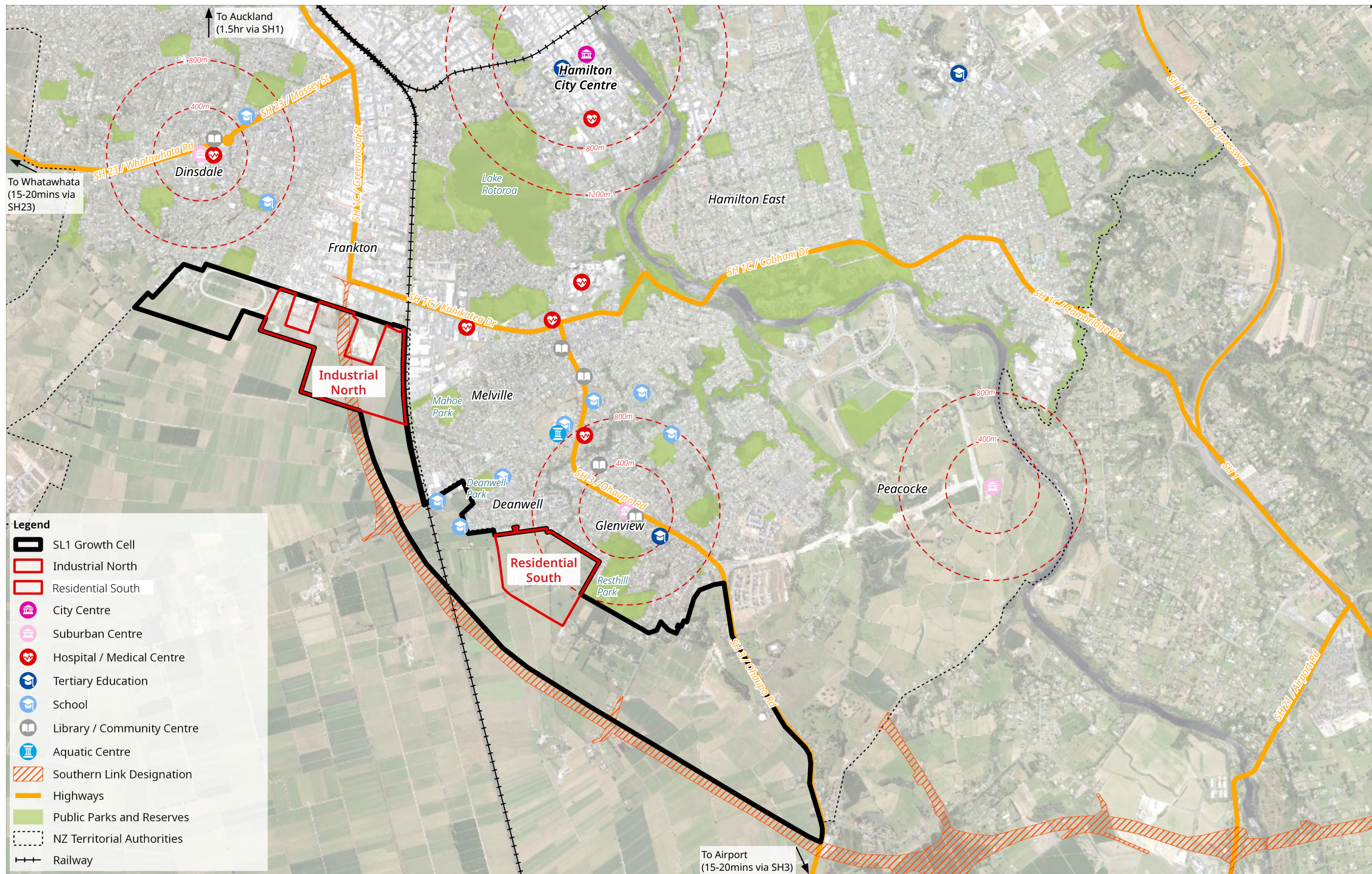
Kerikeri | Whangārei | Warkworth | Auckland | **Hamilton** | Tauranga | Havelock
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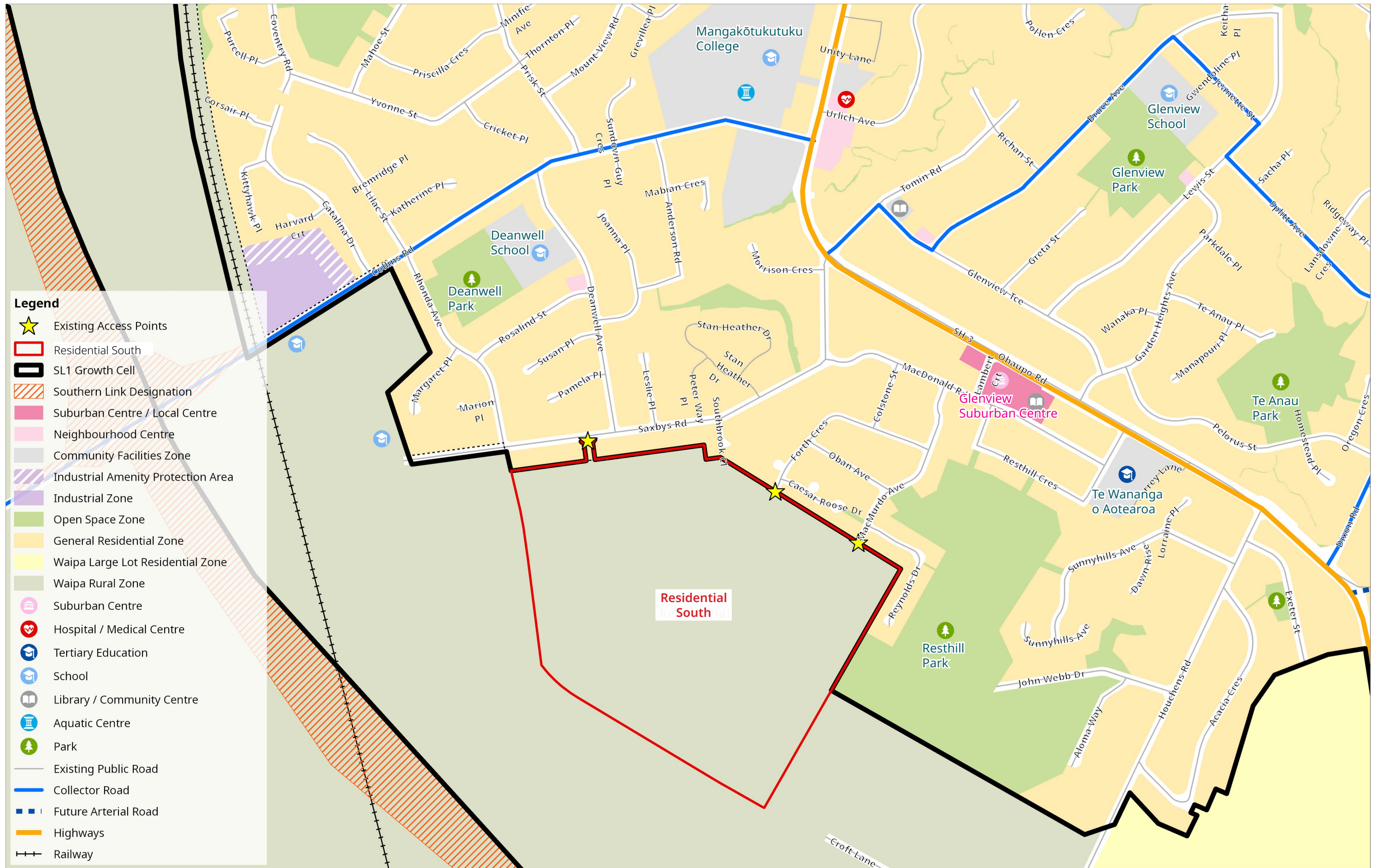


Part A - Site Context Analysis



Legend

- SL1 Growth Cell
- Industrial North
- Residential South
- City Centre
- Suburban Centre
- Hospital / Medical Centre
- Tertiary Education
- School
- Library / Community Centre
- Aquatic Centre
- Southern Link Designation
- Highways
- Public Parks and Reserves
- NZ Territorial Authorities
- Railway



Client: Golden Ridge Farm Ltd, Golden Ridge Park Ltd, Industrie Property Tahī & South Park Agri Development Ltd

Job Number: 25546 & 26111

Drawing: Residential South Zoning Context

Version: Substantive Lodgement

Date: 08/09/2026

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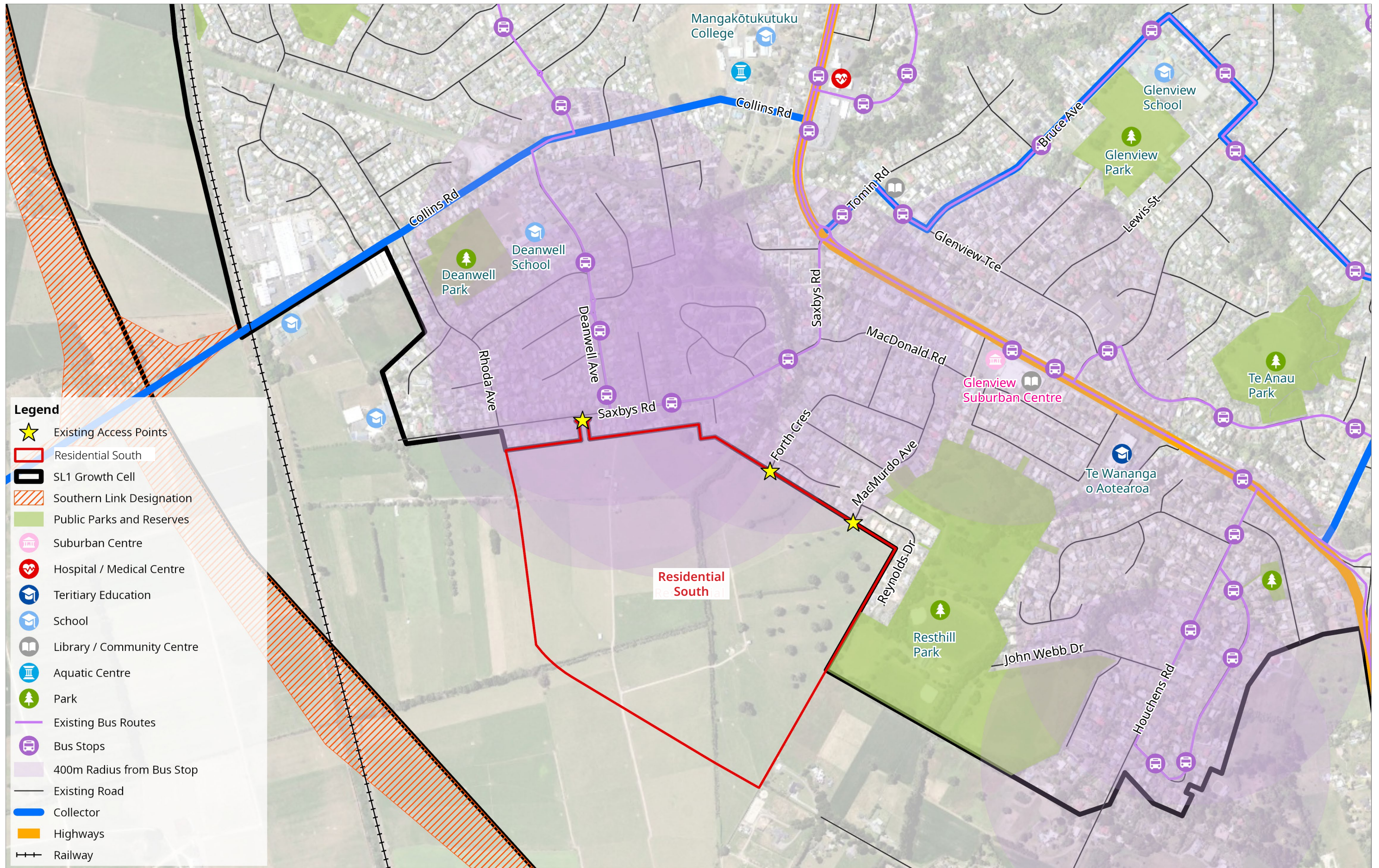


SL1 Residential South & Industrial North Substantive Application

49A and 49B Saxbys Road, Saxbys Road, 18, 20 & 24 Wickham Street, 160 & 162 Higgins Road, Waikato

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Client: Golden Ridge Farm Ltd, Golden Ridge Park Ltd, Industrie Property Tahī & South Park Agri Development Ltd

Job Number: 25546 & 26111

Drawing: Residential South Movement and Connectivity

Version: Substantive Lodgement

Date: 08/09/2026

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Scale: 1:8,000 @ A3

Sheet: 3 of 33

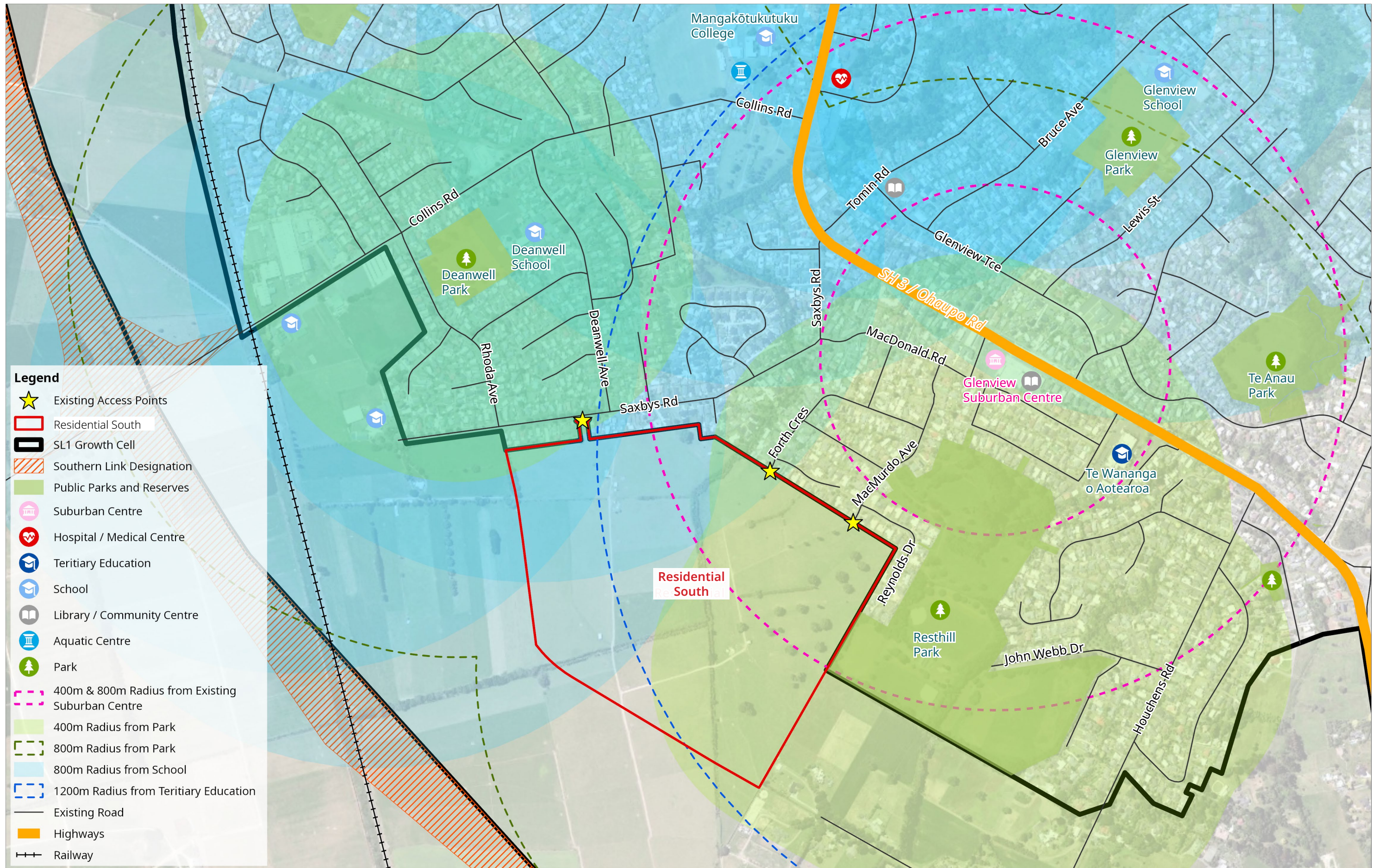


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Client: Golden Ridge Farm Ltd, Golden Ridge Park Ltd, Industrie Property Tahī & South Park Agri Development Ltd

Job Number: 25546 & 26111

Drawing: Residential South Accessibility to Existing Amenities & Facilities

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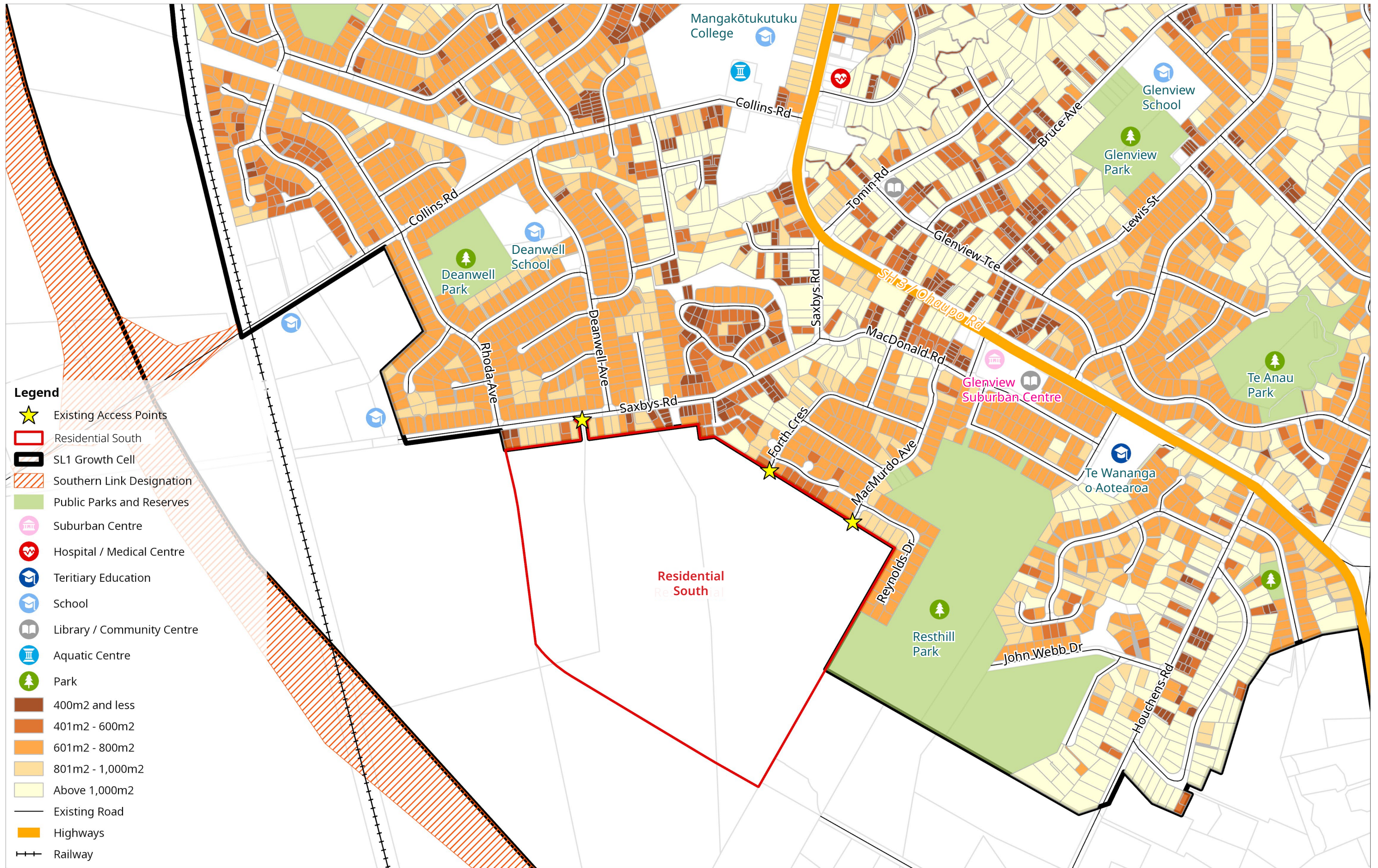
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Client: Golden Ridge Farm Ltd, Golden Ridge Park Ltd, Industrie Property Tahī & South Park Agri Development Ltd

Job Number: 25546 & 26111

Drawing: Residential South High-level Residential Parcel Size Analysis

Version: Substantive Lodgement

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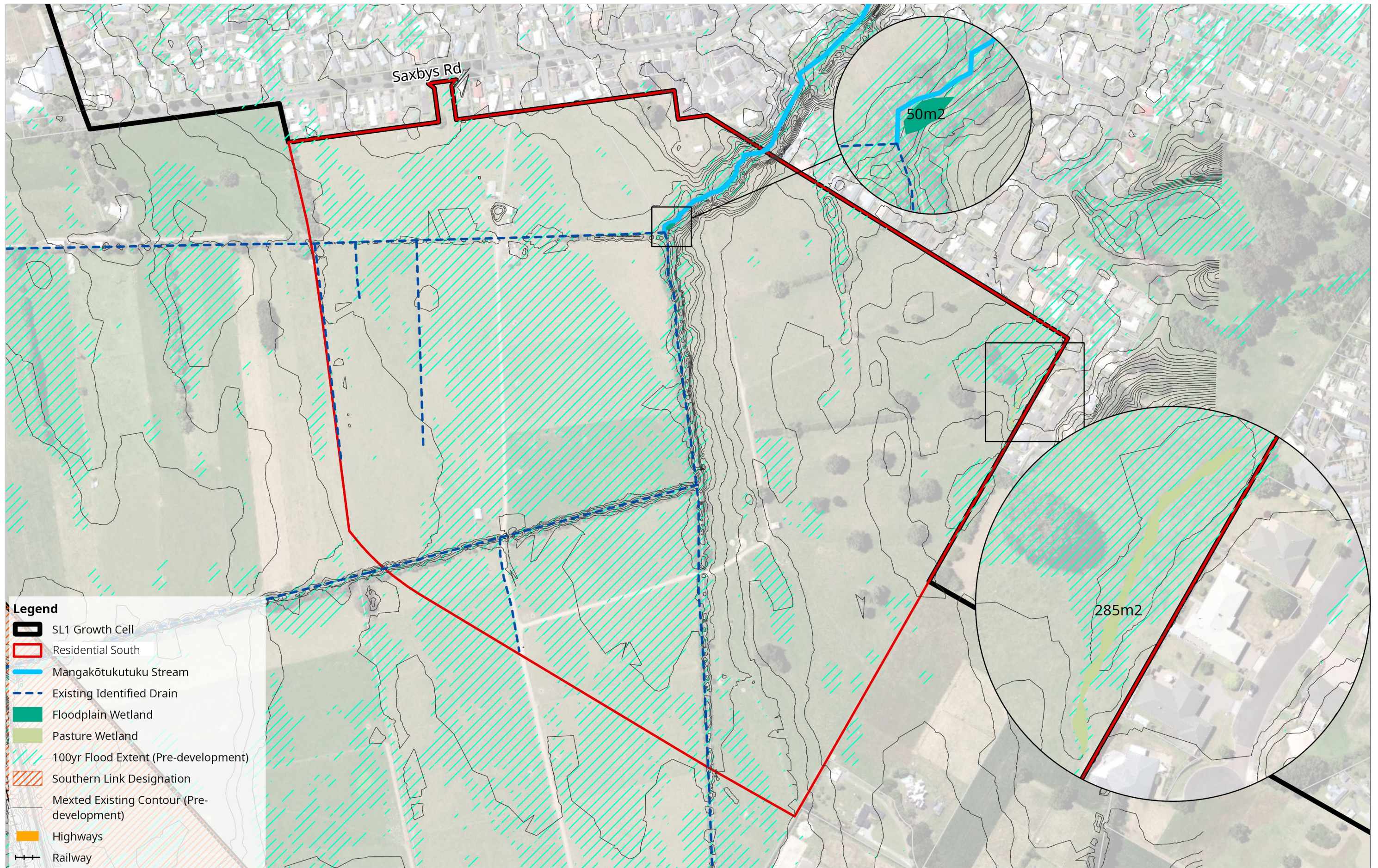
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- Legend**
- SL1 Growth Cell
 - Residential South
 - Mangakōtutuku Stream
 - Existing Identified Drain
 - Floodplain Wetland
 - Pasture Wetland
 - 100yr Flood Extent (Pre-development)
 - Southern Link Designation
 - Mexted Existing Contour (Pre-development)
 - Highways
 - Railway

Client: Golden Ridge Farm Ltd, Golden Ridge Park Ltd, Industrie Property Tahī & South Park Agri Development Ltd

Job Number: 25546 & 26111

Drawing: Residential South Pre-development Flooding & Ecological Features

Version: Substantive Lodgement

Date: 08/09/2026

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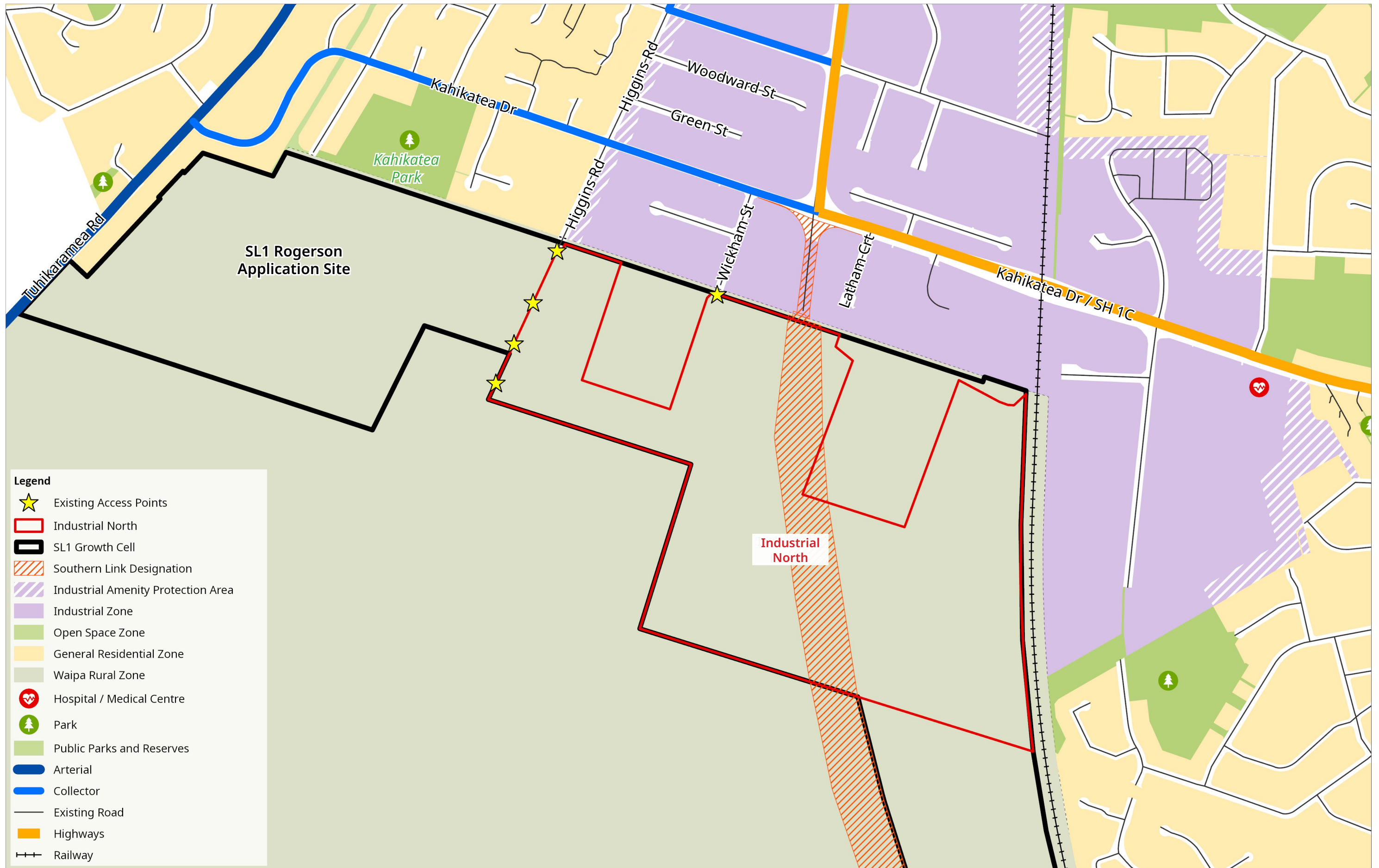
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Client: Golden Ridge Farm Ltd, Golden Ridge Park Ltd, Industrie Property Tahī & South Park Agri Development Ltd

Job Number: 25546 & 26111

Drawing: Industrial North Zoning and Immediate Context

Version: Substantive Lodgement

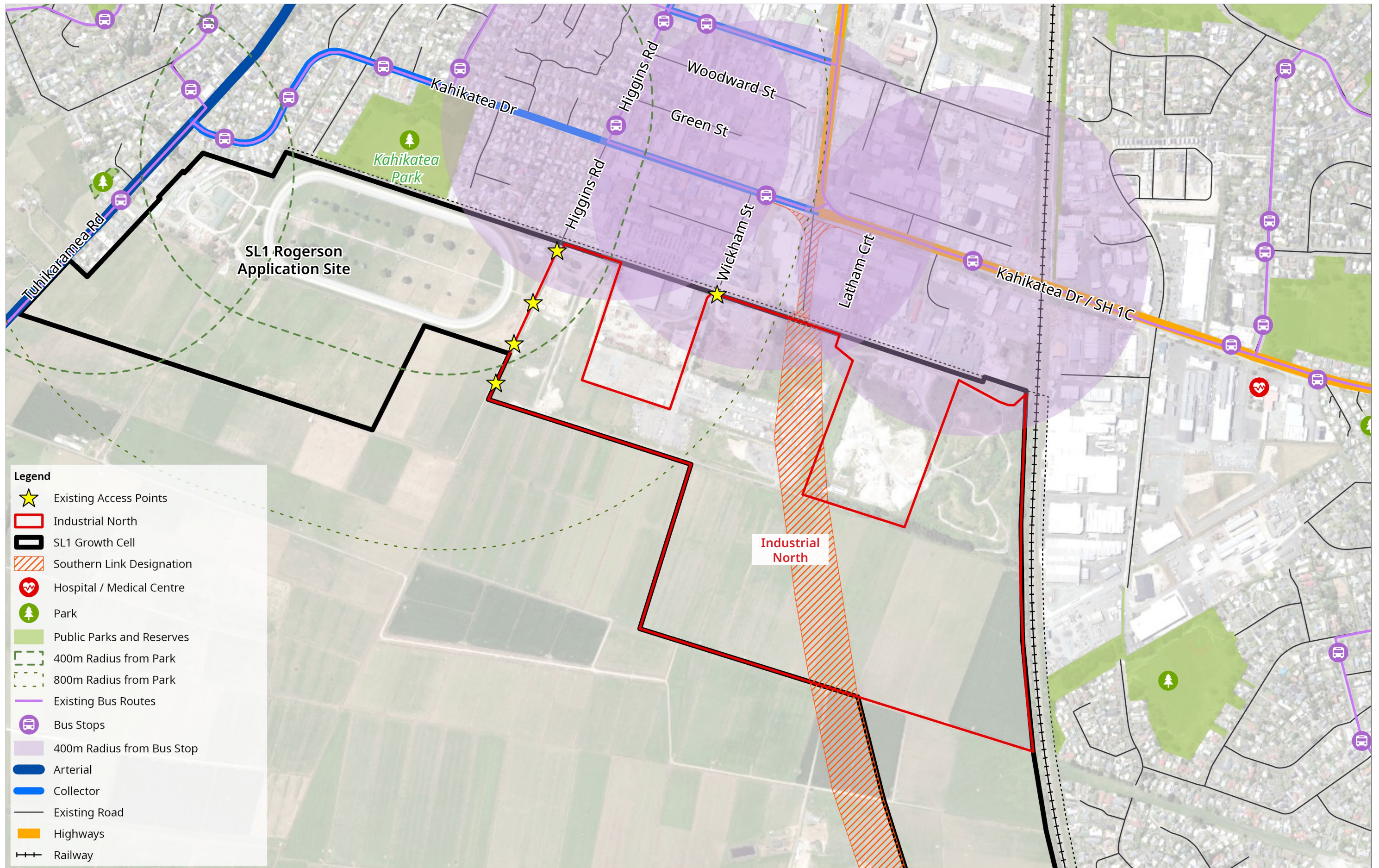
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Client: Golden Ridge Farm Ltd, Golden Ridge Park Ltd, Industrie Property Tahī & South Park Agri Development Ltd

Job Number: 25546 & 26111

Drawing: Industrial North Movement and Connectivity

Version: Substantive Lodgement

Date: 08/09/2026

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Client: Golden Ridge Farm Ltd, Golden Ridge Park Ltd, Industrie Property Tahī & South Park Agri Development Ltd

Job Number: 25546 & 26111

Drawing: Industrial North High-level Industrial Parcel Size Analysis

Version: Substantive Lodgement

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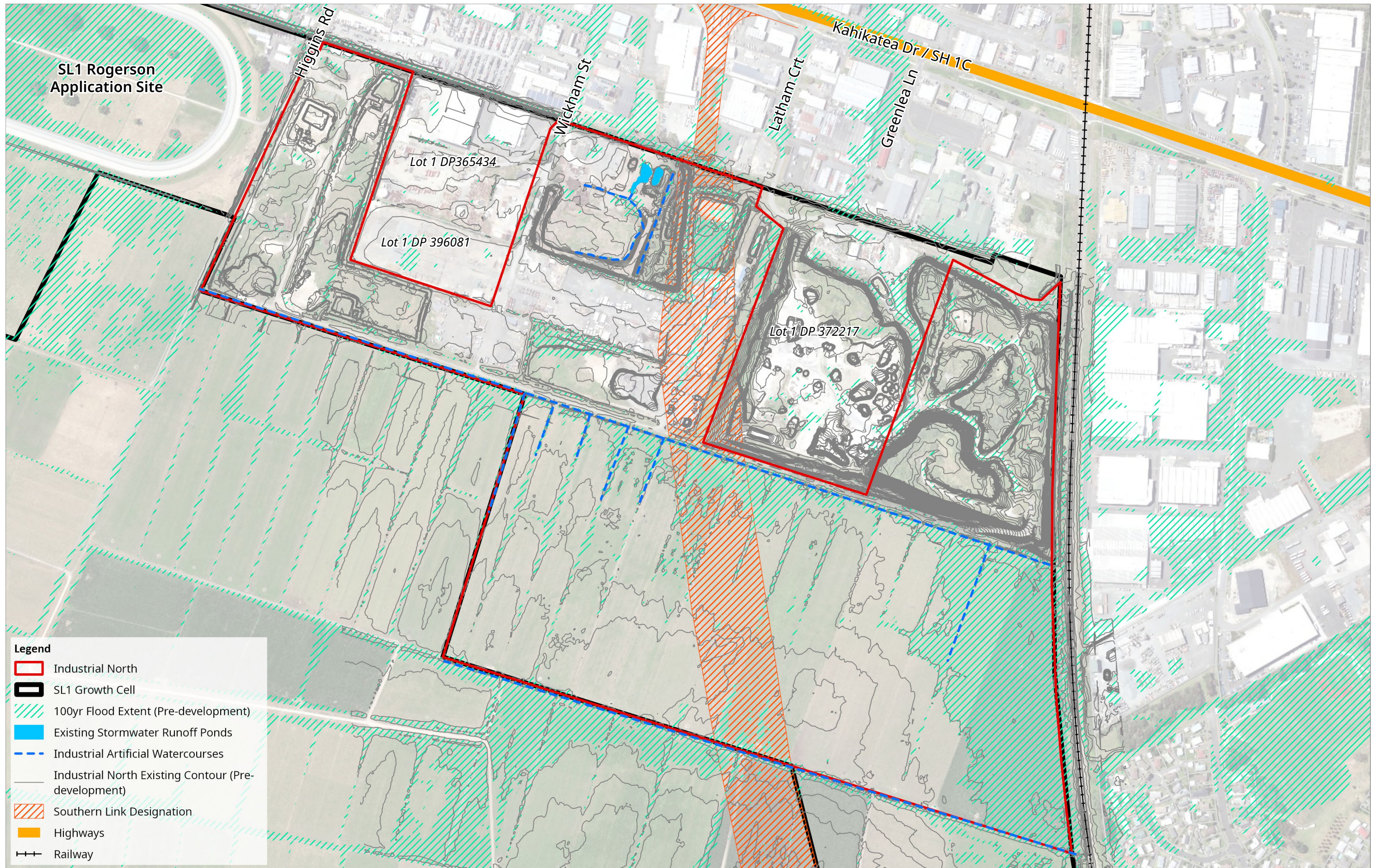
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Client: Golden Ridge Farm Ltd, Golden Ridge Park Ltd, Industrie Property Tahī & South Park Agri Development Ltd
Job Number: 25546 & 26111

Drawing: Industrial North Pre-development Flooding & Ecological Features
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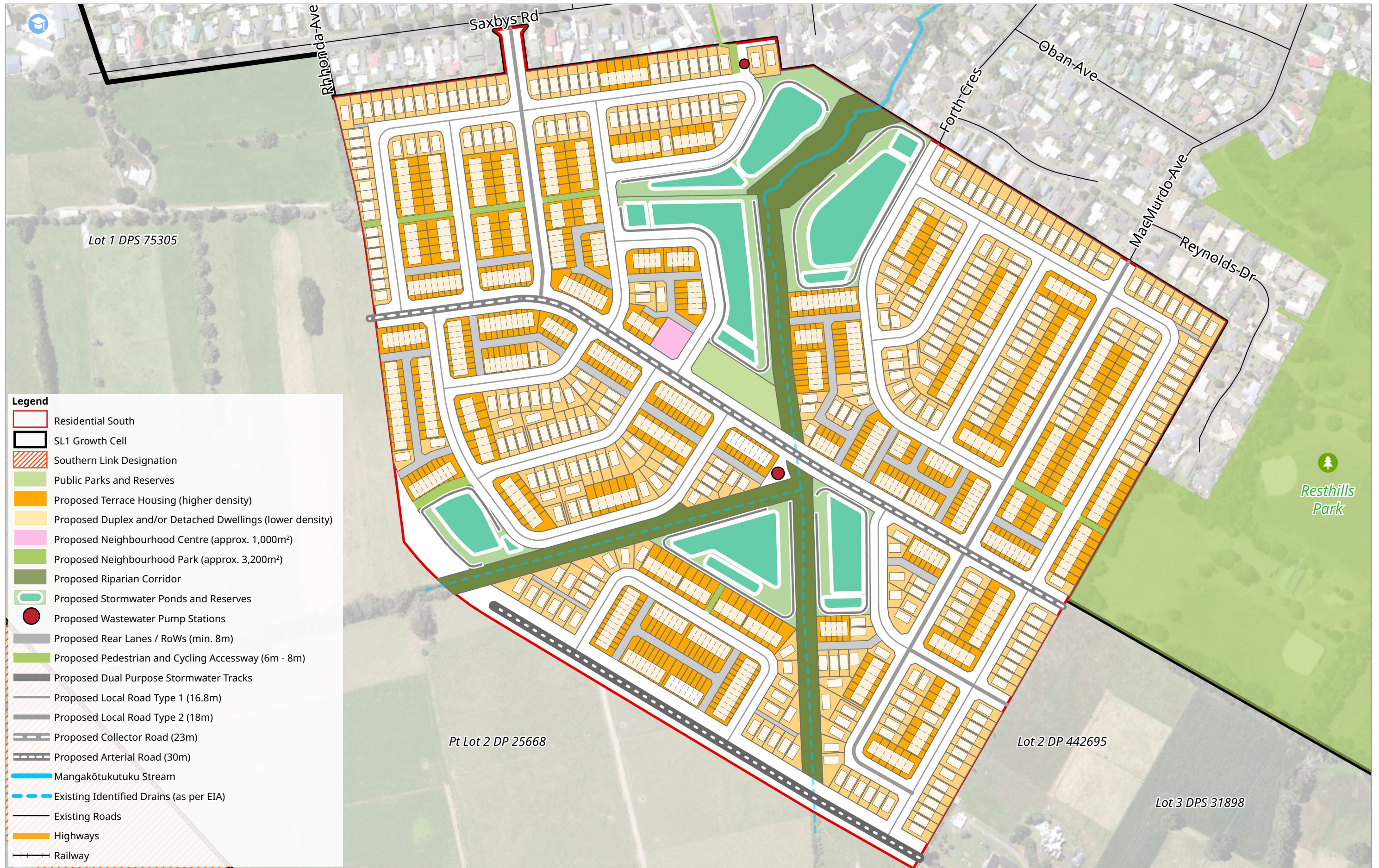
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An aerial photograph of a suburban residential area, heavily tinted with a green color. The image shows a dense cluster of houses with dark roofs, interspersed with green lawns and trees. A winding road or path cuts through the center of the residential area. To the right, there are larger, more industrial-looking buildings with flat roofs. In the foreground, a wide, straight road or highway runs horizontally across the frame. A small, dark object, possibly a train or a large truck, is visible on this road. The background shows more distant residential areas and open fields under a hazy sky.

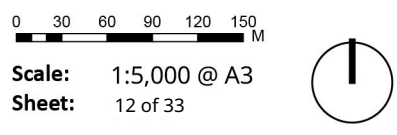
Part B - Residential South Masterplan





Client: Golden Ridge Farm Ltd, Golden Ridge Park Ltd, Industrie Property Tahī & South Park Agri Development Ltd
Job Number: 25546 & 26111

Drawing: Residential South Proposed Movement&Connectivity Network
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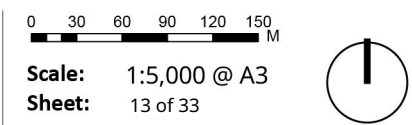
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Client: Golden Ridge Farm Ltd, Golden Ridge Park Ltd, Industrie Property Tahī & South Park Agri Development Ltd
Job Number: 25546 & 26111

Drawing: Residential South Proposed Pedestrian and Cycling Network
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Date: 08/09/2026



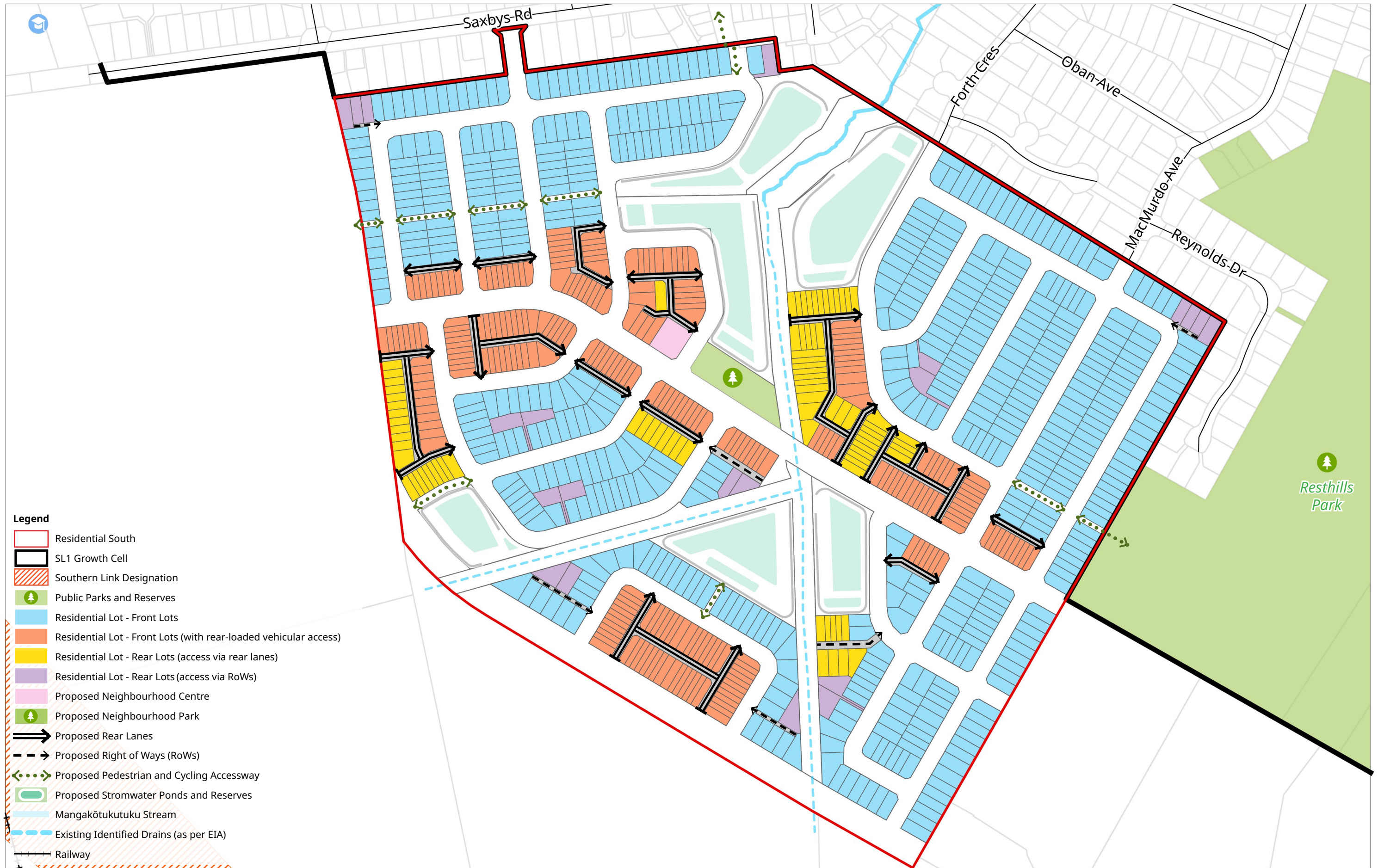
SL1 Residential South & Industrial North Substantive Application

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Client: Golden Ridge Farm Ltd, Golden Ridge Park Ltd, Industrie Property Tahī & South Park Agri Development Ltd
Job Number: 25546 & 26111

Drawing: Residential South Proposed Rear Lanes and Rear Lots
Version: Substantive Lodgement
Date: 08/09/2026

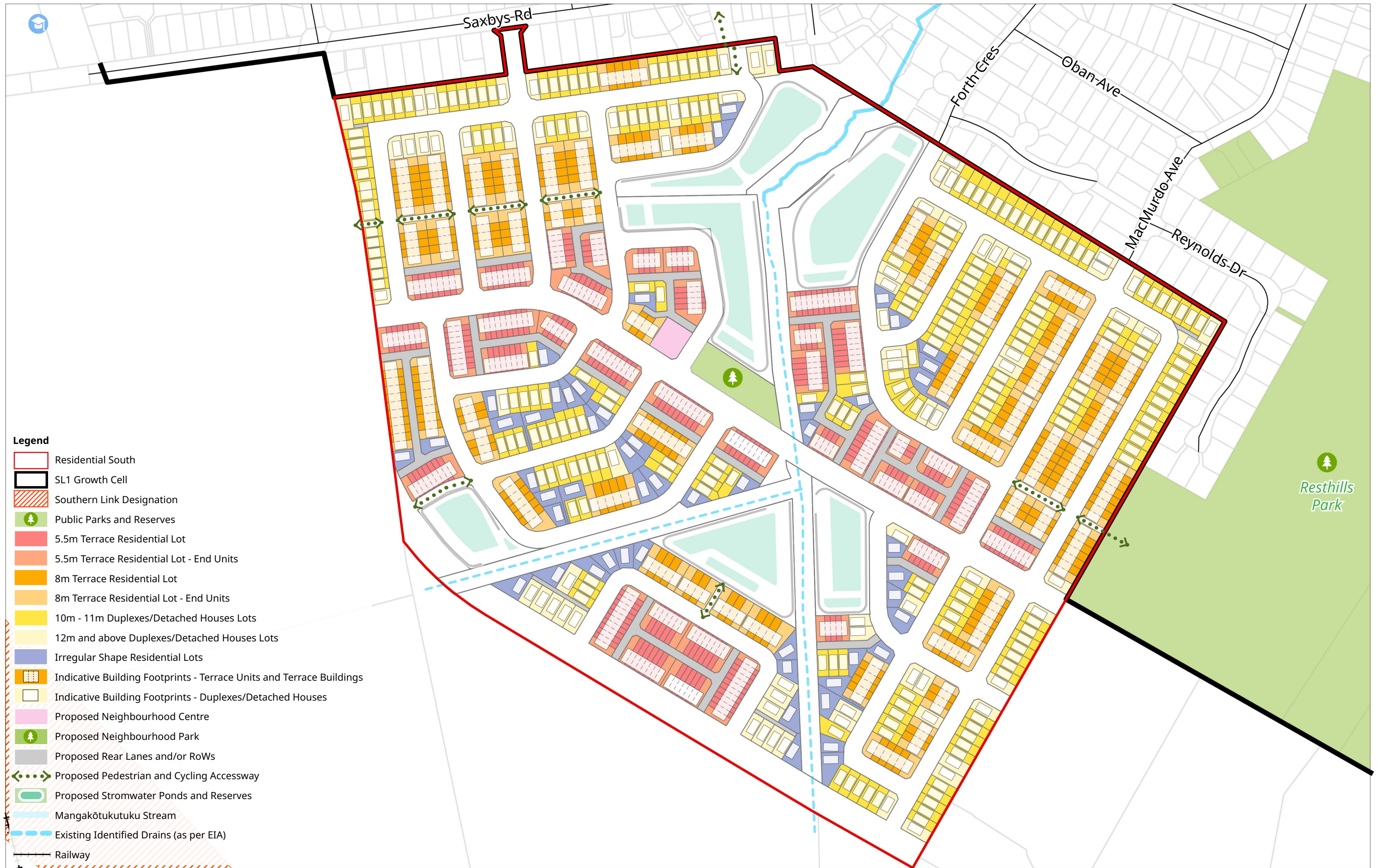
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SL1 Residential South & Industrial North
Substantive Application

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Client: Golden Ridge Farm Ltd, Golden Ridge Park Ltd, Industrie Property Tahī & South Park Agri Development Ltd

Job Number: 25546 & 26111

Drawing: Residential South Proposed Lot Width & Housing Typology

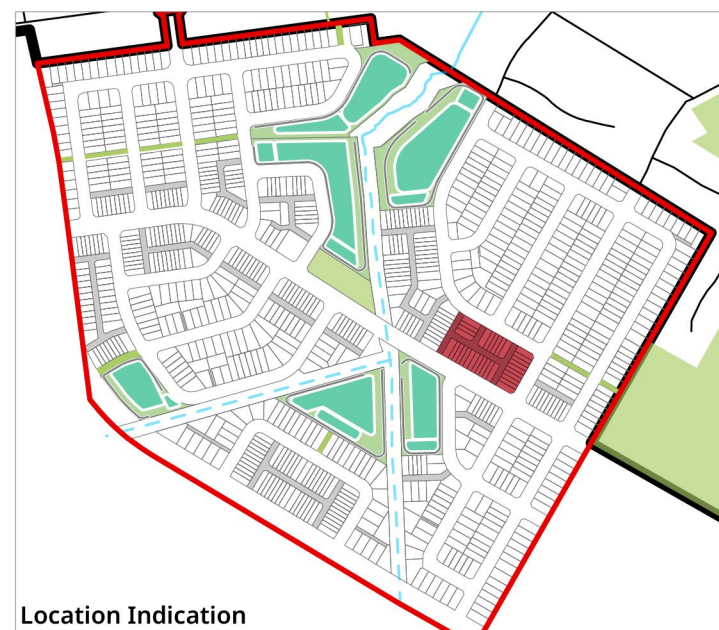
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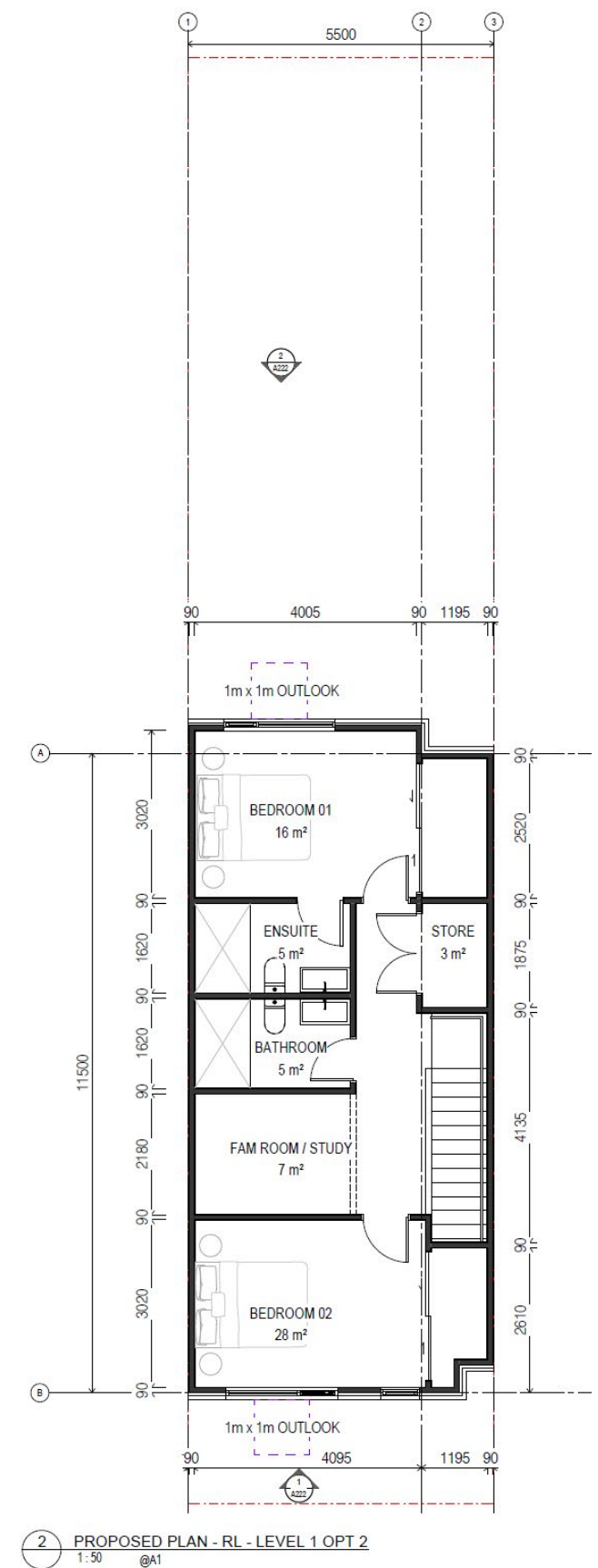
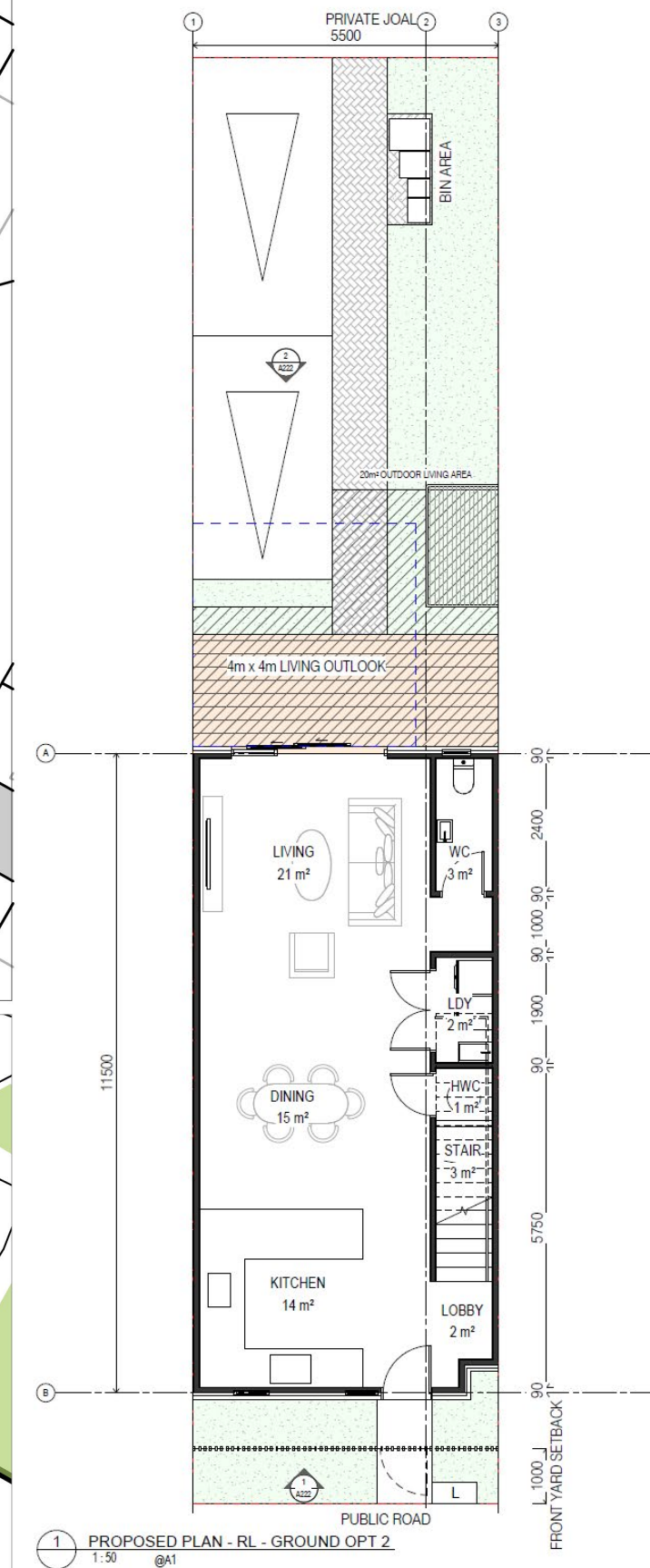


- Legend**
- Rear-loaded Terrace Super Lots Boundary
 - Individual Terrace Units Boundary
 - Indicative Building Footprint (for each terrace building)
 - Indicative Outlook Space and Outdoor Living Area (for each terrace unit)
 - Indicative On-lot Parking Space (for each terrace unit)
 - Indicative Pedestrian / Front Door Entrance (for each terrace unit)
 - Proposed Rear Lanes (min. 8m)
 - - - - - Proposed Vehicular Accesses off Public Local Roads (from rear lanes)
 - Proposed Limited Accesses (pedestrian and cycling only)



Typical Lot Design Example

(For more house typology design examples, please refers to the relevant architecturla plans)



Client: Golden Ridge Farm Ltd, Golden Ridge Park Ltd, Industrie Property Tahī & South Park Agri Development Ltd
Job Number: 25546 & 26111

Drawing: Residential South - Typical Rear-loaded Terrace Development
Version: Substantive Lodgement
Date: 08/09/2026

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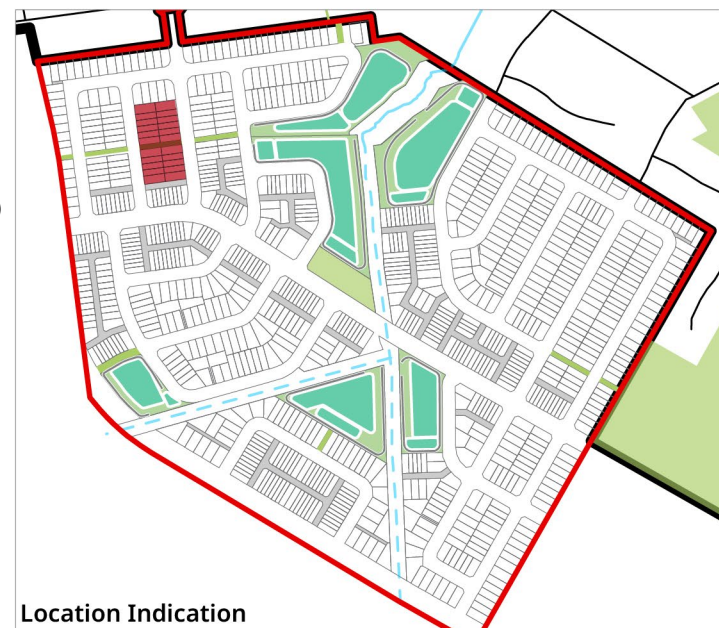
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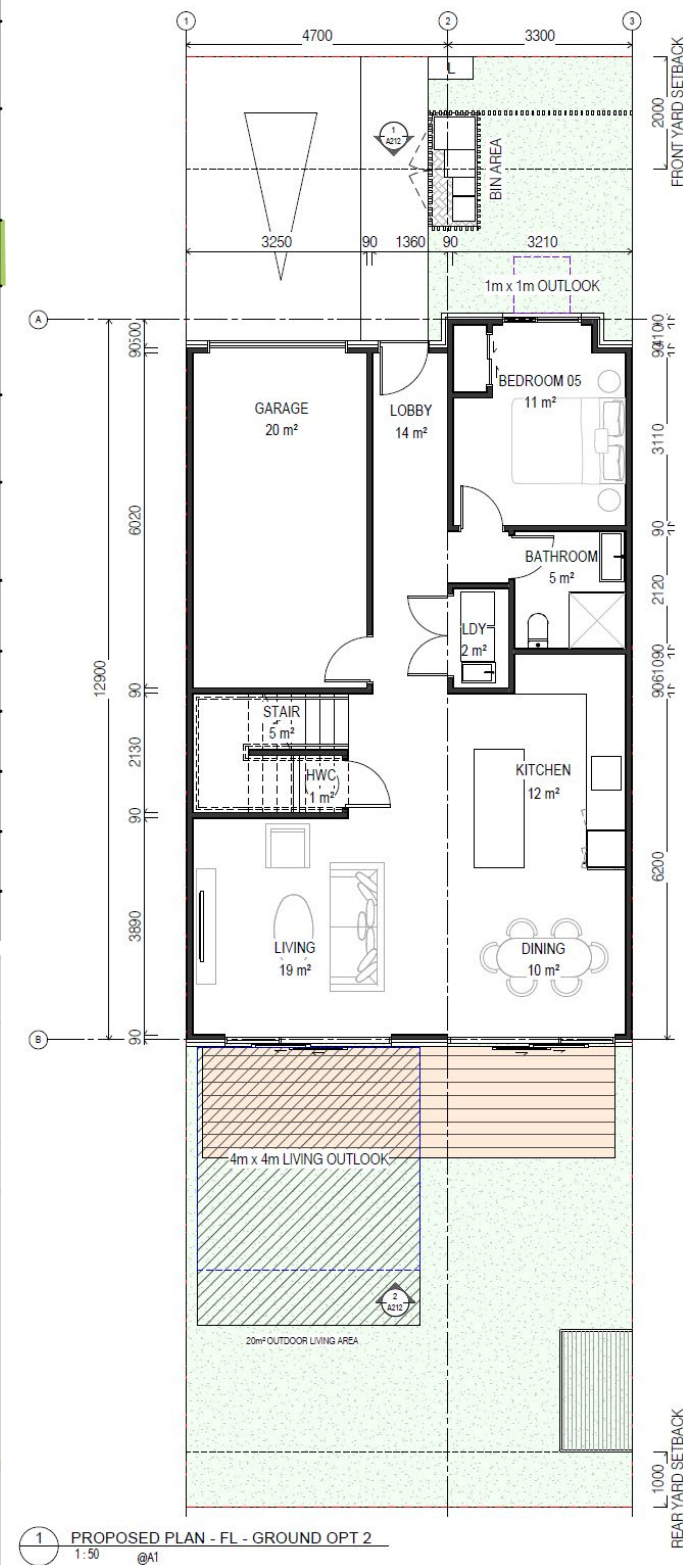
- Legend**
- Front-loaded Terrace Super Lots Boundary
 - Individual Terrace Units Boundary
 - Indicative Building Footprint (for each terrace building)
 - Indicative Outlook Space and Outdoor Living Area (for each terrace unit)
 - Indicative On-lot Parking Space (for each terrace unit)
 - ➔ Indicative Pedestrian / Front Door Entrance (for each terrace unit)
 - Proposed Pedestrian and Cycling Accessway (6m)
 - Proposed Limited Accesses (pedestrian and cycling only)



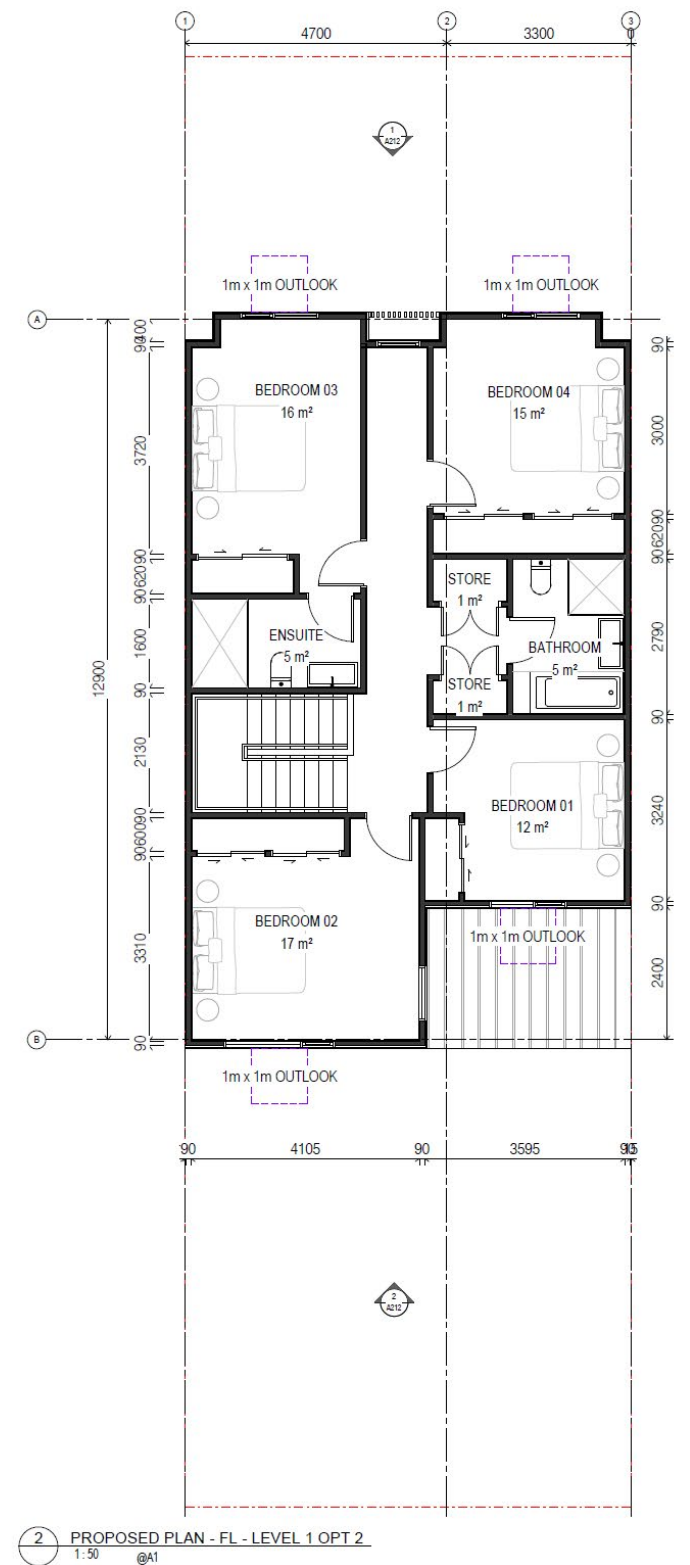
Location Indication

Typical Lot Design Example

(For more house typology design examples, please refers to the relevant architecturla plans)



1 PROPOSED PLAN - FL - GROUND OPT 2
1:50 @A1



2 PROPOSED PLAN - FL - LEVEL 1 OPT 2
1:50 @A1

Client: Golden Ridge Farm Ltd, Golden Ridge Park Ltd, Industrie Property Tahī & South Park Agri Development Ltd
Job Number: 25546 & 26111

Drawing: Residential South - Typical Front-loaded Terrace Development
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Date: 08/09/2026

Scale: 1:700 @ A3
Sheet: 19 of 33



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Client: Golden Ridge Farm Ltd, Golden Ridge Park Ltd, Industrie Property Tahī & South Park Agri Development Ltd
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Drawing: Residential South High-level Accessibility Analysis to Centre & Park
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Client: Golden Ridge Farm Ltd, Golden Ridge Park Ltd, Industrie Property Tahī & South Park Agri Development Ltd

Job Number: 25546 & 26111

Drawing: Residential South Proposed Interface Treatments for Residential Lots

Version: Substantive Lodgement

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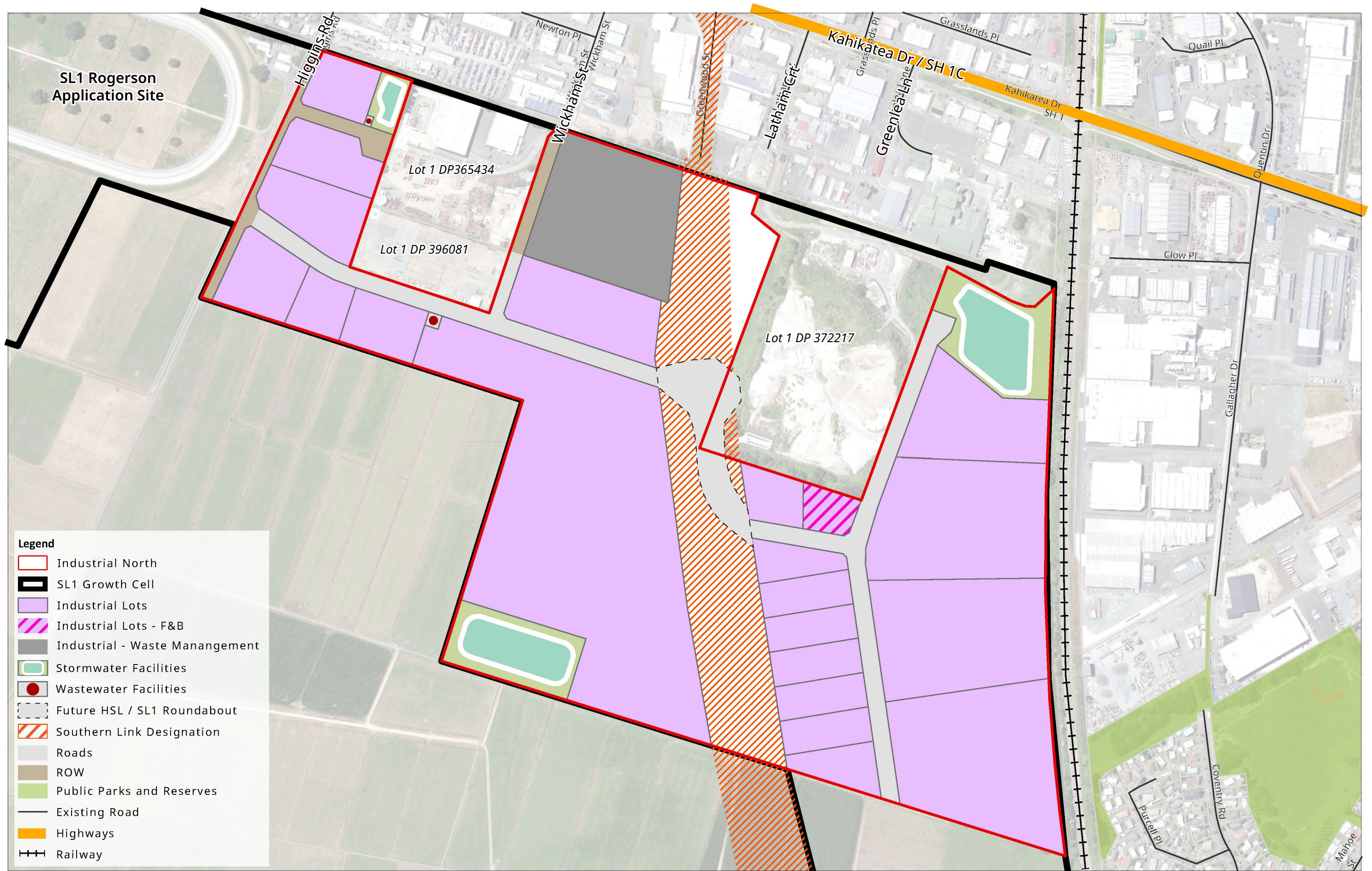
SL1 Residential South & Industrial North Substantive Application

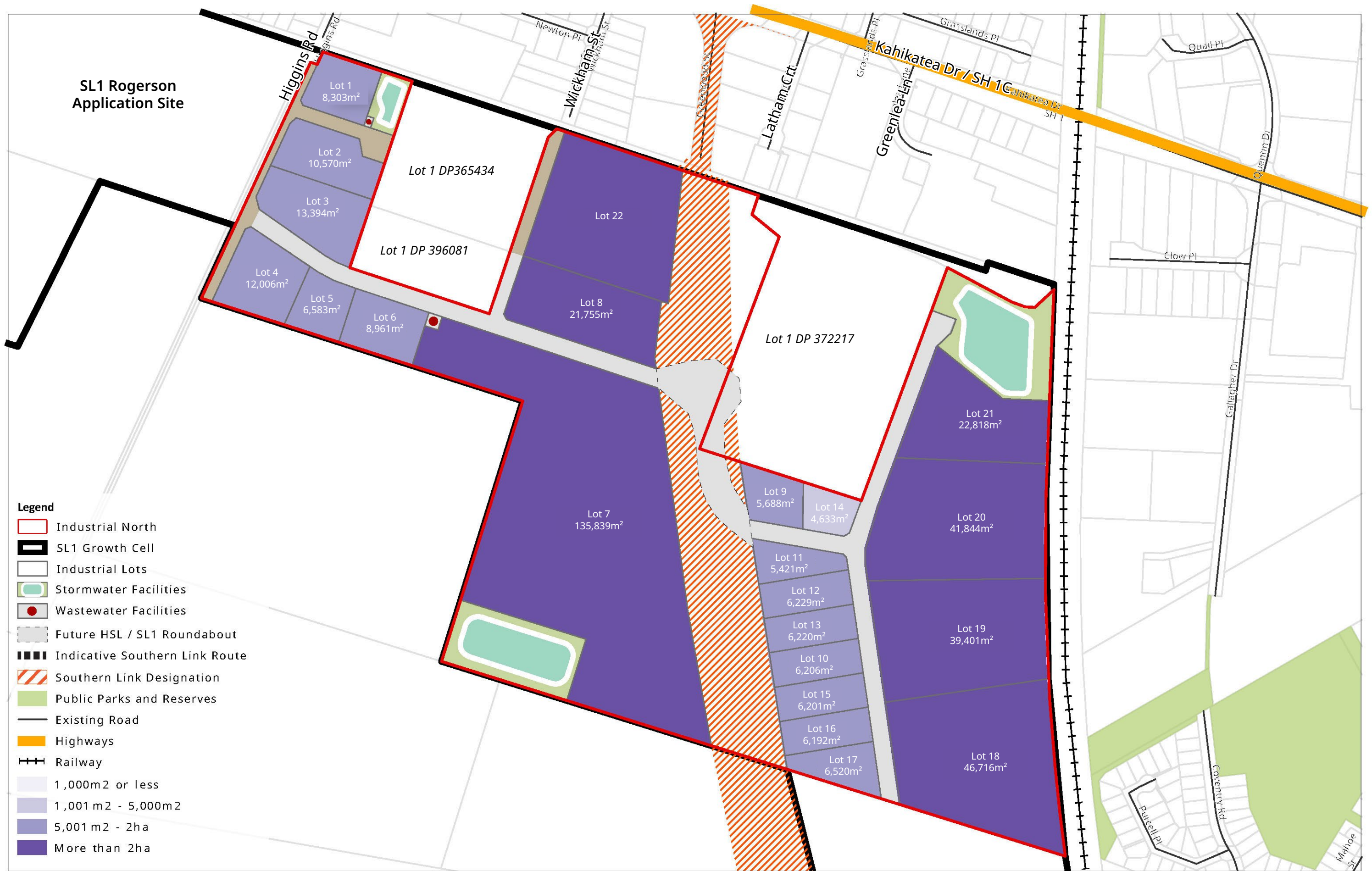
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Part C - Industrial North Masterplan





Client: Golden Ridge Farm Ltd, Golden Ridge Park Ltd, Industrie Property Tahī & South Park Agri Development Ltd

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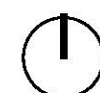
Drawing: Industrial North Proposed Density and Lot Size Analysis

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Date: 08/09/2026

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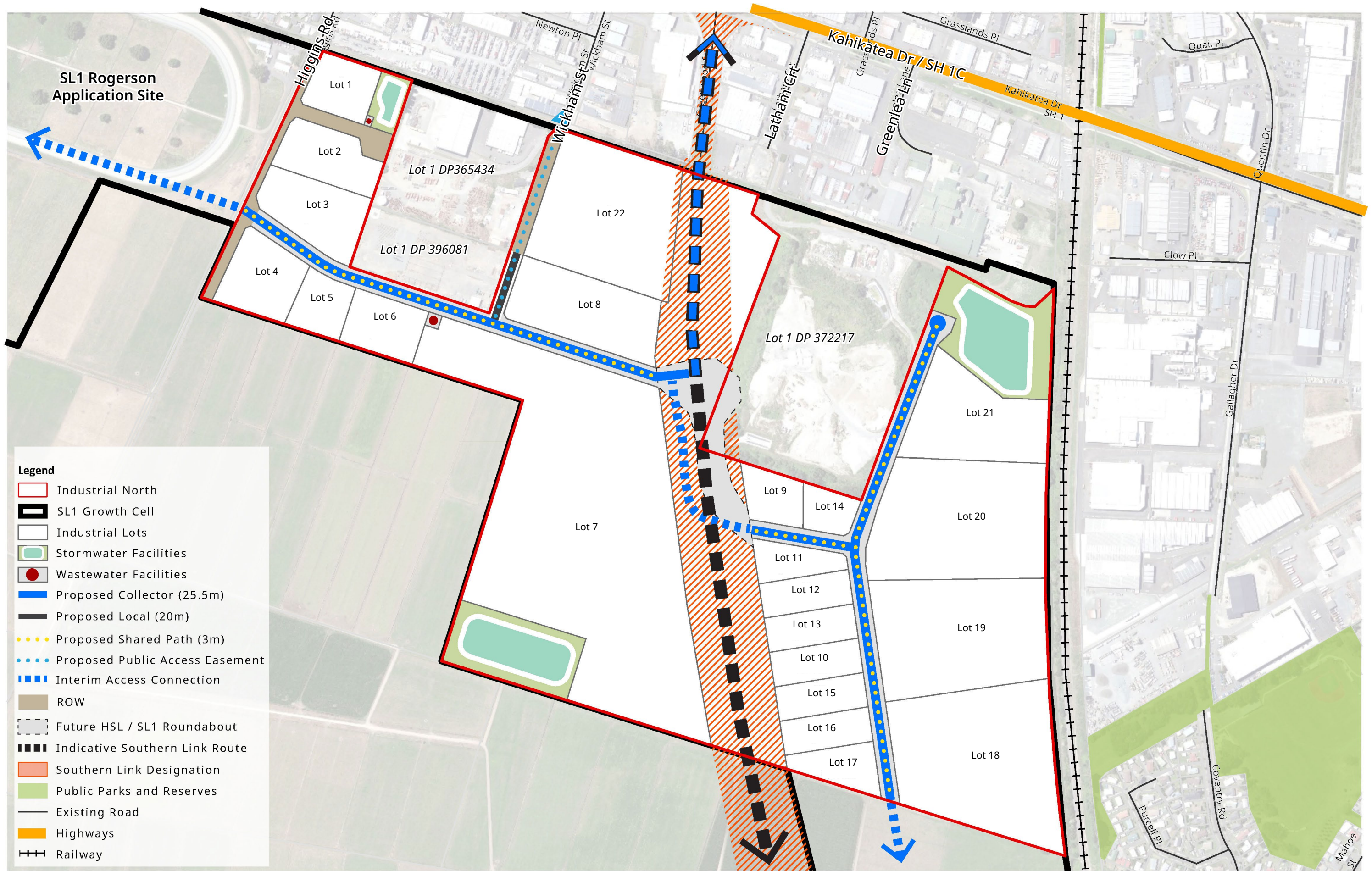
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Client: Golden Ridge Farm Ltd, Golden Ridge Park Ltd, Industrie Property Tahī & South Park Agri Development Ltd

Job Number: 25546 & 26111

Drawing: Industrial North Proposed Interface Treatments for Industrial Lots

Version: Substantive Lodgement

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SL1 Residential South & Industrial North Substantive Application

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An aerial photograph of a suburban development. A winding river flows through the center of the image. On the left side of the river, there is a large residential area with many houses. To the right of the river, there are several large industrial or commercial buildings with white roofs. The surrounding landscape is a mix of green fields and some trees. The sky is overcast with grey clouds.

Part D - Overall SL1 Concept Plan

