Appendix 17 – Specified Matters



1. Specified matters for accepted referral application

The Notice of Decision (**NOD**) outlined specified matters for the accepted referral application. These matters apply to both the Applicant and any future panel.

The identified matters include identifying the authorised person, deadline for lodgement, information requirements for the integrated transportation assessment and the wastewater and water assessment, persons whom the panel must invite for comments, and direction that any future panel must consider the applicable requirements of the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010.

1.1 Authorised Person

The NOD identified Te Awamutu Developments Limited (**Applicant**) as the person authorise to lodge the SAR. TADL is the Applicant and is therefore the authorised person to lodge the SAR.

1.1 Deadline

The SAR has been lodged prior to the specified deadline of **29 October 2027**.

1.2 ITA Information Requirements

The NOD identified information to be submitted with the SAR under section 27(3)(b)(ii) of the FTAA. Part of this information requirement outlines specific requirements for an ITA as part of the SAR.

Table 1 below identifies the information requirements and demonstrates the ITA's response.

Table No. 1 – ITA Information Requirements

NOD Information Requirements for the ITA	
Information Requirement	**Response**
(i) assesses the effects on the surrounding transport network, including State Highway 3, of both the project while it is carried out and the resulting development; and	The ITA assesses the transport related effects during both the construction phase and once the development is fully operational as being less than minor (**Section 13** of the ITA).
(ii) identifies how the proposed development will support people to use public transport and carry out active modes of transport, such as cycling and walking; and	The ITA identifies and confirms the Project provides internal and external walking, cycling and public transport accessibility through a new shared path connection to Te Awamutu, improved pedestrian facilities and provision for bus stops on SH3 (**Section 13** of the ITA).
(iii) identifies any upgrades to transport infrastructure that are required in connection with the subdivision and development; and	The ITA identifies the key upgrades as including the new roundabout for the State Highway 3 access and connection of shared pathway to the existing residential area in Greenhill Drive (**Section 7** of the ITA).
(iv) identifies any funding required to carry out those upgrades (including who will provide that funding); and	The proposed State Highway 3 access and shared pathway access (detailed in **Appendix 18**) required in connection with the Project will be provided by the Applicant. If through the continued engagement with Road Controlling Authorities through to the detailed design, there results in additional works being incorporated over and above that necessary to serve the

Table No. 1 – ITA Information Requirements

NOD Information Requirements for the ITA	
Information Requirement	**Response**
	development, then it is anticipated that a Private Developer Agreement (PDA) and/or an Infrastructure Provisioning Agreement (IPA) will be developed between parties.
(v) contains information on any discussions held, and any agreements made, between the authorised person and the New Zealand Transport Agency about the transport infrastructure (including discussions and agreements about the matters referred to in subparagraphs (iii) and (iv)).	The ITA and **Part Four** of the SAR summarise and contain information on discussions and design responses as a result from feedback provided by NZTA. NZTA have not confirmed a final position on the proposed State Highway 3 access. The Applicant has addressed these matters to the as far as practical with further information to be supplied at detailed design through the consent conditions.

1.3 Wastewater and Water Information Requirements

The NOD identified information to be submitted with the SAR under section 27(3)(b)(ii) of the FTAA. Part of this information requirement outlines specific requirements for an assessment for the wastewater and water services.

Table 2 below identifies the information requirements and demonstrates how the proposed wastewater and water infrastructure responds to the requirements.

Table No. 2 – Wastewater and Water Assessment Information Requirements

NOD Information Requirements for the Wastewater and Water Assessment	
Information Requirement	**Response**
(i) identifies the existing condition and capacity of that infrastructure; And	**Sections 7** and **8** of the IR identify the existing condition and capacity of the wastewater and water supply infrastructure relevant to the Project. The IR relies on the Wastewater Servicing Report and Water Servicing Report (Appendices G and H of the IR).
(ii) identifies any upgrades to that infrastructure that are required in connection with the subdivision and development; and	**WW**: The proposed network extension and connection was developed in consultation with WDC. On the basis that the proposed network connections detailed in **Section 7.3** are implemented, the IR and WDC's Development Engineer confirm that no additional upgrades to the existing wastewater infrastructure will be required, and the Project can connect into the existing wastewater infrastructure. **Water**: Based on consultation with WDC and Waikato Waters, **Section 8.4** of the IR details the two proposed water supply infrastructure upgrades and the proposed connection to the water supply network. On this basis, the IR and WDC's Development Engineer confirm the Project can connect to the existing water supply infrastructure.
(iii) identifies any funding required to carry out those	**WW**: No upgrades to the existing wastewater network are required. The two proposed wastewater connections will be undertaken by the Applicant.



Table No. 2 – Wastewater and Water Assessment Information Requirements

NOD Information Requirements for the Wastewater and Water Assessment	
Information Requirement	**Response**
upgrades (including who will provide that funding); and	**Water**: The proposed upgrades will be undertaken by the Applicant, unless otherwise arranged. • **Upgrade 1 - Taylor Avenue:** the proposed water supply network connection will be undertaken by the Applicant. • **Upgrade 2 – Greenhill Booster Pump Upgrade**: the booster pump will either be installed by the Applicant or Waikato Waters at the developer's cost, depending on the final commercial arrangements with Waikato Waters.
(iv) provides details of ongoing ownership and maintenance responsibilities; and	**WW**: The wastewater system will comprise public (Catchment A) and private wastewater systems (Catchment B). • Catchment A will be vested with Council; and • Catchment B will be owned and maintained by the senior living village body corporate. **Water**: **Section 2.7** of the IR confirms part of the water supply reticulation will be vested in Stages 1A, 1B, and 1E. The remainder will likely remain in private ownership. The private and public water systems will be separated by a sluice valve and or a water meter, subject to WDC requirements that will be confirmed at detailed design. Easements will be provided where appropriate to provide for ongoing access and maintenance for the respective owners.
(v) contains information on any discussions held, and any agreements made, between the authorised person and Waipā District Council about the relevant infrastructure (including discussions and agreements about the matters referred to in subparagraphs (i) to (iv)).	As detailed above, the proposed wastewater network connections and water supply upgrades and network connection have been developed in consultation with WDC. Further, Waipā District Council's Development Engineer and Waikato Waters have reviewed the proposed wastewater and water supply arrangements. WDC's Development Engineer states, subject to the proposed water upgrades and servicing arrangements, there are no identified water or wastewater servicing constraints. Waikato Waters provided commentary relating to future connection arrangements to the network and noted there was a preference to avoid the wastewater main (Catchment B) being located along State Highway 3. The proposed design for Catchment B reflects this request as it will be along Taylors Avenue and back out onto State Highway 3 just north of the Racecourse Road intersection.

1.4 Person or Groups the Panel Must Invite Comments From

Under section 27(3)(b)(iii), the NOD identified the following groups from whom the panel must invite comments from the groups identified below in addition to any specified in section 53 of the FTAA:

a) The Chief Executive of the New Zealand Transport Agency
b) Ngā Iwi Tōopu o Waipā
c) Ngāti Hauā Iwi Trust
d) Te Nehenehenui Trust
e) Raukawa Settlement Trust
f) representatives of Ngāti Hikairo
g) Ngāti Apakura Runanga Trust
h) representatives of O-Tāwhao Marae

Part Four of the SAR identifies the consultation undertaken with relevant local authorities, NZTA, DOC, Treaty Settlement entities, and iwi and hapu groups.

In relation to the iwi groups, emails were sent to all the groups identified above on **21 April 2026**. Through the subsequent consultation Ngati Apakura provided a Cultural Values Assessment identifying the Project will result in positive cultural outcomes for Ngati Apakura, subject to implementing the recommendations. Engagement was also undertaken with representatives of Maniapoto ki te Raki and Ngati Mahanga and further details on this engagement is contained in the SAR. Neither of these groups provided a Cultural Values assessment as part of the project engagement outcomes.

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

Pursuant to section 16(2)(c), the NOD has directed any panel considering a SAR for the Project to comply with the applicable requirements identified in the section 18 report in relation to the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010.

Table 3 below identifies the requirement and the Project's response.

Table No. 3 – Assessment of Waikato-Tainui Raupatu (Waikato River) Settlement Act

NOD Information Requirements for the Wastewater and Water Assessment	
Information Requirement	**Response**
a) have particular regard to Te Ture Whaimana	The Project has had particular regard to Te Ture Whaimana and is consistent with the direction provided by its objectives and policies (see **Part Seven** of the SAR).
b) give notice to the Waikato River Authority of the application (which may be fulfilled by an invitation to comment under section 53 of the Act)	This provision is directed at any future panel. The WRA will be advised following the lodgement of the SAR.
c) consider the provisions for appointing hearing commissioners from the register maintained by the Waikato River Authority as they may be applied to the fast track process	The legal memorandum lodged with the SAR identifies that the panel convenor provision is triggered and therefore appointment of the panel will occur in consultation with the Waikato River Authority.
d) have regard to the Waikato-Tainui Environmental Plan, including how to provide for continued partnership between the applicant and Waikato-Tainui (as a consistent theme running through the plan); and	**Part Four** and **Part Eight** of the SAR demonstrates that communication with Waikato-Tainui has been ongoing and will continue through the Fast Track process.

Table No. 3 – Assessment of Waikato-Tainui Raupatu (Waikato River) Settlement Act

NOD Information Requirements for the Wastewater and Water Assessment	
Information Requirement	**Response**
e) consider the detailed information-sharing provisions of the joint management agreement, as they may be applied to the fast-track process.	**Part Four** and **Part Eight** of the SAR demonstrates that the development of the Project has included information sharing with Waikato-Tainui and the identified iwi groups and will continue through the Fast Track process.

