

Submitted to Fast-track approval applications
Submitted on 2024-05-03 17:05:38

Submitter details

Is this application for section 2a or 2b?

2B

1 Submitter name

Individual or organisation name:
Brymer Farms Ltd

2 Contact person

Contact person name:
Kathryn Drew

3 What is your job title

Job title:
Planning and Land Development Manager

4 What is your contact email address?

Email:
s 9(2)(a)

5 What is your phone number?

Phone number:
s 9(2)(a)

6 What is your postal address?

Postal address:
s 9(2)(a)

7 Is your address for service different from your postal address?

No

Organisation:

Contact person:

Phone number:

Email address:

Job title:

Please enter your service address:

Section 1: Project location

Site address or location

Add the address or describe the location:

The BFL land is located in the Waikato region, within the Waikato District and directly adjoining the Hamilton City Council (HCC) territorial authority boundary at its north-western boundary.

The site is held within four registered titles (Lot 3 DP 385271 & Lot 1 DPS 57291 (RT:341666), Lot 22 DPS 79526 (RT:SA63C/424), Part Lot 2 DP 18355 (RT:SA910/139) and Allot 365 Pukete Parish (RT: SA6D/233)) with a combined landholding size of just over 80ha.

The titles are bounded by Brymer Road to the north, the Grandview Heights and Western Heights residential suburbs to the east and Whatawhata Road/State Highway 23 to the south.

File upload:

Brymer Farms Ltd - Landholding.pdf was uploaded

Upload file here:

Brymer Road Development Masterplan April 2024.pdf was uploaded

Do you have a current copy of the relevant Record(s) of Title?

Yes

upload file:

Brymer Farms Ltd - Titles.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Brymer Farms Ltd (BFL).

BFL is jointly owned by entities related to the Ultimate Global Group and the Pragma Group. The Ultimate Global Group and the Pragma Group have a proven track record of developing both brownfield and greenfield landholdings and building houses for the end purchasers, having delivered over 1000 new dwellings to date. BFL is motivated and has the resources available to realise the site's development potential.

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur

Please write your answer here:

BFL is the owner of all of the land.

Section 2: Project details

What is the project name?

Please write your answer here:

Brymer Road Development

What is the project summary?

Please write your answer here:

The construction of a housing development (ranging from a retirement village to general residential to higher density residential) on the edge of Hamilton City.

Yield is expected to be in the order of 2000 homes.

These residential outcomes will be supported by a Neighbourhood Centre (with café, childcare, medical facilities and the like) and large tracts of high-quality public open space with connected walkways and cycleways.

What are the project details?

Please write your answer here:

The purpose of the BFL project is to deliver a variety of housing options to support the growth of Hamilton.

The development will provide for an additional 2000 houses. This represents a significant boost in supply and will help the market be more responsive to growth in demand, thereby reducing the rate at which prices in the sub-region will grow over time. In addition to boosting dwelling capacity, the BFL site will help foster competition in the local market. This is important because, as recognised through objective 2 of the National Policy Statement on Urban Development 2020 (NPS-UD), competition is the cornerstone of economic efficiency. When the land market becomes more competitive, land developers have a greater incentive to get their product to the market in a timelier and cost-effective manner.

The Housing and Business Capacity Assessment (HBCA) that supports and underpins Future Proof has identified that there are capacity shortfalls in the short-term, medium-term and long-term for Hamilton, which are driven by capacity constraints within existing urban areas and because the greenfield areas require significant economic investment in infrastructure to enable capacity to be "reasonably expected to be realised". The shortfalls are in the order of 4,500 dwellings, so additional capacity is clearly needed. This shortfall is also generating housing affordability issues, particularly for first-home buyers. These statements were re-affirmed by Insight Economics in a memo they provided to BFL in support of their recent submission to Future Proof.

That memo also confirms their support for the BFL proposal, as it will provide a “much-needed boost to supply” and can be done so without undue financial strain on HCC as BFL will either fund or provide the required infrastructure. See the Brymer Future Proof submission for further information and the Insight Economics memo.

BFL’s objective is to build around 250 dwellings per annum and will similarly deliver 300 dwellings for senior living within 5 years the consent for a retirement village being granted. BFL also proposes to deliver 25% of the residential units as social/affordable housing to address housing affordability. The volume of housing achievable across the site and BFL’s commitment to delivery will have significant regional benefits in providing competition in the market, addressing the well-documented housing-affordability challenges the Waikato region and Hamilton are facing and ensuring that Hamilton provides a variety of homes that meet the needs (in terms of type, price and location).

A high-level Masterplan is provided in support of this application. The Masterplan shows how the site integrates and connects with the existing urban environment to the east, along with reserves and open spaces that will be connected with a network of walkways and cycleways.

In summary, the land use outcomes and their anticipated coverage across the site are as follows:

- High Density Residential – 10ha
- Medium Density Residential – 23ha
- General Residential – 5ha
- Neighbourhood Centre – 1ha
- Retirement Village 7.5ha
- Open space, wetlands, stormwater management, roading and a solar farm – 33ha

Describe the staging of the project, including the nature and timing of the staging

Please write your answer here:

An indicative staging plan provided in support of this application. The staging plan shows that the following outcomes will be delivered across the 4 stages as follows:

Stage 1A (12.1ha) - Medium Density Residential – 8ha

Stage 1B (12.9ha) - Retirement Village – 7.5ha

Stage 2 (14ha) - Medium Density Residential – 1ha & High Density Residential – 6.2ha & Neighbourhood Centre – 1ha

Stage 3 (23ha) - General Residential Zone – 5ha & Medium Density Residential - 1.5ha & High Density Residential – 3.3ha

Stage 4 (19.5ha) Medium Density Residential – 12.5ha & High Density Residential – 0.5ha

What are the details of the regime under which approval is being sought?

Please write your answer here:

The applicable consenting regime, under the RMA, will depend on the timing of any proposed territorial boundary changes and zoning changes. In this respect, the site is currently located within Waikato District. Should there be no boundary change then consenting will be under the Waikato District district plans, as opposed to the Operative Hamilton City District Plan (HCC District Plan). This is set out in my detail below.

Relevant District Plans

At present, Waikato District is operating under both their Operative District Plan and their Proposed Waikato District Plan – Appeals Version (PDP-AV). Three Variations are also working their way through the statutory process.

Hamilton City is operating under their HCC District Plan. Similar to Waikato District, HCC is currently processing a number of plan changes. Those applicable are Plan Change 9 (PC9) and Plan Change 12 – Enabling Housing Supply (PC12). A further plan change is also in the pipeline, being Plan Change 14 – Flood Hazards (PC14). The majority of the hearings for PC9 have been held, however substantive decisions have not yet been released. As a result of the recent Government policy announcements regarding intended changes to the NPS-UD and related RMA reforms (including the MDRS requirement) and the potential need to make updates to PC12, the Independent Hearing Panel has advised that hearings for PC12 have been deferred until at least September 2024.

Resource Consent Requirements

It is anticipated that the development outcomes will require the following resource consents under the PDP-AV:

- A staged subdivision consent, including authorisation for bulk earthworks, for the residential development.
- A subdivision consent approval for the commercial offering.
- A land use consent to construct and operate a retirement village.
- A land use consent to construct and operate a solar farm, including any associated distribution lines and support structures.

Alternatively, the development will require the following resource consents under the HCC District Plan:

- A staged subdivision consent, including authorisation for bulk earthworks, for the residential development.
- A subdivision consent approval for the commercial offering.
- A land use consent to construct and operate a retirement village.

- A land use consent for new buildings in the Neighbourhood Centre Zone.
- A land use consent to construct and operate a solar farm, including any associated distribution lines and support structures.

It is also anticipated that the development outcomes will require the following resource consent approvals under the Waikato Regional Plan (WRP):

- Land disturbance – bulk earthworks
- Groundwater take – water take for municipal purposes
- Land – sewage – discharge of wastewater onto or into land and subsequent discharges
- Water – stormwater – stormwater discharges

Other Authorisations

It is anticipated that the following additional authorisations will be required, under other legislation:

- Resource consent under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 for subdivision, soil disturbance and the change of land use.
- Resource consent under the National Environmental Standard for Freshwater 2020 for vegetation clearance within 10m from a natural wetland, earthworks or land disturbance within 10m of a natural inland wetland and the discharge of water into a natural wetland.
- Wildlife Act Authority to catch, handle, release protected wildlife (lizards).
- Revocation of Recreation Reserve status over part of Te Kootii Park should a roading connection through the reserve to the BFL site be sought.

If you seeking approval under the Resource Management Act, who are the relevant local authorities?

Please write your answer here:

Waikato District Council or Hamilton City Council - depending on location of territorial authority boundaries (as set out in the attachments).

Waikato Regional Council.

What applications have you already made for approvals on the same or a similar project?

Please write your answer here:

BFL have sought a water take consent from Waikato Regional Council to take 735,075m³ of groundwater per year for domestic supply. This consent application has been accepted and is currently on-hold.

Is approval required for the project by someone other than the applicant?

No

Please explain your answer here:

Other than the consenting authorities and other government departments identified above, it is not expected that approval is required for the project by someone other than the Applicant.

If the approval(s) are granted, when do you anticipate construction activities will begin, and be completed?

Please write your answer here:

The anticipated programme for delivery of the development is as follows:

- Detailed design will commence as soon as consent is issued and is expected to take 6 months to complete for Stages 1A and 1B.
- Procurement processes will run concurrently with the detailed design and is likely to be finalised shortly (4-6 weeks) after detailed design/engineering approval. BFL has strong working relationships with several lead contractors and suppliers and will engage in Early Contractor Involvement process which is likely to make procurement smoother and provide for a more effective physical delivery of the development.
- Similar to the procurement process, funding mechanisms will commence as soon as consent has issued; and be confirmed and secured around the same time that the procurement process concludes. There are multiple streams available to fund this development, including self-funding, bank lending and private investment.
- Site works intend to commence as soon as practicable following all the appropriate approvals. Depending on the season, this could be immediate (summer) or require waiting a matter of months until the next earthworks season if approvals are finalised during winter.
- BFL expect to complete Stages 1A and 1B in approximately three (3) years from when site works commence. This represents approximately 500 homes, consisting of around 250 medium density residential dwellings and 250 retirement village/senior living homes.
- During this time, the latter stages would have also commenced to allow a continuous rollout of a similar number of homes annually (approximately 200-250 homes per annum).

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

- Waikato District Council
- Hamilton City Council
- Waikato Regional Council
- NZ Transport Agency – Waka Kotahi
- Future Proof
- Te Whakakitenga o Waikato-Tainui
- Ngaati Maahanga
- Adjacent landowners.

Detail all consultation undertaken with the persons referred to above. Include a statement explaining how engagement has informed the project.

Please write your answer here:

Engagement has been undertaken with HCC, WDC, WRC and NZTA and the relevant iwi groups, as summarised below.

Hamilton City Council – engagement in February and April 2024. This recent engagement has included discussions in relation to establishing the basis of a mutually beneficial relationship to maximise Fast-track consenting opportunities, as well as developing a further understanding of the project and how it can be delivered, key points include:

- Project focuses on real problem of supplying housing.
- Willing developer wanting to build houses, not focussed on land banking. Not looking at uplift on land, it is about building houses and track record demonstrates this.
- Development provides for several different affordable housing models. Aim to commit 25% towards social and affordable housing.
- Can manage 3-waters independent of council connection to existing networks.
- HCC wants to move forward together with successful fast-track proponents.
- Quickly emerging view that fast-track is a positive thing, may link to City Deals process.

Waikato District Council – engagement over the April 2021 to September 2021 period and again in early 2024.

Waikato Regional Council – engagement has occurred in relation to the overall project, and more specifically the water take consent sought and the reasoning around that consent.

NZ Transport Agency – engagement in December 2021 in relation to the connection point and its form to State Highway 23.

The outcomes of this engagement are that:

- HCC are generally supportive of the development if approved under the fast-track process.
- WDC notes that their district plan does not provide development of the site, nor does the site development support the growth of one of their towns. Given the proximity to HCC territorial authority, they recommended that the land be transferred to within HCC's jurisdiction.
- NZTA have identified several transportation matters that will need to be refined further, including the effects of a connection to State Highway 23 (its form and impact on the wider network), alternative connection points, public transportation opportunities, and the outcome of speed reviews on SH23.
- This engagement has led BFL to engage further with HCC around the likelihood of a territorial authority boundary change. The transportation matters will be addressed through technical reporting, modelling, preliminary design and further engagement.

BFL has also engaged Te Huia Natural Resources Ltd to prepare a mana whenua statement and engagement report to help inform decisions in relation to the BFL development. At the time of this application that report is still in draft form, however, for the purpose of this application it is recorded that the report has been prepared as a result of engagement with representatives from Ngaati Maahanga, and provides a number of recommendations relating to earthworks, wetlands, vegetation removal, water use and stormwater management and overall betterment outcomes. The details of those recommendations are being refined through the engagement process and will filter through into the consenting and design of the development, in due course.

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Describe any processes already undertaken under the Public Works Act 1981 in relation to the land or any part of the land on which the project will occur:

Please write your answer here:

Not applicable

Section 4: Iwi authorities and Treaty settlements

What treaty settlements apply to the geographical location of the project?

Please write your answer here:

The following treaty settlements apply to the geographical location of the project:

- Waikato-Tainui Raupatu 1995 Settlement.
- Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010.
- Ngaati Hauaa Claims Settlement Act 2014.

The relevant principles and provisions in those settlements, as they relate to the project, are discussed below.

Waikato-Tainui Claims Settlement Act 1995

The relevant provision of this Act is that it provides 'right of first refusal' on all Residual Crown Land. As none of the BFL landholdings is Residual Crown Land, this Act has no bearing on the application.

Waikato-Tainui Raupatu Claims (River) Settlement Act 2010

The Waikato Tainui Raupatu Claims (Waikato River) Settlement Act 2010 was enacted in May 2010 with the purpose of implementing co-management of the Waikato River between Waikato Tainui and the Crown for the purpose of restoring and protecting the health and well-being of the Waikato River for future generations. Through this piece of legislation, it is intended to implement the 'Vision and Strategy' for the River.

The objectives of the Vision and Strategy include the restoration and protection of the health and wellbeing of the River and the relationship of Waikato-Tainui to the river; adopting of a precautionary principled towards decisions that may result in adverse effects on the river; recognition and avoidance of adverse cumulative effects; recognition of strategic importance of the Waikato River and the promotion of improved access to the Waikato River.

The Vision and Strategy forms part of both district plans and the RPS and is given effect through the plans (district and regional) administered by regional and territorial authorities along the river. The settlement also provides for joint management agreements between Waikato-Tainui and the local authorities; participation in river-related resource consent decision-making; recognition of a Waikato-Tainui Environmental Plan provision for regulations relating to fisheries and other matters managed under conservation legislation and an integrated river management plan.

The BFL site is located within the Waipa River catchment, via the Ohote Stream. The confluence of the Waipa River and the Waikato River is just north of Ngaruawahia township. This means that ultimately discharges from the sites will find their way to the Waipa River and eventually into the Waikato River. Best practice methodologies will be employed, designed and developed to avoid any adverse effects on these Rivers in the development and ongoing use of the land.

Ngaati Hauaa Claims Settlement Act 2014

The Ngaati Hauaa Claims Settlement Act 2014 was enacted December 2014 with the purpose of addressing the breaches of the Treaty of Waitangi and implementing an agreement and understanding moving forward. The settlement legislation includes an apology from the Crown, an agreed historical account, cultural redress as well as financial redress.

The intent of the settlement legislation is to foster a respectful and meaningful relationship between Ngaati Hauaa and the Crown and to ensure Ngaati Hauaa are involved in a constructive manner in regard to decision making and the development of land within their rohe moving forward.

Ngaati Hauaa area of interest extends westwards from the base of the Kaimai's to encompass the Te Aroha, Matamata, Morrinsville, Hamilton, Cambridge, Karapiro, Piarere and Te Poi. The western extent of their area of interest just sits to the west of the BFL land.

Ngaati Hauaa have developed an Environmental Management Plan (EMP) which articulates the values, frustrations and aspirations of the iwi and addresses, the health and wellbeing of land and waterbodies within the rohe.

The EMP expresses Ngaati Hauaa values in relation to the health and wellbeing of their lands, air, waters, wetland and fisheries, urban development within the rohe, cultural heritage and customary activities, and the use and development of Māori land including marae, urupa and papakainga. It also outlines ways to support and enhance Ngāti Hauā as tangata whenua and enhance their role as kaitiaki. The plan further specifies priority projects and expectations of consultation undertaken by others with Ngaati Hauaa.

The EMP is split into various parts, with Part 3 outlining the policies of the Plan (such as sustainable land use and development, water, wetlands, fisheries, air, cultural heritage etc and Part 4 outlining the implementation of the Plan (i.e. engagement with Ngaati Hauaa).

As noted above, best practice methodologies will be employed, designed and developed to avoid any inappropriate and/or unreasonable adverse effects.

Are there any Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provisions that are relevant to the project?

No

If yes, what are they?:

Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?

No

If yes, what are they?:

Is the project proposed on any land returned under a Treaty settlement or any identified Māori land described in the ineligibility criteria?

No

Has the applicant has secured the relevant landowners' consent?

Yes

Is the project proposed in any customary marine title area, protected customary rights area, or aquaculture settlement area declared under s 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004 or identified within an individual iwi settlement?

No

If yes, what are they?:

Has there been an assessment of any effects of the activity on the exercise of a protected customary right?

No

If yes, please explain:

Upload your assessment if necessary:

No file uploaded

Section 5: Adverse effects

What are the anticipated and known adverse effects of the project on the environment?

Please describe:

The anticipated and known adverse effects of the project on the environment are:

1. The proposal will result in the loss of some high-class soil and the productive potential of that high-class soil through the development of the land for residential and commercial purposes. These adverse effects need to be balanced against the benefits of providing an increased housing supply.
2. The proposal will change the character and amenity of the site and the receiving environment and will give rise to unanticipated visual effects for the receiving environment. These changes will be more apparent in the early stages of development, but over time the development will integrate with the adjacent residential environment.
3. The proposal has the potential to give rise to reverse sensitivity effects between rural and residential land uses, particularly on the boundary interfaces. These effects can be managed through controls around site designs and setbacks etc.
4. The proposal will result in additional vehicle trips on the local and state highway network that are not anticipated or accounted for in the existing modelling. These trips have the potential to affect the safety and efficiency of the transport network. The form and function of connections to that transport network also need to be carefully considered, designed and delivered so that adverse effects can be appropriately managed. One way this can be achieved is through opportunities for the development of active transport links, providing critical mass near town centres of Dinsdale/Rotokauri potentially reducing trips further afield.
5. The roading connection through Te Kootii Park has the potential to give rise to amenity and transportation effects that are not anticipated by the landowners that front/adjoin the park and the wider community.
6. The proposal will result in either demand on the Council's water and wastewater networks or will require on-site options to be delivered. Either way, has the potential to give rise to effects in terms of capacity or environmental effects (i.e. volume of take and quality of discharge). There is however also the opportunity for the quality of the discharge to be of a higher quality than that from Council's wastewater treatment plant.
7. The discharges from the site and the extent of earthworks have the potential to give rise to adverse ecological effects on the ecological features on the site (i.e. wetlands) and the downstream environment.
8. The proposal has the potential to affect habitats for threatened species such as lizards, bats and fish. There are significant opportunities across the site for ecological enhancement.
9. The bulk earthworks have the potential to give rise to temporary effects on the surrounding environment. These effects include visual and amenity effects, erosion and sediment runoff, dust effects, noise effects, archaeological effects, contamination effects and construction traffic effects.

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Section 6: National policy statements and national environmental standards

What is the general assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard?

Please write your answer here:

See file attached for this assessment.

File upload:

Brymer Farms Ltd - NPS & NES Statutory Assessment.pdf was uploaded

Section 7: Eligibility

Will access to the fast-track process enable the project to be processed in a more timely and cost-efficient way than under normal processes?

Yes

Please explain your answer here:

The fast-track process will break down the consenting barrier BFL faces with delivering 2000 houses on land that has been confirmed through technical reporting as being suitable, but is not currently earmarked for that outcome.

This will have significant cost and time savings over traditional consenting processes, particularly as the fast-track consenting process will circumnavigate zoning and territorial authority boundary changes that are also required.

What is the impact referring this project will have on the efficient operation of the fast-track process?

Please write your answer here:

Efficiency is at the heart of the fast-track process, and as noted above, the development of the BFL land is complex because of its location and underlying territorial authority boundaries and the various consenting steps that would be required to deliver housing. Whilst, complex in relation to its location the project site is under single ownership, does not involve some of the more complex or time-consuming issues that can arise (e.g. Public Works Act, Settlement acts, etc.); and, significant planning and assessment has already been undertaken for the project. All of these factors will support the efficient operation of the fast-track process when this project is being considered.

Furthermore, the project is not technically complex. It is residential and commercial development and the associated subdivision. These are consenting outcomes that councils and the fast-track process is familiar with.

Has the project been identified as a priority project in a:

Other

Please explain your answer here:

The project has not been identified in any of the listed examples. BFL has however recently lodged a submission on the latest review of Future Proof. The premise of that submission was that the site is suitable for inclusion in Future Proof (as an identified growth cell). The reasoning for this submission is set out in more detail in the following answers.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

Regionally significant Infrastructure will be developed with this project including:

- Water supply, wastewater and stormwater management infrastructure to service up to 2000 additional homes will be developed as part of this project to unlock housing supply in the Hamilton/Waikato area.
- In addition, the project's connection with Whatawhata Road/SH23 may allow and promote the further development of active transport links along this corridor towards the Hamilton CBD.
- The project also proposes the development of a solar farm to help meet the energy needs of local community.

Will the project:

increase the supply of housing, address housing needs, contribute to a well-functioning urban environment

Please explain your answer here:

The project will provide for over 2000 houses and in doing so will address anticipated housing short-falls. More specifically, the Housing and Business Capacity Assessment (HBCA) that supports and underpins Future Proof has identified that there are capacity shortfalls in the short-term, medium-term and long-term for Hamilton, which are driven by capacity constraints within existing urban areas and because the greenfield areas require significant economic investment in infrastructure to enable capacity to be "reasonably expected to be realised". The shortfalls are in the order of 4,500 dwellings, so additional capacity is clearly needed. This shortfall is also generating housing affordability issues, particularly for first home buyers. Whilst it was anticipated that this shortfall could be addressed through intensification, those intensification plan change are becoming 'optional' and any reliance in such addressing the shortfall needs to be considered cautiously, particularly when HCC is looking to wind-back what they now deliver under their intensification plan change.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

The key economic benefits are from:

- **A Boost In Market Supply:** The project directly responds to the need for responds to the need for more residential land to meet growth in demand over time, by enabling the development of approximately 2000 new homes. From an economic perspective, this represents a significant boost in supply. All other things being equal, this supply boost will help the market to be more responsive to growth in demand, thereby reducing the rate at which district house prices grow over time (relative to the status quo) and minimising the inflationary effects of ongoing shortfalls.
- **Land Market Competition:** Absent competition, landowners experience “market power”, which enables them to charge more for land and be slower in releasing it to the market. Both outcomes conspire against affordability and reduce the overall efficiency of the housing market. Moreover, not only does the direct boost in supply and increased land market competition have direct economic benefits by making land and dwellings more affordable than they would have been otherwise, they can also have broader impacts. Specifically, by reducing the rate at which dwelling prices grow, future residents will spend less on weekly rent or mortgage payments than they would have otherwise, which will boost disposable incomes. With a significant proportion of that extra money likely to be spent locally, lower future dwelling prices (relative to the status quo) will also create additional economic stimulus for the wider benefit of the local area through increased household spending over time.
- **Providing a Range of Housing Typologies:** The project provides for a range of housing typologies, including retirement apartments and villas, terraced housing, and standalone homes, across a variety of sizes and configurations. This mix of dwelling typologies and section sizes also helps to achieve a variety of price points. Economies of scale achieved by the single-entity master-planned development will also likely help to keep prices affordable. By providing housing options that cater specifically to the target demographic, this frees up older, larger dwellings for younger families or first homebuyers, for which they are likely to be better suited. Accordingly, not only does the project make a significant contribution to Hamilton and the district overall, but it also helps give effect to Policy 1 of the NPS-UD, which requires councils to provide various housing choices to meet a diverse range of needs and preferences.
- **Critical Mass to Support Great Local/Service Provision:** The economic activity generated by the development will have a multiplier effect, as money spent by homeowners and businesses circulates throughout the local economy, creating additional jobs and income. The Masterplan also provided for a Neighbourhood Centre offering that will service the needs of the local community.
- **One-off Economic Stimulus:** Constructing the 2000 new homes and associated commercial/community facilities will generate significant one-off economic benefits from both direct and indirect effects. Services engaged will include future planning/design and consenting, land development/construction, and the construction of dwellings. These services all enable firms to retain and provide for job creation.
- **No Infrastructure burden:** BFL are committing to deliver the proposal in a manner that avoids any undue financial strain on HCC to provide the necessary infrastructure. This is an economic benefit to HCC, particularly in today's fiscal environment.

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

The project is focused on delivering housing. The project does not directly support primary industries.

Will the project support development of natural resources, including minerals and petroleum?

No

Please explain your answer here:

The project does not directly support development of natural resources. The project is focused on delivering housing. However, the project is expected to provide significant ecological enhancement to the project site.

Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions?

No

Please explain your answer here:

The location of the project area adjacent to the existing urban area, together with the active mode and public transport opportunities encourages population growth within Hamilton, and more importantly the local neighbourhood centres of Dinsdale and Rotokauri, reducing the need to travel to access day to day needs. This has the potential to reduce the distance needed to be travelled and therefore to positively impact on greenhouse gas emissions. The site is also located within 5km of the CBD for more commercial needs and employment opportunities.

The stormwater management system has considered climate change factors in its design and will result in a development that is resilient to the likely current and future effects of climate change.

Will the project support adaptation, resilience, and recovery from natural hazards?

No

Please explain your answer here:

A review of the Waikato Regional Council Hazards Portal, by Maven on behalf of BFL, has confirmed that flooding occurs during the 100-year flood event to the west of the site in low lying farmland which feeds the Ohote Stream. Along with ensuring minimum flood levels for buildings, Maven have developed a Stormwater Management Plan (SMP). The objective of the SMP is to ensure that the final consented design for stormwater is hydrologically neutral for the development during minor and major rainfall events. As a result, flooding risk to downstream properties will be attenuated within the site and will have minimal downstream impacts. This will be achieved by primary reticulation being sized to convey the peak discharge for rainfall events up to and including the 10-year to an identified point of discharge. And for the 100- year events stormwater runoff will be conveyed to overland flow paths within the development, which will follow the road reserves before discharging into the watercourses and/or catchment detention solutions contained within the site.

Will the project address significant environmental issues?

No

Please explain your answer here:

Due to the topography of the site, and the some of the geotechnical challenges for those steeper slopes, the design intent (as shown on the Masterplan) is to retain large tracts of open space. This open space will be enhanced and can be used a mitigation and/or offsetting for any negative ecological effects the proposal may have on long-tailed bats (should they be present on the site).

Is the project consistent with local or regional planning documents, including spatial strategies?

No

Please explain your answer here:

No the project is not consistent with local or regional planning documents, as it is not identified as a growth cell. BFL has however recently lodged a submission on the latest review of Future Proof. The premise of that submission was that the site is suitable for inclusion in Future Proof for the same reasons set out in the NPS-UD assessment earlier in this application.

Anything else?

Please write your answer here:

Does the project includes an activity which would make it ineligible?

No

If yes, please explain:

Section 8: Climate change and natural hazards

Will the project be affected by climate change and natural hazards?

No

If yes, please explain:

Site-specific investigations that have undertaken by Maven (Flooding) and T&T (Geotechnical) have not identified any fatal flaws with the development of the site in relation to climate change and natural hazards, that can not be suitably mitigated through appropriate design responses. Furthermore, the areas of the site that are less suitable for residential development will be used for open space opportunities.

Section 9: Track record

Please add a summary of all compliance and/or enforcement actions taken against the applicant by any entity with enforcement powers under the Acts referred to in the Bill, and the outcome of those actions.

Please write your answer here:

The applicant has no compliance and/or enforcement actions against them.

Load your file here:

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Declaration

Do you acknowledge your submission will be published on environment.govt.nz if required

Yes

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Please write your name here:

Kathryn Drew

Important notes