

Response ID ANON-URZ4-5FR5-Q

Submitted to Fast-track approval applications
Submitted on 2024-05-02 18:15:58

Submitter details

Is this application for section 2a or 2b?

2B

1 Submitter name

Individual or organisation name:
Tainui Group Holdings Limited

2 Contact person

Contact person name:
Brian Croad

3 What is your job title

Job title:
Manager Regulatory Affairs

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:

PO Box 19295, 6 Bryce Street, Hamilton 3204

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:

Tuumata residential will be located on 68ha of land known as the Tramway Block, Wairere Drive, Kirikiriroa Hamilton (refer location plan below and at Attachment 2). To the east of this, and on the opposite side of the proposed Eastern Transport Corridor (ETC) it is proposed as part of this project to locate up to 14ha of Large Format Retail. Both blocks are currently zoned Ruakura Industrial Park Zone in the Hamilton City District Plan.

Tuumata is generally flat farmland bounded by the Ag Research Campus to the south, Wairere Drive to the west, Fairview Downs residential neighbourhood to the north. The future proposed Eastern Transport Corridor (ETC) will adjoin the eastern side of the Tuumata Residential block and the

western side of the Large Format Retail Block.

The subject site does not include any public conservation land.

File upload:

Ruakura Tuumata Residential and Commercial Location Plan.pdf was uploaded

Upload file here:

No file uploaded

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

Yes

upload file:

Ruakura Tuumata Records of Title.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

TGH Ruakura Industrial Development Limited and TGH Residential Development Limited

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:

TGH Ruakura Industrial Development Limited and TGH Residential Development Limited are the owners of the land that is the subject of this project. These are subsidiary companies of the applicant, Tainui Group Holdings Limited (TGH).

There are no landowner constraints on the applicant's ability to undertake the work that is required for the project.

TGH is the kaitiaki of the commercial interests of Waikato-Tainui, with a focus on growing puutea, tuuranga mahi and whenua – profit, jobs and land – for the people of Waikato Tainui, the region and for generations to come.

TGH takes a long-term, disciplined approach to creating tribal wealth, through diversification, discipline and strong governance. Its role is to grow wealth: while Te Whakakitenga o Waikato and its executive Te Arataura fulfil other roles, including the distribution of that wealth. TGH concentrates on diversified investments that support the tribe with more money, employment opportunities and land.

TGH is owned by the Waikato Raupatu Lands Trust, through its trustee Te Whakakitenga o Waikato Inc. The Trust represents over 88,000 members of Waikato-Tainui from the wider Waikato region.

TGH's sole shareholder is Te Whakakitenga o Waikato Inc as trustee for the Waikato Raupatu Lands Trust, managed through Te Arataura, the Waikato-Tainui executive. The TGH Board is made up of two directors from Te Arataura, a tribal director (not from Te Arataura or Te Whakakitenga), and three independent directors. All Board members are committed to the highest standards of corporate governance, accountability and management.

The development of the Tuumata block for a new residential neighbourhood and new large format retail is a continuation of TGH's investment in unlocking development potential within the Ruakura growth cell and its diversification strategy.

Waikato-Tainui is made up of the descendants of the 33 Waikato haapu, represented by 68 marae. There are now approximately 88,000 registered members of Waikato-Tainui. The rohe of Waikato-Tainui extends considerably beyond, but includes all of the jurisdiction of the Hamilton City Council.

Waikato-Tainui has mana whakahaere (authority) over its lands, resources and the Waikato River and seeks to exercise mana whakahaere to ensure the balance, and the mauri of the land and the resources is maintained to sustain stability for future generations in accordance with Waikato-Tainui tikanga, culture, and values. This responsibility sits with Te Arataura, the Waikato- Tainui executive.

The land at Ruakura, which includes the Tuumata Block, was an integral part of the Waikato-Tainui Raupatu Treaty Settlement in 1995, having a total area of 608 hectares.

In its decision on the Ruakura Plan Change in 2014, the Board of Inquiry for Ruakura noted that "As the last significant block of land available to TGH for development, the economic, cultural and social importance of [Ruakura] to Waikato-Tainui cannot be underestimated".

Section 2: Project details

What is the project name?

Please write your answer here:

Ruakura Tuumata Residential and Commercial

What is the project summary?

Please write your answer here:

Ruakura Tuumata Residential and Commercial is a new master-planned residential neighbourhood and large format retail centre for Kirikiriroa Hamilton, providing for between 1100-1300 homes, supported by a new Neighbourhood Centre and providing for up to 14ha of large format retail. This constitutes one of three highly related projects for Ruakura which have been submitted for inclusion in the Fast Track Approvals Bill.

What are the project details?

Please write your answer here:

Background

In June 2013, TGH (along with Chedworth Properties Limited) sought a private plan change to enable the rezoning of 389 hectares of land at Ruakura. The plan change was determined to be a matter of national significance by the Minister for the Environment and referred to a Board of Inquiry.

After hearing submissions, the Board of Inquiry in September 2014 issued its decision to approve the plan change. The decision noted that the rezoning will enable Waikato-Tainui to provide for the social, economic and cultural wellbeing of its people, the employment opportunities, and the potential to generate economic benefits to the Waikato region and nationally.

The whenua at Tuumata has been identified for several years in strategic planning documents for the City and the Region as being a Priority Project for higher density residential development, to be served by future frequent public transport links.

The development of a residential neighbourhood at Tuumata was initially submitted in 2019 for consideration by Hamilton City Council as a Special Housing Area (SHA) under the Housing Accords and Special Housing Areas Act 2013 (HASHAA). This application was later withdrawn.

The development of Tuumata for residential purposes has been a long-standing objective of Tainui Group Holdings Limited and (as outlined further below in this application), recognised as an enabled and priority outcome in various regional and district planning documents. Development at Tuumata under the Fast Track Approvals Bill will greatly assist to realise this objective.

Although subject to separate applications for inclusion in the Fast Track Approval Bill Schedules, the Ruakura East WEX project and the Ruakura Tuumata Residential and Commercial project are inextricably linked. In this regard, Ruakura East WEX will ensure strategic industrial land supply is maintained when Tuumata is developed for residential and commercial purposes.

This application reflects TGH's current intentions, however, is subject to market conditions being suitable to proceed and TGH Board approval for the final proposal. The project set out in this application is also dependent on committed funding for the Eastern Transport Corridor (ETC) being in place, that being a key piece of enabling infrastructure to unlock the full development potential of the Ruakura Superhub.

The Project

Tuumata means to lift one's eyes above the horizon and onto a new future.

Tuumata will be a new medium density residential master-planned neighbourhood at Ruakura, at a location close to existing areas of employment and connected by planned future public transport links. On the opposite side of the proposed ETC will be up to 14ha of large format retail land.

Tuumata will provide for between 1100-1300 new medium density residential homes for some 3000 people, supported by a new Neighbourhood Centre with facilities and a supermarket to provide for the day to day needs of the neighbourhood.

Hamilton City Council forecasts that an additional extra 12,500 houses over the next 10 years and 38,000 over the next 30 years are required to meet the housing needs for additional people in Kirikiriroa Hamilton (Source: HCC 2024-54 Draft Infrastructure Strategy).

The Tuumata Residential Precinct will provide for a range of housing types, from single level standalone dwellings through to low scale (three level) apartments. This will help to meet future household demand growth, including in the short and medium terms, at a location very well suited for residential development, and aligning with Central Government's well-functioning urban environment outcomes.

Future development within the Tuumata residential block will be directed by a Structure Plan and bespoke provisions in the District Plan to ensure it achieves excellent urban design outcomes as a 'well-functioning urban environment' and is integrated with existing and future planned infrastructure. The urban design outcomes include a high level of connectivity internally and beyond, including through a new network of roads, cycleways and footpaths, the provision of new Open Space and well-designed buildings and public places offering attractive, useable and safe environments for future residents and visitors. The option has been provided also for a new primary school at Tuumata to support growth in the area.

Giving effect to The Vision and Strategy - Te Ture Whaimana o Te Awa o Waikato, and ensuring the health and wellbeing of Te Awa o Waikato and its catchments, have been the key focus of the three waters management methods proposed for Tuumata. A large amount of land will be set aside for the creation of open space, wide swales and a new wetland, as well as including controls on water quality at source.

The development of Tuumata for residential purposes aligns with the Future Proof Strategy and Change 1 to the Waikato Regional Policy Statement. Both documents recognise that in exchange for the rezoning of industrial land to residential at Tuumata, then Ruakura East WEX will be zoned for industrial (logistics purposes). A separate application for inclusion on the Fast Track Approval Bill Schedules has been made in relation to Ruakura East WEX.

The Process

The Tuumata Residential Plan Change (excluding the large format retail component) is currently subject to a private plan change lodged with the Hamilton City Council and notified for submissions (Plan Change 15 to the Hamilton City District Plan). This plan change is currently on hold. Plan Change 15 seeks to rezone the land from its current industrial zone to General Residential, Open Space and Neighbourhood Centre.

Subsequent to any plan change, a reasonably substantial package of resource consents will also be required from the Hamilton District Council and Waikato Regional Council for subdivision, enabling works, discharge of stormwater and provision of infrastructure.

Should the Bill as enacted make provision for plan changes, then Tainui Group Holdings will have the option of utilising the fast-track process for the plan change for Tuumata residential. If plan change processes are not included in the Bill as enacted, then the package of resource consent for subdivision, enabling works etc to realise the outcomes sought in this application can still be fast-tracked through the proposed process to facilitate the efficient delivery of the project.

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

Please write your answer here:

Full development of the project area is anticipated to take approximately 10 years and, subject to the necessary approvals, and subject to TGH Board final approval, , could commence with preliminary site works within 24 months, in line with the commencement of the ETC. The first phase of either development-ready superlots or individual residential lots could be offered for sale within 36 months.

The key infrastructure constraint on the timing of development sought in this application is the construction of the Eastern Transport Corridor (ETC), with a new arterial connection to Wairere Drive (referred to as the Fifth Ave extension). The ETC is connected south, over the East Coast Main Trunk Rail Line, to the existing road network serving the Ruakura Logistics and Industrial land. The ETC is currently anticipated to be constructed in 2027 – subject to funding.

Similarly, the development of the Neighbourhood Centre and the large format retail is reliant on this new arterial road network.

In the meantime, the Integrated Transport Assessment prepared for the project has confirmed through modelling that 430 dwellings can be developed as Stage 1 of Tuumata residential, off the existing stub road from the Wairere Drive roundabout, ahead of delivery of the ETC.

A preliminary phasing of development of Tuumata has been prepared. This is indicative only at this stage and intended to inform a potential phasing of land development earthworks.

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

Please write your answer here:

Resource Management Act 1991 – Plan Changes (if the Fast Track Bill is amended to include Plan Changes)

Resource Management Act 1991 – Resource Consents

Heritage New Zealand Pouhere Taonga Act 2014 - Archaeological Authority

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

Please write your answer here:

Hamilton City Council and Waikato Regional Council.

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

Please write your answer here:

A private plan change application for Tuumata Residential (PC 15) has been lodged with the Hamilton City Council. This has been notified and is currently on hold, pending a hearing with no decisions released.

No applications for subdivision or land development following re-zoning have been made.

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

No

Please explain your answer here:

No, the applicant through its subsidiary companies owns the subject land. However, delivery of the project is subject to typical Board approval process.

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

Please write your answer here:

If all approvals are granted through the fast-track process (including plan change and subsequent resource consents), and subject to TGH Board final approval, it is anticipated that site works necessary to allow stage 1 of the development to proceed (ie the first 430 residential dwellings) could commence in 2026.

Depending on the delivery model chosen, titles for super-blocks or individual sections could then be offered to the market in 36 months, subject to the market conditions.

Subsequent development beyond the initial 430 is dependent on the delivery of the Eastern Transport Corridor (ETC), which allowing for the completion and approval of business case, detailed design, procurement, funding and site works, the ETC could be commenced 2027 at the earliest.

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

The persons likely to be affected by the project are as follows:

- Waikato Tainui
- Ngāa Hapuu as represented on the Ruakura Tangata Whenua Working Group; namely: Ngaati Maahanga, Ngaati Hauaa, Ngaati Tamaiunapo, Ngaati Wairere, Ngaati Korokii Kahukura and Ngaati Tamainupo.
- Hamilton City Council
- Local residents and businesses
- Kainga ora
- Waikato Regional Council
- Ministry of Education
- Transpower

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:

Details of consultation undertaken and how this has informed the project are included in the Application Attachment Report as uploaded.

Upload file here:

Fast Track Bill Schedule Application_TGH_Tuumata Attachment Report V3.pdf was uploaded

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:

Full development of the project area is anticipated to take approximately 10 years and, subject to the necessary approvals, and subject to TGH Board final approval, , could commence with preliminary site works within 24 months, in line with the commencement of the ETC. The first phase of either development-ready superlots or individual residential lots could be offered for sale within 36 months.

The key infrastructure constraint on the timing of development sought in this application is the construction of the Eastern Transport Corridor (ETC), with a new arterial connection to Wairere Drive (referred to as the Fifth Ave extension). The ETC is connected south, over the East Coast Main Trunk Rail Line, to the existing road network serving the Ruakura Logistics and Industrial land. The ETC is currently anticipated to be constructed in 2027 – subject to funding.

Similarly, the development of the Neighbourhood Centre and the large format retail is reliant on this new arterial road network.

In the meantime, the Integrated Transport Assessment prepared for the project has confirmed through modelling that 430 dwellings can be developed as Stage 1 of Tuumata residential, off the existing stub road from the Wairere Drive roundabout, ahead of delivery of the ETC.

A preliminary phasing of development of Tuumata has been prepared. This is indicative only at this stage and intended to inform a potential phasing of land development earthworks.

Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

The Ruakura Superhub, including Tuumata, is part of a 605ha block of land returned to Waikato-Tainui as part of its 1995 Treaty of Waitangi settlement with The Crown for raupatu (wrongful land confiscation by The Crown).

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?

Yes

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:

Please refer to Section 2.0 of the attached and uploaded Application Attachment Report which, in accordance with Section 14 (3) (e) of the Fast Track Approvals Bill, provides a description of the anticipated and known adverse effects of the project on the environment.

Upload file:

Fast Track Bill Schedule Application_TGH_Tuumata Attachment Report V3.pdf was uploaded

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:

Please refer to Section 3.0 of the uploaded Application Attachment Report at Attachment 2 which, which in accordance with Section 14 (3) (f) of the Fast Track Approvals Bill, provides a general assessment of the project in relation to national policy statements and national environmental standards (as those terms are defined in the Resource Management Act 1991).

File upload:

Fast Track Bill Schedule Application_TGH_Tuumata Attachment Report V3.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:

A plan change process to rezone Tuumata Residential block could take between 9 to 12 months to obtain a decision from the Council. If that is appealed, another 12 to 18 months before an Environment Court decision. Once that is obtained then a new resource consent would have to be obtained for land development and subdivision activity, which would add a further estimated 6 months until approval. In total therefore, normal RMA process would take

an estimated 2 to 3 years before work on the project could proceed. There is a reasonable prospect of appeal in this case, given the nature of the issue.

The fast-track approval process will considerably speed this timeline, and even more so where the plan change and land development/subdivision resource consent applications submitted simultaneously for consideration and approval.

Access to the fast-track process will enable three significant projects at Ruakura, being Ruakura Tuumata Residential and Commercial, Ruakura East WEX and Ruakura Inland Port Optimisation, to be considered in a coordinated and timely way. This is very beneficial given the scale of the projects and their interdependencies, including reliance on the Eastern Transport Corridor.

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

Please write your answer here:

The full application package will include a complete set of draft District Plan provisions (if a plan change) and a draft set of consent conditions (if a resource consent application or NZ Heritage authority to modify).

In the case of the draft District Plan provisions, these have been developed already for Tuumata Residential for Plan Change 15 in close consultation with Hamilton City Council, including to ensure consistency with other medium density residential provisions that the Council has recently promulgated through plan changes. These will be further developed in response to matters raised in the Hamilton City Council submission on PC15, and to respond to submission points raised by others.

In the case of the Large Format Retail land included with this application, that could potentially proceed as a resource consent under its existing industrial zoning, without the need for rezoning (subject to further analysis).

For a resource consent application or NZ Heritage authority to modify, the applicant TGH has significant experience at Ruakura in obtaining both for land development and subdivision, including for the Ruakura Superhub development and the Tuumata Rise residential subdivision adjoining the subject site.

Using this experience, complete and thorough applications will be able to be presented for consideration of the Fast Track Expert Panel with a current and robust set of planning provisions/consent conditions, plus a thorough assessment of effects on the environment, based on the TGH and its consultant team's track records and considerable experience. This will allow a fast and efficient consideration of the application through the process by the Expert Panel, meaning it is not expected to unduly impact on the efficient operation of the process.

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

Local government plan or strategy

Please explain your answer here:

As documented below, Tuumata Residential has been identified as a priority project in a number of local government plans and strategies, with identified timeframes for implementation. The benefits of its development are also recognised in general terms in the Tai Tumu Tai Pari Tai Ao, the Waikato-Tainui Environment Plan.

While, the Large Format Retail outcome is not identified in these strategic documents, in broad terms the success of the Ruakura Superhub, of which the Large Format Retail will be a part, is recognised and sought to be enabled by these strategies.

Future Proof Strategy 2022

The Future Proof Strategy and Implementation Plan is the collaboration between Hamilton City Council, Waikato Regional Council, Waipa District Council, Waikato District Council and Tangata Whenua for the development of a sub-regional growth strategy covering the areas of the three territorial authorities and the region covered by the Waikato Regional Council. Other key organisations involved in the strategy include the New Zealand Transport Agency and Matamata Piako District Council.

The Tuumata Residential Block and the current rural land east of the WEX are identified as urban enablement areas - medium term in the Future Proof Strategy 2022.

Hamilton-Auckland Corridor Plan & Implementation Programme 2020

The Hamilton to Auckland H2A Corridor Plan outlines the agreed spatial intent for the corridor and a work programme of six focus areas and 13 key initiatives. The purpose of the Plan is to develop an integrated spatial plan and establish an ongoing growth management partnership for the corridor. Under Focus Area 5, six priority development areas are identified. Of these, the rezoning of Tuumata Residential (referred to as "the Tramway Block") for residential use with industrial east of the WEX is identified as a priority development area within the Central Corridor.

Hamilton Waikato Metropolitan Spatial Plan 2020

The Hamilton Waikato Metropolitan Spatial Plan 2020 (MSP) is a vision and framework prepared by the Future Proof Partners for how Hamilton City and the neighbouring communities within Waipaa and Waikato districts will grow and develop over the next 100 plus years.

Priority Development Areas are identified and described as "distinct, targeted initiatives for the Future Proof partners to implement and give effect to the MSP". The timing of implementation of Priority Development Areas is set out in the Urban Growth Programme as "Short Term" ie with a 3-5 year timeframe.

Rezoning the Tuumata Block for residential and investigating alternative land use arrangements for the long-term development of Ruakura, including to the east of the Waikato Expressway are identified as initiatives for the Ruakura Priority Development Area.

Waikato Regional Public Transport Plan 2022-2032

The Waikato Regional Public Transport Plan 2022-2032 ("RPTP") outlines the strategic direction for public transport in the Waikato region over the next 10 years. As well as growing patronage in the urban areas and servicing more rural communities, the plan aims for public transport services to become at least carbon neutral for the period 2025 to 2050.

Tuumata is shown as a "Key Interchange", which is a location where two or more frequent lines intersect.

Proposed Plan Change 1 to the Waikato Regional Policy Statement (National Policy Statement on Urban Development 2020 and Future Proof Strategy Update)

The Tuumata Structure Plan Area is shown as an urban enablement area consistent with Future Proof 2022 on Map 43 of Change 1, within the Short-Medium Term development 2020-2030 timeframe.

The Industrial Land East WEX is shown in the same timeframe (ie Short-Medium Term development 2020-2030) and is also identified as a Strategic Industrial Node.

Tai Tumu Tai Pari Tai Ao, the Waikato-Tainui Environment Plan

Tai Tumu Tai Pari Tai Ao, the Waikato-Tainui Environment Plan 2013 is the Waikato-Tainui environmental planning document. The Plan identifies the importance and significance of enabling development of Maaori owned and settlement redress land. It notes that the commercial benefit of any Waikato-Tainui development remains within the rohe and for the benefit of Waikato-Tainui tribal members and the wider community. The link between the economic and commercial success of Waikato-Tainui and their cultural and social success cannot be overstated. Waikato-Tainui have land development proposals that are indicative of the contribution and inherent interest that Waikato-Tainui has in sustainable and enhancing development within its rohe.

This statement is applicable to the Tuumata Residential and Commercial project because it is commercial redress land, and the commercial benefit of its development will remain within the rohe and for the benefit of Waikato-Tainui tribal members and the wider community.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

Yes. In addition, in order for this project to be fully implemented, the ETC is required. The ETC is regionally significant transport infrastructure, unlocking the full potential of the Ruakura Superhub.

Will the project:

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

Please explain your answer here:

Yes. The project will increase the supply of housing, address housing needs and contribute to a well-functioning urban environment.

The project will increase housing supply by enabling the construction of approximately 1100-1300 new houses, at a location with minimal constraints on development or its timing (subject only to the extension of Fifth Ave through to the ETC to release stages beyond the initial 430 dwellings).

The project will address housing needs by meeting a forecast need and providing a variety of homes. As noted above, Hamilton City Council forecasts that an additional extra 12,500 houses are required over the next 10 years and 38,000 over the next 30 years are required to meet the housing needs for additional people in Hamilton Kirikiriroa (Source: HCC 2024-54 Draft Infrastructure Strategy). A variety of homes will be enabled at Tuumata within the 3-level proposed height limit to address different housing needs: standalone single level, duplex, terrace houses and apartments, with specific provisions relating to these different typologies. this will meet the needs of a variety of households and will provide different price points at Tuumata. Maaori will be enabled to express their cultural traditions and norms through this housing provision. Specifically, feedback from Waikato- Tainui has identified the desirability of providing for kaumatua housing, which is ideally single level and standalone as is also provided for at Tuumata. Secondly, specific provision has can be made for Papakaainga.

With reference to Policy 1 of the National Policy Statement: Urban Development 2020, Tuumata will contribute to a well-functioning urban environment by:

- Enabling a variety of homes as detailed above.
- Providing for business land needs in the form of a new 2 hectare Neighbourhood Centre based on advice from land economics experts Formative and urban design advice from Boffa Miskell.
- Having excellent accessibility: being close to the Central City and the nearby places of employment including Ruakura, Innovation Park and the University; being immediately accessible to major transport corridors and cycleways, which is proposed to be enhanced through further public transport provision and a network of footpaths and cycleways that will serve this and the wider Ruakura area and the University.

- Supporting reductions in greenhouse gas emissions through providing housing density in close proximity to places of employment and planned public transport, providing the a Neighbourhood Centre to meet the day to day needs of residents (including a supermarket) and enabling the provision of a new school, thereby reducing travel needs.
- Being resilient to the likely current and future effects of climate change by providing a stormwater management system that has taken into account, through modelling, the likely effects on rainfall of climate change and through the planting of trees to reduce urban heat islands effects.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

Yes, the project will deliver employment and significant economic benefits from construction of the additional 1100-1300 new medium density residential homes, the neighbourhood centre and proposed large format retail.

By acting as a catalyst for the construction of the ETC, the project as a whole will unlock access to the full development of land at Ruakura which delivers significant economic benefits for the region.

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

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

No

Please explain your answer here:

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

Yes

Please explain your answer here:

The project will support reductions in greenhouse gas emissions through providing housing density in close proximity to places of employment and planned public transport, providing the a Neighbourhood Centre to meet the day to day needs of residents (including a supermarket) and enabling the provision of a new school, thereby reducing travel needs.

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

No

Please explain your answer here:

Will the project address significant environmental issues?

No

Please explain your answer here:

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

Yes

Please explain your answer here:

Yes, Tuumata residential is entirely consistent with local and regional planning documents, including spatial strategies as set out above which identify Tuumata Residential as either a priority project or an urban enablement area for short to medium term implementation (2020-2030), including:

- Future Proof Strategy 2022;
- Hamilton-Auckland Corridor Plan & Implementation Programme 2020;
- Hamilton Waikato Metropolitan Spatial Plan 2020;
- Waikato Regional Public Transport Plan 2022-2032; and
- Proposed Plan Change 1 to the Waikato Regional Policy Statement (National Policy Statement on Urban Development 2020 and Future Proof Strategy Update).

While the Hamilton City District Plan current industrial zoning of the project area needs to be changed to facilitate the Tuumata Residential, this rezoning is entirely in step with the direction of the higher-order planning documents set out above.

It is noted also here that while Large Format Retail outcome is not identified in these strategic documents, in broad terms the success of the Ruakura Superhub, of which the Large Format Retail will be a part, is recognised and sought to be enabled by these strategies.

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:

No, the project area has low risk in respect to climate change or natural hazards:

- It is not a coastal location and is not close to any major waterbody.
- The location is not a flood plain.
- Stormwater modelling and design for the site has taken account the predicted effects of climate change (output from the stormwater model includes developed condition rainfall, accounting for climate change resulting in a 2.3 degree C temperature increase).
- CMW Geosciences advise in their Geotechnical Report that the site is located 35km from the Kerepehi Fault, which has a recurrence interval of 1:1,000 years. They therefore consider the risk of fault rupture affecting the site to be low.
- Liquefaction is a risk across the Hamilton Basin and through standard engineering practices is able to be mitigated, as has been demonstrated at the Ruakura Inland Port Project to the south and the Tuumata Rise development to the north.

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:

Tainui Group Holdings Limited has an enviable track record in developing land at Ruakura over the last 10 years, and has not had any instances of compliance and/or enforcement actions taken against it during this time.

Load your file here:

No file uploaded

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:

Chris Joblin - CEO Tainui Group Holdings Limited

Important notes