

Response ID ANON-URZ4-5FTY-W

Submitted to Fast-track approval applications  
Submitted on 2024-05-03 17:15:08

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:  
Te Awa Lakes Unincorporated Joint Venture

2 Contact person

Contact person name:

s 9(2)(a)

3 What is your job title

Job title:  
Managing Partner

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:  
  
21 Hutchinson Road  
Horotiu  
Hamilton 3288

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:

Awa Lakes (TAL) is located at the most northern point of Hamiton City Council (HCC), bordering State Highway 1C, the Waikato District (WDC), and the Waikato River. TAL is Waikato’s first master planned, mixed-use, medium density development integrating affordable housing outcomes. It also includes significant regional community and tourism facilities to support the creation of Hamilton’s “Recreational Precinct” along the Hamilton to Auckland Corridor, connecting the region and being the new gateway to Kirikiriroa. This location is enhanced by almost 2km of Waikato River edge which borders

the development, providing opportunities for unique river experiences.

See attached full application document for maps.

File upload:

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

Yes

upload file:

TAL Titles Combined.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

The registered owners of the land parcels within the project are Horotiu Farms Limited and TALUJV.

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:

TAL is unaware of any legal access right issues to any of the land due to having full ownership.

## Section 2: Project details

What is the project name?

Please write your answer here:

Te Awa Lakes

What is the project summary?

Please write your answer here:

The project comprises four key land blocks, two in Hamilton - Horotiu East North (HEN), Horotiu East South (HES), and two in Waikato District - Horotiu West (HW), and the old HCC landfill. TAL is a master planned community offering amenity, hospitality, commercial, cultural, and recreational activities to support the 2500 dwellings, with a combination of medium density residential and aged care housing. TAL is committed to an integrated community offering a minimum 10% as affordable housing and targeting a maximum of 20% affordable housing.

What are the project details?

Please write your answer here:

The project comprises four key land blocks, two in Hamilton - Horotiu East North (HEN), Horotiu East South (HES), and two in Waikato District - Horotiu West (HW), and the old HCC landfill. TAL is a master planned community offering amenity, hospitality, commercial, cultural, and recreational activities to support the 2500 dwellings, with a combination of medium density residential and aged care housing. TAL is committed to an integrated community offering a minimum 10% as affordable housing and targeting a maximum of 20% affordable housing.

HCC – Zoning and Consents

TAL is zoned Medium Density Residential, Business 6, Major Facilities (including Community) and Industrial. TAL plans to add more residential and change the industrial zone to Business 6, Commercial and Major Facilities.

TAL currently has a comprehensive Land Development Consent granted for the majority of Hamilton land, along with a Land Disturbance Consent for the whole site.

A Subdivision Consent for the first Stage 1 of the development has also been granted. A stormwater discharge consent that enables the operation of the new main linear lake covers the catchment area of HEN.

WDC Zoning and Consents

Medium Density Residential zoning is imminent under the revised District Plan.

In respect to the Landfill owned by HCC, This is proposed to be zoned Major Facilities (including Community) to provide for the community based activities for the Recreational Precinct.

WDC

No consents have been issued.

The project is some 5 years behind the original programme due mainly to the availability and delivery of key infrastructure. Despite this delay, work has started on the first superlots on HEN, including 100 homes and the Town Centre.

Resolution of non-complying consents to enable the inclusion of more residential and supporting amenities will accelerate infrastructure and funding to accelerate the development of more integrated affordable housing.

TAL was originally planned to be delivered over some 10-12 years at a rate of 200 – 250 sections per annum. This could be significantly accelerated with the planning and consenting completed, infrastructure, funding and market conditions.

The lack of certainty around planning will delay the product to market even further.

This fast-track application approval is being sought under the Resource Management Act 1991 and the Heritage New Zealand Pouhere Taonga act 2014.

The approvals required under the fast-track approvals bill include:

- ☐ Subdivision Consents
- ☐ Land Development Consents
- ☐ Land Disturbance Consents
- ☐ Stormwater Discharge
- ☐ Heritage NZ Authorities

The project is within the Hamilton City Council, Waikato District Council, and the Waikato Regional Council areas.

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

Please write your answer here:

HCC – Zoning and Consents

TAL is zoned Medium Density Residential, Business 6, Major Facilities (including Community) and Industrial. TAL plans to add more residential and change the industrial zone to Business 6, Commercial and Major Facilities.

TAL currently has a comprehensive Land Development Consent granted for the majority of Hamilton land, along with a Land Disturbance Consent for the whole site.

A Subdivision Consent for the first Stage 1 of the development has also been granted. A stormwater discharge consent that enables the operation of the new main linear lake covers the catchment area of HEN.

WDC – Zoning and Consents

No consents have been issued, however Medium Density Residential zoning is imminent under the revised District Plan.

In respect to the Landfill owned by HCC, This is proposed to be zoned Major Facilities (including Community) to provide for the community based activities for the Recreational Precinct.

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TAL was originally planned to be delivered over some 10-12 years at a rate of 200 – 250 sections per annum. This could be significantly accelerated with the planning and consenting completed, infrastructure, funding and market conditions.

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

Please write your answer here:

This fast-track application approval is being sought under the Resource Management Act 1991 and the Heritage New Zealand Pouhere Taonga act 2014.

The approvals required under the fast-track approvals bill include:

- ☐ Subdivision Consents
- ☐ Land Development Consents
- ☐ Land Disturbance Consents
- ☐ Stormwater Discharge
- ☐ Heritage NZ Authorities

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

Please write your answer here:

Hamilton City Council, Waikato District Council, Waikato Regional Council

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

Please write your answer here:

No approvals that have been requested under this bill have been applied for.

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

No

Please explain your answer here:

TAL is unaware of any further approvals required.

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

Please write your answer here:

Development of the site has been underway since 2013 with the establishment of a service centre and a community bike skills park. The more recent development of housing and commercial components following the conclusion of the PPC commenced in 2021 is continuing to progress.

Funding for Te Awa Lakes is close to being finalised with Crown Infrastructure Partners (CIP) under the Infrastructure Funding and Financing Act 2020 (IFF). This will enable the development to accelerate the much-needed housing products for the region.

Detailed design required for the development will be completed in a progressive manner with full documentation completion by 2027.

Procurement and construction will prioritise full land forming of the land blocks. Delivery of the civil infrastructure to follow a staged approach. Completion of this programme of works for Te Awa Lakes is expected in 2030.

### Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Hamilton City Council, Waikato District Council, Waikato Regional Council

Te Awa Lakes from the beginning formed a Tangata Whenua Working Group for regular consultation to occur with iwi authority and representatives throughout the private plan change and continues to occur. This group comprises of Waikato Tainui, Ngāti Wairere, Ngāti Hauā, Ngāti Māhanga, Ngāti Tamainupō, and Tūrangawaewae Trust board representatives.

Te Awa Lakes, to its knowledge, is unaware of any consultation being required for the following items to enable the delivery of the development:

- ☐ Protected customary rights groups.
- ☐ Customary marine title groups.
- ☐ Person(s) of interest under the Public Works Act 1981

TAL has been and continues to work closely with HCC, WDC and WRC. Letters of support and verification of consultation will be provided by separate addendum.

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:

Consultation with the local authorities is ongoing, and has accumulated over 7 years, starting with an earlier private plan change. Immediate neighbours and key stakeholders Fonterra and New Zealand Transport Agency's Waikato Expressway SH1C have been proactively engaged with, to ensure open and transparent master planning and a well-coordinated outcome. Waikato's regional advocate for affordable housing are supportive of TAL. (Waikato Housing Initiative)

Te Awa Lakes from the beginning formed a Tangata Whenua Working Group for regular consultation to occur with iwi authority and representatives throughout the private plan change and continues to occur. This group comprises of Waikato Tainui, Ngāti Wairere, Ngāti Hauā, Ngāti Māhanga, Ngāti Tamainupō, and Tūrangawaewae Trust board representatives.

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- ☐ Protected customary rights groups.
- ☐ Customary marine title groups.
- ☐ Person(s) of interest under the Public Works Act 1981

TAL has been and continues to work closely with HCC, WDC and WRC. Letters of support and verification of consultation will be provided by separate addendum.

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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:

Te Awa Lakes, to its knowledge, is unaware of any consultation being required under the Public Works Act 1981.

#### Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

Te Awa Lakes, to its knowledge, is unaware of the following items being applicable to enable the delivery of the development:

- ☐ Any treaty settlements that apply to the geographical location (though the land is adjacent to the Waikato River, which is relevant under Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 and Te Ture Whaimana).
- ☐ Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provision.
- ☐ Any Māori land within the development area.
- ☐ Any land that has been returned under a Treaty Settlement or been identified as Māori land.
- ☐ Customary marine title area and protected customary rights area or aquaculture settlement area.

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?:

Te Awa Lakes, to its knowledge, is unaware of the following items being applicable to enable the delivery of the development:

- ☐ Any treaty settlements that apply to the geographical location (though the land is adjacent to the Waikato River, which is relevant under Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 and Te Ture Whaimana).
- ☐ Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provision.
- ☐ Any Māori land within the development area.
- ☐ Any land that has been returned under a Treaty Settlement or been identified as Māori land.
- ☐ Customary marine title area and protected customary rights area or aquaculture settlement area.

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

No

If yes, what are they?:

Te Awa Lakes, to its knowledge, is unaware of the following items being applicable to enable the delivery of the development:

- ☐ Any treaty settlements that apply to the geographical location (though the land is adjacent to the Waikato River, which is relevant under Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 and Te Ture Whaimana).
- ☐ Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provision.
- ☐ Any Māori land within the development area.
- ☐ Any land that has been returned under a Treaty Settlement or been identified as Māori land.
- ☐ Customary marine title area and protected customary rights area or aquaculture settlement area.

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?:

Te Awa Lakes, to its knowledge, is unaware of the following items being applicable to enable the delivery of the development:

- ☐ Any treaty settlements that apply to the geographical location (though the land is adjacent to the Waikato River, which is relevant under Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 and Te Ture Whaimana).
- ☐ Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provision.
- ☐ Any Māori land within the development area.
- ☐ Any land that has been returned under a Treaty Settlement or been identified as Māori land.
- ☐ Customary marine title area and protected customary rights area or aquaculture settlement area.

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

No

If yes, please explain:

Te Awa Lakes, to its knowledge, is unaware of the following items being applicable to enable the delivery of the development:

- ☐ Any treaty settlements that apply to the geographical location (though the land is adjacent to the Waikato River, which is relevant under Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 and Te Ture Whaimana).
- ☐ Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provision.
- ☐ Any Māori land within the development area.
- ☐ Any land that has been returned under a Treaty Settlement or been identified as Māori land.
- ☐ Customary marine title area and protected customary rights area or aquaculture settlement area.

Upload your assessment if necessary:

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## 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 are understood to have been addressed in principle through the project's overarching land development consent granted in 2021 and through the stormwater discharge consent which is on the verge of being granted. Any unknown adverse effects that may arise out of the remaining consents would be expected to be less than those previously mitigated and therefore reasonably mitigated.

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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:

The project is understood to be consistent with the following applicable National Policy Statements and National Environmental Standards:

- ☐ National Policy Statement on Urban Development
- ☐ National Policy Statement on Freshwater Management
- ☐ National Policy Statement on Indigenous Biodiversity
- ☐ National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health
- ☐ National Environmental Standards for Air Quality

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## 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 project is some 5 years behind the original programme due mainly to the availability and delivery of key infrastructure. Despite this delay, work has started on the first superlots on HEN, including 150 homes and the Town Centre.

Resolution of non-complying consents to enable the inclusion of more residential and supporting amenities will accelerate infrastructure and funding to accelerate the development of more integrated affordable housing.

TAL was originally planned to be delivered over some 10-12 years at a rate of 200 – 250 sections per annum. This could be significantly accelerated with the planning and consenting completed, infrastructure, funding and market conditions.

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

Please write your answer here:

The project is some 5 years behind the original programme due mainly to the availability and delivery of key infrastructure. Despite this delay, work has started on the first superlots on HEN, including 150 homes and the Town Centre.

Development of the site has been underway since 2013 with the establishment of a service centre and a community bike skills park. The more recent development of housing and commercial components following the conclusion of the PPC commenced in 2021 is continuing to progress.

Detailed design required for the development will be completed in a progressive manner with full documentation completion by 2027.

Procurement and construction will prioritise full land forming of the land blocks. Delivery of the civil infrastructure to follow a staged approach. Completion of this programme of works for Te Awa Lakes is expected in 2030.

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

Local government plan or strategy

Please explain your answer here:

Te Awa Lakes has been identified as a priority project through the private plan change process with HCC and incorporated within Future Proof spatial planning and growth strategies.

Within the Hamilton Waikato Metropolitan Spatial Plan dated 10 September 2020, TAL is identified as a key growth centre that will promote a multi-modal urban form, encourage people to activities of diversity and vibrancy, and to meet the needs of residential and employment growth through higher density development and land use.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

TAL proposes to create the largest recreational precinct in the Waikato by remediating marginal land next the the Waikato River. The redevelopment of this land will see the development of both culturally significant areas whilst enhancing some of the existing infrastructure on the boundary such as the Te Awa Cycle way (Te Awa River Ride).

The new storm water lakes proposed within TAL is consistent with the Vision and Strategy for the Waikato River – Te Ture Whaimana o Te Awa o Waikato through its ability to discharge stormwater of a quality better than the existing river water quality. The creation of these lake and the standards to be achieve will be significant to the region establishing a new standard for stormwater management in the Waikato.

As an integrated and master planned community, it will deliver integrated affordable housing solution for the region that balances the need to build up rather than just out.

Te Awa Lakes will provide 2500 housing products to address the housing needs of the region that will be delivered in a master planned and integrated community (and alongside recreational and commercial facilities - Perry Outdoor Education Trust) to ensure a liveable, workable, playable, and sustainable environment.

It will also include 250-500 affordable homes.

For present and future times, Te Awa Lakes will provide the region with significant economic benefits through the creating of jobs to enable the development and operation of the commercial, recreational and tourism aspects.

The residential component of the development will address the housing needs for the region and support the employment opportunities for the Te Rapa North and Northgate business park industrial areas.

TAL has a tourism focus through the creation of the Recreational Precinct incorporating Adventure and Cultural tourism. This will include hospitality that will draw from our natural produce and resources from both the land, fresh water and moana.

The Te Awa Lakes stormwater management system facilitates treatment to the highest standard in the Waikato that will discharge better quality water into the Waikato River than required. This will hopefully be a new standard for future developments across the region.

Te Awa Lakes is also to be developed on some of the worst ground conditions and marginal land in the region that deals with liquefaction and biosecurity risks in alligator weed. A robust methodology has been developed to ensure the alligator weed risk is eradicated long term and assisted through the 70% cover of surfaces as impermeable.

TAL will reinstate previously un-useable and marginal land.

Te Awa Lakes has been identified as a priority project through the private plan change process with HCC and incorporated within Future Proof spatial planning and growth strategies.

Will the project:

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

Please explain your answer here:

As an integrated and master planned community, it will deliver integrated affordable housing solution for the region that balances the need to build up rather than just out.

Te Awa Lakes will provide 2500 housing products to address the housing needs of the region that will be delivered in a master planned and integrated community (and alongside recreational and commercial facilities - Perry Outdoor Education Trust) to ensure a liveable, workable, playable, and sustainable environment.

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TAL will reinstate previously un-useable and marginal land.

Te Awa Lakes has been identified as a priority project through the private plan change process with HCC and incorporated within Future Proof spatial planning and growth strategies.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

TAL proposes to create the largest recreational precinct in the Waikato by remediating marginal land next the the Waikato River. The redevelopment of this land will see the development of both culturally significant areas whilst enhancing some of the existing infrastructure on the boundary such as the Te Awa Cycle way (Te Awa River Ride).

As an integrated and master planned community, it will deliver integrated affordable housing solution for the region that balances the need to build up rather than just out.

Te Awa Lakes will provide 2500 housing products to address the housing needs of the region that will be delivered in a master planned and integrated community (and alongside recreational and commercial facilities - Perry Outdoor Education Trust) to ensure a liveable, workable, playable, and sustainable environment.

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For present and future times, Te Awa Lakes will provide the region with significant economic benefits through the creating of jobs to enable the development and operation of the commercial, recreational and tourism aspects.

The residential component of the development will address the housing needs for the region and support the employment opportunities for the Te Rapa North and Northgate business park industrial areas.



TAL has a tourism focus through the creation of the Recreational Precinct incorporating Adventure and Cultural tourism. This will include hospitality that will draw from our natural produce and resources from both the land, fresh water and moana.

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:

TAL proposes to create the largest recreational precinct in the Waikato by remediating marginal land next the the Waikato River. The redevelopment of this land will see the development of both culturally significant areas whilst enhancing some of the existing infrastructure on the boundary such as the Te Awa Cycle way (Te Awa River Ride).

The new storm water lakes proposed within TAL is consistent with the Vision and Strategy for the Waikato River – Te Ture Whaimana o Te Awa o Waikato through its ability to discharge stormwater of a quality better than the existing river water quality. The creation of these lake and the standards to be achieve will be significant to the region establishing a new standard for stormwater management in the Waikato.

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Te Awa Lakes is also to be developed on some of the worst ground conditions and marginal land in the region that deals with liquefaction and biosecurity risks in alligator weed. A robust methodology has been developed to ensure the alligator weed risk is eradicated long term and assisted through the 70% cover of surfaces as impermeable.

TAL will reinstate previously un-useable and marginal land.

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

Yes

Please explain your answer here:

TAL proposes to create the largest recreational precinct in the Waikato by remediating marginal land next the the Waikato River. The redevelopment of this land will see the development of both culturally significant areas whilst enhancing some of the existing infrastructure on the boundary such as the Te Awa Cycle way (Te Awa River Ride).

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TAL will reinstate previously un-useable and marginal land.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

TAL proposes to create the largest recreational precinct in the Waikato by remediating marginal land next to the Waikato River. The redevelopment of this land will see the development of both culturally significant areas whilst enhancing some of the existing infrastructure on the boundary such as the Te Awa Cycle way (Te Awa River Ride).

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TAL will reinstate previously un-useable and marginal land.

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

Yes

Please explain your answer here:

Te Awa Lakes has been identified as a priority project through the private plan change process with HCC and incorporated within Future Proof spatial planning and growth strategies.

Within the Hamilton Waikato Metropolitan Spatial Plan dated 10 September 2020, TAL is identified as a key growth centre that will promote a multi-modal urban form, encourage people to activities of diversity and vibrancy, and to meet the needs of residential and employment growth through higher density development and land use.

Anything else?

Please write your answer here:

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

No

If yes, please explain:

Following a review of the eligibility criteria, Te Awa Lakes is unaware of any activity that would make it ineligible.

## Section 8: Climate change and natural hazards

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

No

If yes, please explain:

The consents that have been granted and close to being granted all account for and include mitigation against climate change and potential natural hazards.

## 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:

No compliance and enforcement actions have been taken against the applicant by any entity with enforcement powers under the Acts referred to in the Fast-track Bill.

Load your file here:

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## Declaration

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

No

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:

s 9(2)(a)

Important notes