

TE AWA LAKES

Fast-Track Approvals Bill Listed Projects Submission

May 2024

CONFIDENTIAL

1 SUBMITTER DETAILS

The details regarding the submitter are as follows:

Organisation: Te Awa Lakes Unincorporated Joint Venture (TALUJV) - Perry Group ([The Perry Group](#)) and Schick Group ([Schick Group](#))

Contact: s 9(2)(a)

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Email: s 9(2)(a)

Website: [Te Awa Lakes](#)

2 PROJECT LOCATION

Te Awa Lakes (TAL) is located at the most northern point of Hamilton 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 Kiriikiriroa. This location is enhanced by almost 2km of Waikato River edge which borders the development, providing opportunities for unique river experiences.



Figure 1: Wider urban context map of the 'Golden Triangle'.

The registered owners of the land parcels within the project are Horotiu Farms Limited and TALUJV. TAL is unaware of any legal access right issues to any of the land.

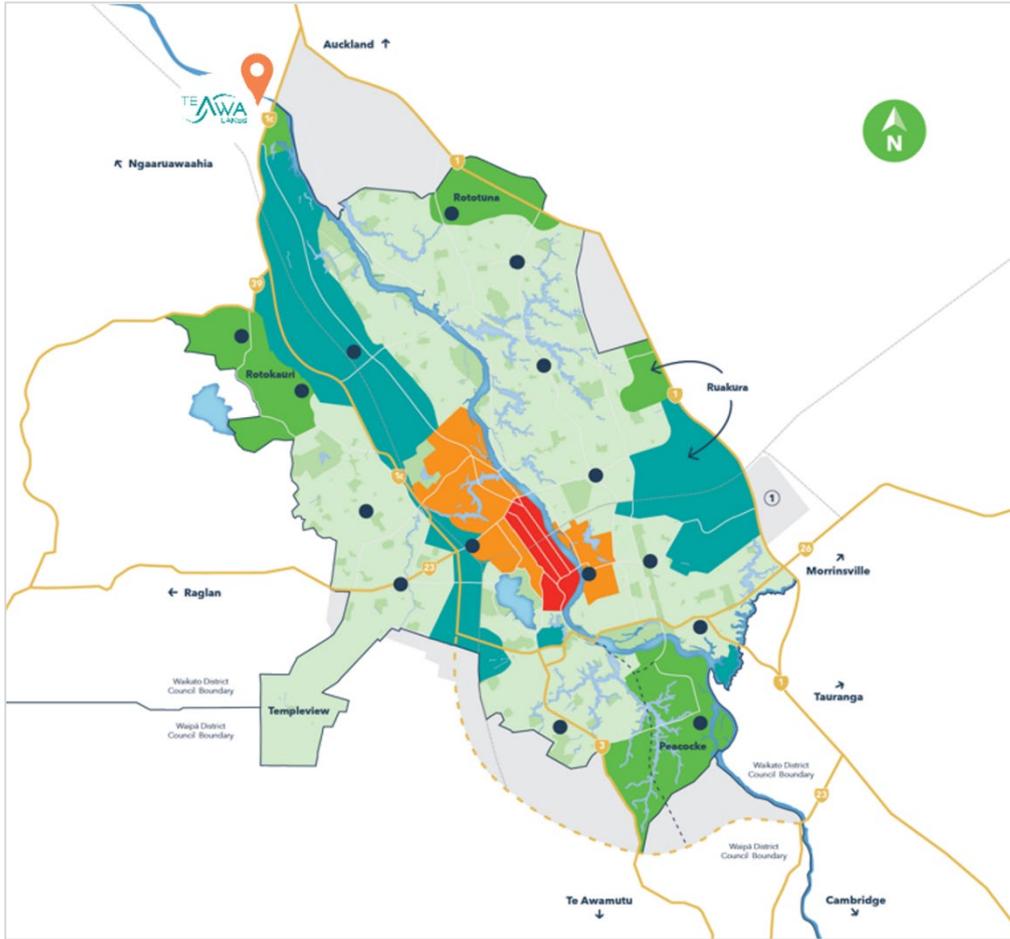
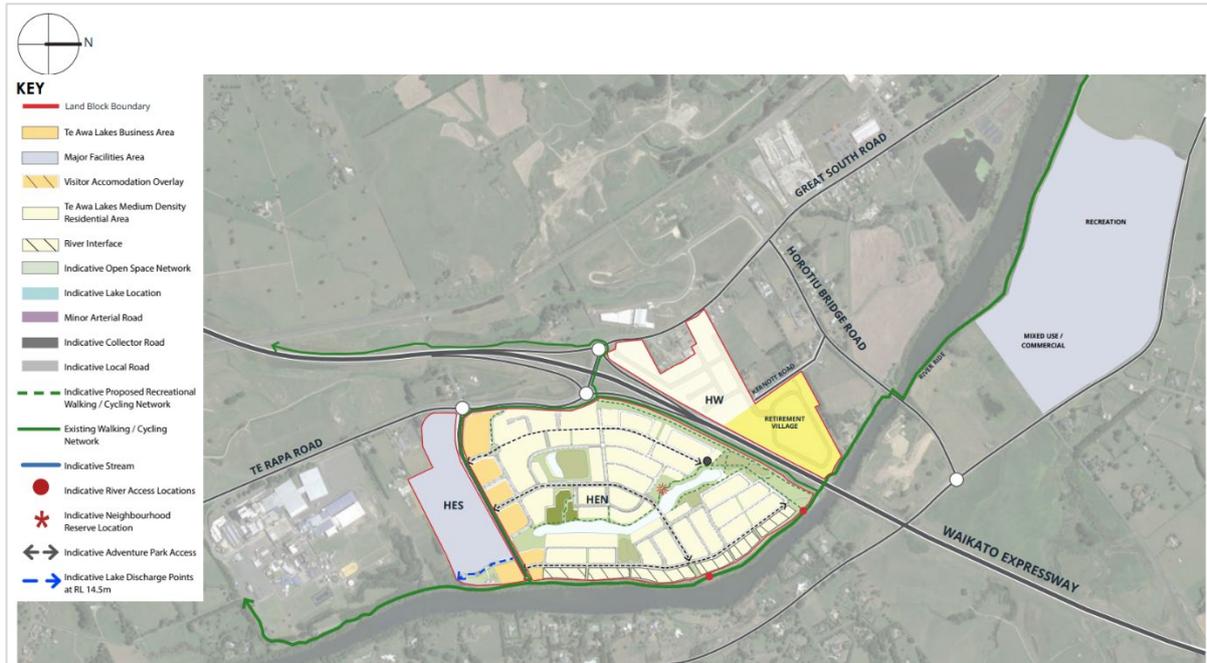


Figure 2: Regional context of priority development areas.

3 PROJECT DETAILS

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), s 9(2)(b)(ii) 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

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

s 9(2)(b)(ii)

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.

The lack of certainty around planning will delay the product to market even further but also creates additional costs that would be better spent on affordable housing.

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.

s 9(2)(b)(ii)

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.

4 CONSULTATION

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.

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.

5 IWI AUTHORITIES & TREATY SETTLEMENTS

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.

6 ADVERSE EFFECTS

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.

7 NATIONAL POLICY STATEMENTS & NATIONAL ENVIRONMENTAL STANDARDS

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

8 ELIGIBILITY

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.

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.

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

9 CLIMATE CHANGE & NATURAL HAZARDS

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

10 TRACK RECORD

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.