



05 NOV 2020

2020-B-07161

David Gaze  
Executive Director  
Ambury Properties Limited  
s 9(2)(a)

Dear David Gaze

**COVID-19 Recovery (Fast-Track Consenting) Act 2020 - Notice of Decision (Section 25)  
– Ohinewai Foam Factory**

Thank you for your application to refer Ohinewai Foam Factory to an expert consenting panel for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act).

This application is for a project that involves the construction and operation of a foam factory and rail siding in Ohinewai, Waikato. The factory will consolidate several industrial operations currently based in Auckland onto the proposed site, enabling the applicant to more efficiently carry out its operations. The rail siding will provide access to the North Island Main Trunk railway and is intended to be used as the main method to receive and ship products.

I have considered: the application, a report on Treaty of Waitangi obligations, comments received from relevant local authorities, Ministers, Waka Kotahi NZ Transport Agency and Kiwirail, and further information provided by the applicant.

Having considered this information, and the requirements of sections 18 and 19 of the Act, I have made a decision, under section 24(2) of the Act to **accept** your application for referral as the project is eligible for referral (under s 18) and I am satisfied that the project will help to achieve the Act's purpose for the following reasons.

1. The project aims to provide up to 2,100 jobs during the two-year construction phase and up to 50 during the operation of the foam factory in an area affected by Covid 19 (ss 19(a) and 19(d)(i)).
2. The project has the potential to have economic benefits (s 19(a)) including through:
  - diversifying Waikato Region's economy,
  - possibly encouraging further industrial development in the area,
  - creating a potential pipeline of skill development and employment (including through your engagement with education providers and Waikato Tainui).

3. Referring this project will bring forward construction by 5 to 15 months, as well as its economic benefits (s 19(c)).
4. Any potential adverse effects arising from the application and mitigation measures could be tested through the expert consenting panel having regard to Part 2 of the RMA and the purpose of the Act.

*Information requirements*

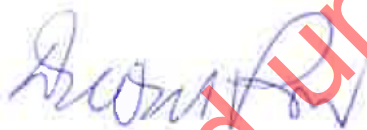
I am required under the Act to seek comments on applications from relevant local authorities. Waikato Regional Council and Waikato District Council commented on the particular reports or assessments that would be needed to support this application. I have listed these reports and assessments in an Appendix to this decision letter.

Under section 24(2)(d) of the Act, as part of this approval I require you to provide these reports and assessments with your application to the Environmental Protection Authority (EPA). Providing these reports and assessments to the EPA will streamline their consideration of your application.

As required by the Act, I am providing a copy of this decision to the persons, entities and groups specified in section 25(2).

Please contact officials at the Ministry for the Environment ([fasttrackconsenting@mfe.govt.nz](mailto:fasttrackconsenting@mfe.govt.nz)) if you have any questions or wish to discuss this decision.

Yours sincerely



Hon David Parker  
**Minister for the Environment**

cc: Ministers of/for:

Arts, Culture, and Heritage; Conservation; Climate Change; Defence; Education; Housing; Infrastructure; Land Information; Local Government; Māori Crown Relations—Te Arawhiti; Transport; Treaty of Waitangi Negotiations; and Urban Development

## APPENDIX OF INFORMATION REQUIREMENTS (SECTION 24(2)(d) OF THE ACT)

- Risks posed by the hazardous substances used onsite and the measures that will be adopted to manage these risks.
- An Integrated Traffic Assessment.
- A Geotechnical Assessment Report.
- An Ecological Report.
- An Archaeological Report.
- An Earthworks Methodology Report.
- A Noise and Vibration Assessment.
- A Draft Construction Traffic Management Plan.
- A Landscape and Visual Assessment.
- An Emergency Plan.
- An Air Quality Report.
- Impacts the development will have on flood flows and the proposed mitigation measures.
- Impacts of the development on Waikato River and its catchment and the proposed mitigation measures.
- An assessment to show why the proposed site is the best practicable option.
- An assessment of the proposed project against the concerns raised by submitters in the Ohinewai zoning hearings, and the proposed measures to address these concerns.