



BRF-3088

Hamilton Campground Limited
c/- Sue Simons
Partner
Berry Simons Environmental Lawyers
s 9(2)(a)

Dear Sue Simons

COVID-19 Recovery (Fast-Track Consenting) Act 2020 – Notice of Decisions (Section 25) – Peachgrove Mixed-use Precinct Project

Thank you for Hamilton Campground Limited's application under section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) seeking referral of the Peachgrove Mixed-use Precinct Project (project) to an expert consenting panel (panel) for consideration under the FTCA.

The Peachgrove Mixed-use Precinct Project is to subdivide land and construct a mixed-use development on an approximately 2.8-hectare site located on land fronting Peachgrove Road, Ruakura Road and Emmadale Lane, and within the road reserve (Ruakura Road and Peachgrove Road) in Hamilton East.

The project includes construction of:

- a. up to 170 residential units in a variety of typologies, including apartments and terraced houses up to 4 storeys high
- b. a commercial hotel up to 5 storeys high
- c. two commercial units comprising:
 - i. a recreational gym facility
 - ii. a dairy
- d. associated facilities and supporting infrastructure including roads, vehicle and pedestrian accessways, car-parking areas and three-waters services
- e. landscaping and ancillary works.

The purpose of the FTCA is to promote employment to support New Zealand's recovery from the economic and social impacts of COVID-19 and to support the certainty of ongoing investment across New Zealand, while continuing to promote the sustainable management of natural and physical resources.

I can only refer the project to a panel for consideration under the FTCA if it meets the referral criteria in section 18 of the FTCA, which includes me being satisfied the project will help achieve the FTCA's purpose.

I have decided the project meets the referral criteria in section 18 of the FTCA and I consider it will help to achieve the FTCA's purpose as it has the potential to:

1. generate employment by providing approximately 439 Full Time Equivalent (FTE) jobs over an approximately 3-year development period and 114 FTE jobs through the ongoing project activities
2. increase housing supply through the construction of approximately 170 residential units
3. progress faster than would otherwise be the case under standard Resource Management Act 1991 process.

Any actual and potential effects arising from the project, together with any measures to avoid, remedy, mitigate, offset or compensate for adverse effects, could be tested by a panel against Part 2 of the Resource Management Act 1991 and the purpose of the FTCA (section 4 and clause 31 Schedule 6).

Accordingly, I have decided to accept your application for referral under section 24(2) of the FTCA and refer all of the project to a panel.

Persons or groups a panel must invite comments from

In accordance with section 24(2)(e) of the FTCA, I have also decided that a panel must invite comments on any resource consent application for the project lodged with the EPA from the following persons or groups additional to those specified in clause 17 Schedule 6 of the FTCA:

1. representatives of Ngaati Wairere
2. Te Haa o te whenua o Kirikiriroa.

This will allow those parties the opportunity to have input into the consideration of the application.

These directions do not preclude a panel from inviting any other parties to comment on any application lodged with the EPA under the FTCA.

I will progress an Order in Council through the Executive Council for the project. The wording of the referral order may vary slightly from the statements and directions included in this letter, due to legal drafting requirements.

Once this Order is made you will be able to lodge your applications for resource consent with the EPA for a decision by a panel. The decision to approve or decline the resource consents is a matter for the panel appointed by the Panel Convener Judge L J Newhook. You should not take my decision to refer the project as an indication or direction that the determination of those approvals will be successful. Additionally, my decision does not in any way endorse any related or concurrent planning decisions such as zoning decisions that may affect the project.

Please do not publicly release my decision or this notice until the Order in Council for this project has been approved by Cabinet and notified in the New Zealand Gazette.

The FTCA requires that:

1. I provide a copy of my decisions to the persons, entities and groups specified in section 25(1) and (2) of the FTCA
2. My decisions, the reasons for them, and the Section 17 Report will be published on the Ministry for the Environment's website in accordance with section 25(3) of the FTCA.

I have also decided to provide a copy of this decision to the following parties which are additional to those specified in the FTCA:

1. representatives of Ngaati Wairere
2. Te Haa o te whenua o Kirikiriroa.

Please contact the Fast-track Consenting Team at the Ministry for the Environment (fasttrackconsenting@mfe.govt.nz) if you have any questions or wish to discuss this decision.

Yours sincerely



cc Relevant Ministers of/for portfolios specified in section 21(6)(a)–(m) of the FTCA:

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

Local authorities:

Hamilton City Council
Waikato Regional Council

Other parties:

Ngaati Wairere
Te Haa o te whenua o Kirikiriroa

Relevant iwi authorities and Treaty settlement entities:

Te Whakakitenga o Waikato Incorporated
Ngaati Hauā Trust
Waikato Raupatu River Trust

Environmental Protection Authority

The Panel Convener