

To: Rebecca Perrett & Max Gander-Cooper – Ministry for the Environment

From: Fraser McNutt – Barker & Associates Limited

Date: 27 April 2023

Re: BRF-2936 – COVID-19 Recovery (Fast-Track Consenting) Act 2020 – request for further information – Rotokauri Greenway and Minor Arterial Project

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Thank you for your email and letter, dated 13 April 2023, in relation to our application to refer the Rotokauri Greenway and Minor Arterial Project to an expert consenting panel for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA).

Please find our response to your request for further information below.

**1. How many direct full-time equivalent jobs will be created by the Rotokauri Greenway component of the project, and how many will be created by the Minor Arterial component?**

Property Economics have advised that the Rotokauri Greenway component of the project will generate 273 FTEs and the Rotokauri Minor Arterial component of the project will generate 194 FTEs.

It is noted that the Minor Arterial component may not represent the full employment enabled by its development due to the proportionate roading (in relation to the specific development) aspect and the number of Hamilton City Council FTEs supported over the development period.

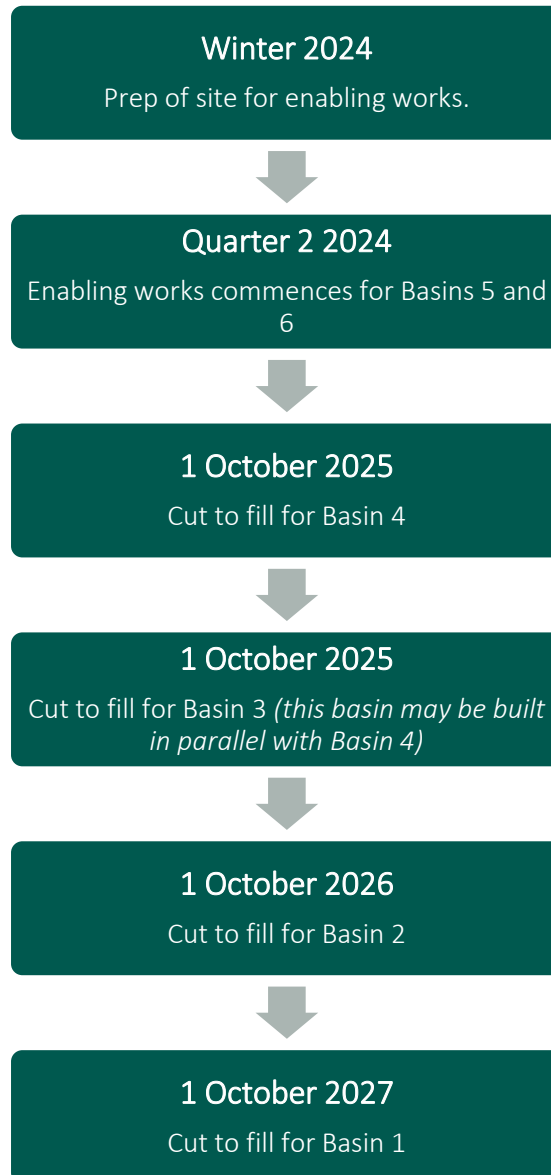
**2. When do you expect agreements to be in place which will allow you access to all of the land within the project site?**

The letter providing further information to the Ministry for the Environment, dated 29 March 2023, responded to the request based on the four basic components of the project:

- 1) Rotokauri Greenway;
- 2) Rotokauri Minor Arterial and Associated Wetlands;
- 3) Collector Road and Associated Wetlands; and
- 4) Ancillary Wetlands.

This approach has been expanded based on the six basins which make up the project. **Appendix 1** shows a landowner map and **Appendix 2** shows the basin map, which indicates the staging of construction for the Rotokauri Greenway and Minor Arterial.

The construction of the six basins will run as follows:



### Rotokauri Greenway

It is noted that the Rotokauri Greenway is within the full extent of the Notice of Requirement and includes the following wetlands: wetland 1, wetland 2 (existing), wetland 10, and SWWMP 019/2B and raingardens G1 and G2.

The Rotokauri Greenway is proposed to be constructed within Basins 1 to 6. As of 19 April 2023, all agreements are in place which allow access to the land within the project site, with the exception of 'TP Tan and OH Lee' who's agreement to access is anticipated by the end of May 2023 (as are often out of the country).

The portion of land owned by Tan and Lee is located in Basins 5 and 6, where enabling works are proposed to commence on 1 October 2024. The area of Tan and Lee's land which requires access to enable the project is very narrow, approximately 6 metres wide with an area of 0.32 hectare along the southern boundary of the property and not an integral component of the works.

For completeness, each basin and the relevant landowners in relation to the Rotokauri Greenway are outlined in **Table 1**.

**Table 1: Summary of Land Access for Greenway (based on Basins).**

Basin	Commencement of Works (from)	Landowner
1	1 October 2027	<b>Hamilton City Council</b> – access granted as joint applicant
2	1 October 2026	<b>Hounsell Holdings Limited (Parcel 1)</b> – access granted as joint applicant
		<b>Rotokauri Developments Limited (Parcel 2)</b> – access granted as outlined in written approval for the duration of the project
		<b>Gower / Su (Parcel 6)</b> – access likely as outlined in written approval for the duration of the project
		<b>Hamilton JV (Parcel 12)</b> – Hamilton JV is owned Hounsell Holdings Limited; access has been granted
		<b>Rotokauri Farming No. 1 Limited (Parcel 10)</b> – Hounsell Holdings Limited has a common shareholding and director in Rotokauri Farming No 1 Limited (as outlined in the response to the Ministry for the Environment dated 29 March 2023); access has been granted
3	1 October 2025	<b>Hounsell Holdings Limited (Parcel 1)</b> – access granted as joint applicant
		<b>Clarke (Parcel 4)</b> – access likely as outlined in written approval for the duration of the project
		<b>Nuich (Parcel 3)</b> – access likely as outlined in written approval for the duration of the project
4	1 October 2025	<b>Hounsell Holdings Limited (Parcel 10)</b> – access granted as joint applicant
		<b>Patterson (Parcel 8)</b> – access likely as outlined in written approval for the duration of the project

		<p><b>Clarke (Parcel 4)</b> – access likely as outlined in written approval for the duration of the project</p>
		<p><b>Ruske (Parcel 11)</b> – access likely as outlined in written approval for the duration of the project</p>
5	1 October 2024	<p><b>Tan (Parcel 15)</b> – portion of land is negligible and covered under the designation footprint. The current proposal involves re sleeving and extending the existing Exelby road culvert upstream with a smaller diameter pipe. This includes the installation of a manhole for access and infilling the existing channel to buttress the existing Exelby Road embankment. This will minimise the permanent impact on Tan’s property, placing the culvert inlet further upstream outside Mr Tan’s property.</p>
		<p><b>Hounsell Holdings Limited (Parcel 10)</b> – access granted as joint applicant</p>
		<p><b>Patterson (Parcel 8)</b> – access likely as outlined in written approval for the duration of the project</p>
		<p><b>Clarke (Parcel 4)</b> – access likely as outlined in written approval for the duration of the project</p>
6	1 October 2024	<p>There is an existing easement over this land.</p>

### Rotokauri Minor Arterial & Associated Wetlands

The Minor Arterial component of the project is located within Basins 2 and 3, where agreements are in place to grant access to the land within the project site (as summarised in **Table 2**).

**Table 2: Summary of Land Access for Minor Arterial and Associated Wetlands (based on Basins).**

Basin	Commencement of Works	Landowner
2	1 October 2025	<p><b>Hounsell Holdings Limited (Parcel 1)</b> – access granted as joint applicant</p>
		<p><b>Rotokauri Developments Limited (Parcel 2)</b> – access likely as outlined in written approval for the duration of the project</p>

		<b>Hamilton JV (Parcel 12)</b> – Hamilton JV is owned Hounsell Holdings Limited; access has been granted
3	1 October 2024	<b>Hounsell Holdings Limited (Parcel 1)</b> – access granted as joint applicant <b>Clarke (Parcel 4)</b> – access likely as outlined in written approval for the duration of the project <b>Nuich (Parcel 3)</b> – access likely as outlined in written approval for the duration of the project

### Collector & Associated Wetlands

This Collector component of the project is located within Basins 2 and 3, where agreements are in place to grant access to the land within the project site (as summarised in

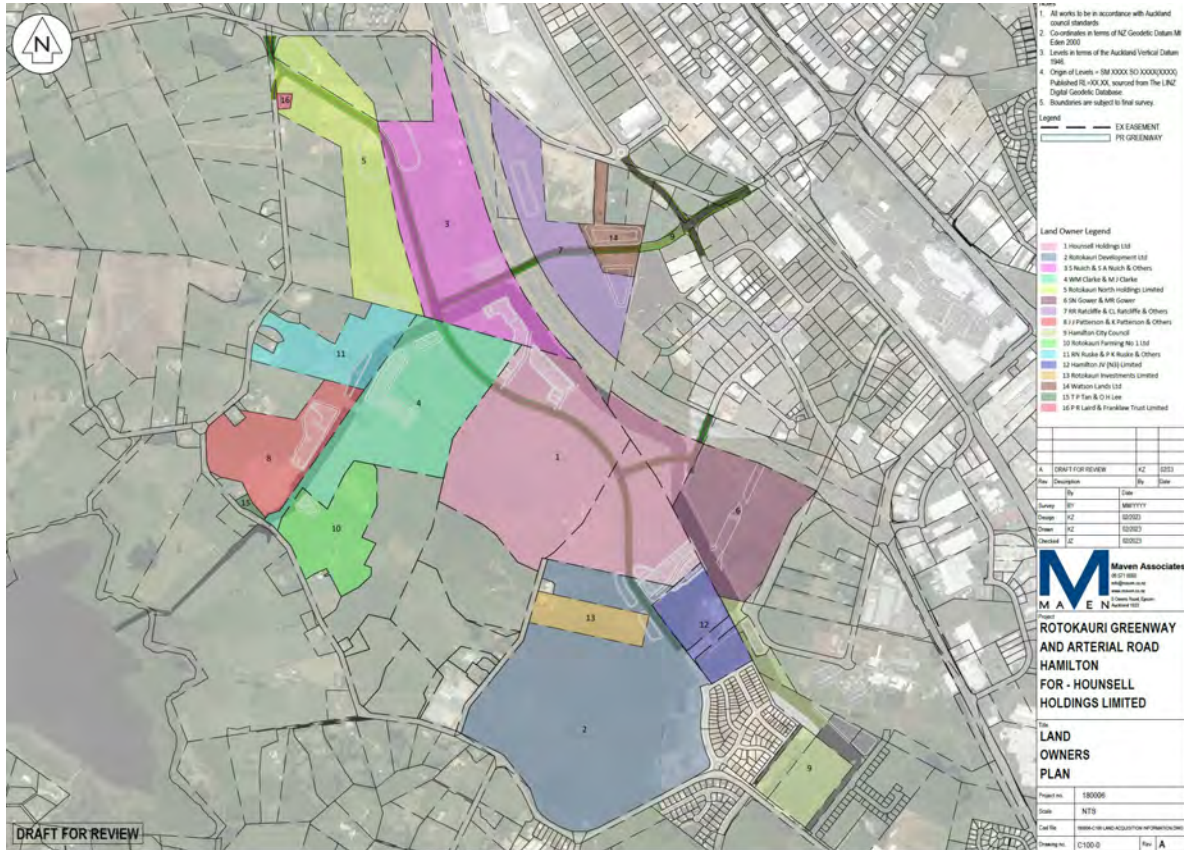
**Table 3: Summary of Land Access for Collector and Associated Wetlands (based on Basins).**

Basin	Commencement of Works	Landowner
2	1 October 2026	<b>Hounsell Holdings Limited (Parcel 1)</b> – access granted as joint applicant <b>Gower / Su (Parcel 6)</b> – access likely as outlined in written approval for the duration of the project
3	1 October 2025	<b>Hounsell Holdings Limited (Parcel 1)</b> – access granted as joint applicant

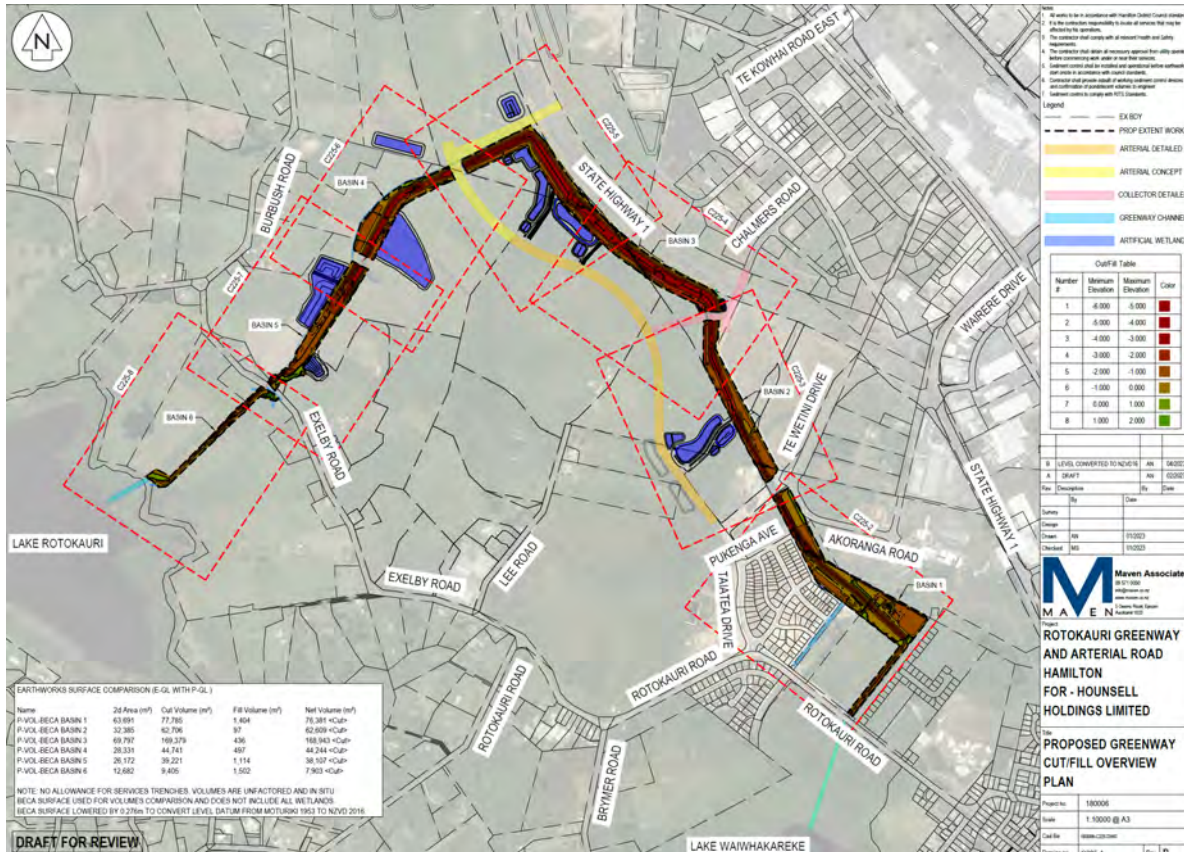
Based on the above, all agreements are excepted to in place to allow access to all of the land within the project site in alignment with the proposed construction timeframe.



## Appendix 1 – Landowner Map



## Appendix 2 – Basin Map



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