

Fast-track

Project Name	Fast-track	# of meeting notes	001
Meeting	SL1 Houchens Initial Presentation	Date of meeting	04/12/2025 (3pm)
Location	Teams	Notes taken by:	s 9(2)(a)

Disclaimer; If this meeting is being recorded, all participants consent to be recorded.

Attendees				
☒	Facilitator; s 9(2)(a)	HCC	☒	Waipa DC
☒		HCC	☒	Waipa DC
☒		HCC	☒	Waipa DC
☒		HCC	☒	WRC
☐		HCC	☐	WRC
☐		HCC	☐	WRC
☒		HCC	☐	Waik DC
☒		HCC	☐	Waikato Waters
☒		HCC	☒	NZTA
☐		HCC	☒	NZTA
☒		HCC	☐	Tainui
☒		HCC	☐	Tainui
☐		HCC	☒	IAWAI
☒		Cairocat/HCC	☒	BBO
☒		InPlace/HCC	☒	BBO
☒		B&A	☒	Maven
☒		B&A	☒	Maven
☒		B&A	☒	Porterce
☒		B&A	☒	Kilroy Group

FINAL

Agenda and Goal

s 9(2)(a)
s 9(2)(a)

Action items

ID.	Actions	Who	Deadline
1	Collate feedback and prepare a statement of facts letter to accompany the referral application.	HCC	Week 15 th December
1.1	Share available peat information and proposed treatment approach.	B&A	ASAP

Discussion

Transport & Access

- Houchens Interchange Dependency

- s 9(2)(a) emphasized industrial traffic will not use Houchens Road into the city; instead, it will rely on a future Houchens interchange with the proposed Southern Links expressway.
- NZTAS 9(2)(a) clarified the interchange location (Collins vs Houchens) is not confirmed and will be assessed via an MCA (Multi-Criteria Analysis) in Feb–Mar 2026.
 - Concern raised about potential traffic impacts on Houchens Road and State Highway 3 if interchange is at Houchens.
- Access Points
 - Only one direct access proposed on Ōhaupō Road via a roundabout in the southeastern portion.
 - Neighbourhood centres will be internally serviced, no direct access to Ōhaupō Road.

Stormwater & Water and Wastewater Infrastructure

- Stormwater Basin Location

s 9(2)(a) questioned why the southernmost basin sits outside the strategic boundary agreement and raised concerns about maintenance responsibility and pedestrian connectivity.

s 9(2)(a) explained the design aims to achieve 80% pre-development stormwater management and provide flexibility for large storm events.

- Post-referral, ownership and integration with urban design will need clarification.

- Water Servicing

- Concept plan/schematically shows a future reservoir adjacent to the existing Ohaupo

s 9(2)(a) sought confirmation that this and other strategic waters infrastructure as shown will form part of the referral application. confirmed that this and associated details forms part of their supporting information pack.

- Wastewater Servicing

s 9(2)(a) confirmed the development is ideal for servicing via the proposed Southern Wastewater Treatment Plant.

s 9(2)(a) agreed and noted this is embedded in Maven's report.

Industrial & Residential Land Use

- Industrial Activity

- Planned industrial land (approx. 25 hectares) will exclude wet or noxious industries.
- Compatibility with adjacent residential areas will be managed through development controls and buffering (e.g., spine road and water channel separation).

- Residential Mix

- Approx. 1700 dwellings, including 400 in a retirement village.

- Retirement village currently conceptual; s 9(2)(a) confirmed AHAPO operates retirement villages, suggesting certainty at substantive stage.

Open Space & Parks

- Park Provision Concerns

s 9(2)(a) noted open space appears centred around stormwater devices, which is insufficient for neighbourhood reserves.

s 9(2)(a) acknowledged this and committed to refining provision post-referral, guided by HCC open space policy.

Geotechnical & Earthworks

- Peat Management

s 9(2)(a) requested peat data and proposed treatment approach be included in the referral for scientific review.

s 9(2)(a) confirmed peat investigations have been done across SL1 and will be included.

- Earthwork volumes

s 9(2)(a) noted there will be earthworks but detailed calculations will occur post-referral.

Referral Application & Feedback

- Referral Package
 - Will include ~12 specialist reports (transport, ecology, stormwater, geotech, etc.).
 - Indicative reservoir siting will be referenced.
 - Aiming to lodge referral application before Christmas.
- Feedback Integration
 - Stakeholders encouraged to submit additional comments promptly.
 - Statement of Facts letter will summarise feedback and accompany the referral application.

Closed; 3:50pm