

Te Kowhai East Consultation Memorandum:

## **1. Ongoing Engagement with Territorial Authorities**

Te Kowhai East Limited Partnership (**TKE**) has been in consultation with all key stakeholders for several years from 2021. Early engagement with statutory bodies centred around submissions to Hamilton City Urban Growth Strategy (**HUGS**), Hamilton City Annual Plan, Waikato District Plan update, and the sub-regional Future Proof Strategy (**Future Proof**) update. These procedural engagements focused on understanding the relevant territorial authorities' position on land use and infrastructure matters. Individual consultation meetings also occurred with Hamilton City (**HCC**), Waikato District (**WDC**), Waikato Regional Council (**WRC**) and Waka Kotahi (**NZTA**).

The outcome of these meetings and submissions was a general consensus that TKE is well suited for future development from a location, land typology and infrastructure perspective, particularly in relation to transport and stormwater management, however further analysis on the preferred land use, water and wastewater servicing, and the city-district boundary jurisdiction was required.

## **2. 2023/2024 Hamilton City Emerging Areas Process**

In November 2023 TKE was invited to participate in the HCC 'Emerging Areas' process. One of the primary reasons for this process was to address both the industrial land and housing supply shortfall in Hamilton City over the short, medium and long-term. In addition to known priority development areas, HCC was looking to identify and plan for new areas adjacent to its urban boundary that are suitable for development to address any shortfalls and could potentially be transferred into Hamilton City.

The Emerging Areas process was further ratified by Future Proof in early 2024 when the Future Proof Committee resolved to use this process to address the wider Future Proof industrial land shortfall, rather than make its own determinations on individual submitters in the updated 2024 Future Proof Strategy.

In participating in this process, TKE prepared a submission, including detailed project information similar to a plan change application for consultation.

In April 2024, TKE was invited to attend a workshop to present and discuss its proposal with a consortium of Future Proof Partner representatives. Planning and Infrastructure experts from HCC, WDC, WRC, NZTA, Iwi and Future Proof participated in the workshop.

There were 3 primary outcomes of the Emerging Areas consultation:

1. Future Proof partners expressed the preference that TKE focus on industrial land as the preferred and exclusive land use. The key reasons for this are:

- a. TKE is a natural connection between the Rotokauri and Te Rapa industrial areas in HCC and the Northgate Industrial area in Waikato District;
  - b. As demonstrated by the Housing and Business Land Assessment, there was significant undersupply of industrial land in Hamilton North over the short and medium terms;
  - c. There is significant future greenfield residential land supply adjacent to the site in Rotokauri, Rotokauri North and Te Awa Lakes that needs proximal employment support; and
  - d. Other undeveloped greenfield and brownfield residential areas of HCC, can cater for the short, medium and long-term needs of Hamilton.
2. There was no certainty within HCC around the large extent of water and wastewater servicing that is required for residential development. This was primarily communicated as:
  - a. Water allocation could not be guaranteed as HCC needed to first provide for all known growth areas within the current urban boundary;
  - b. Wastewater treatment supply could not be guaranteed until further investigations into the upgrade of the Pukete Treatment Plant were completed; and
  - c. HCC were undertaking further infrastructure modelling to assess capacity limits.
3. It was agreed between TKE, HCC and NZTA that Waikato Regional Transport Modelling (**WRTM**) updates were needed to confirm the transport movement triggers for infrastructure upgrades.

TKE, in collaboration with the territorial authorities have undertaken the following:

1. Redesigned the TKE masterplan into an industrial land-use precinct, with planned lot size and industrial uses based on market research by Bayleys on the existing product in Hamilton North/Te Rapa.
2. Undertook hydrogeology investigations to determine that the development could be serviced from a combination of bore water and rainwater harvesting if need be. These investigations have been in consultation with WRC Water Consent Team.
3. Investigations into the feasibility of on-site wastewater treatment options that could co-exist with the HCC reticulated system.
4. Developed the scope of WRTM modelling with CKL (transport engineers) and presented to WRTM project partners.

### **3. Infrastructure: Joint Waters Council Controlled Organisation**

In November 2024, HCC informed TKE that an “in-principle agreement” with WDC had been reached to form a joint Waters Council Controlled Organisation (**CCO**).

To confirm the water and waste-water servicing solution for TKE, further modelling work needs to be completed. TKE has entered into a cost sharing agreement with HCC and WDC to address the waters and transport modelling work, with the objective that an agreed solution and private development agreement is in place to enable the TKE development. This modelling work has commenced.

The infrastructure memo included in TKE Fast Track Referral Application 2025 presents multiple options for water and wastewater servicing.

The options for water include:

- Connection to HCC reticulated network via extension of current pipe network;
- Groundwater take for supply via on site bore; and/or
- Rainwater harvesting.

The options for wastewater include:

- Connection to HCC reticulated network and conveyance to Pukete Treatment Plant via the Far Western Interceptor;
- Connection to HCC reticulated network and conveyance to Pukete treatment plant via a new pipe network along Ruffell Road;
- Connection to WDC reticulated network and conveyance to Ngaruawahia Treatment Plant via connection point at Holmes Road; and/or
- In-situ wastewater treatment options.

### **4. Hamilton City/ Waikato District Boundary Transfer engagement**

Consultation with HCC and WDC has also highlighted the boundary transfer obligations between the two Councils, and which jurisdiction TKE will ultimately be developed and reside under post-development.

TKE understands that deliberations on the CCO and infrastructure funding partnership opportunities provide enough comfort from both Councils for TKE to progress.

It is important to note that while TKE is making its Fast Track referral application within WDC, it continues to undertake full consultation with both HCC and WDC, to ensure there is alignment between the Councils, including consent conditions.

## 5. Fast Track Referral Application 2024

TKE engaged with HCC and WDC prior to applying to apply for the Fast Track Listed Projects Bill Schedule 2B in 2024, with HCC providing commercial terms of reference to accompany the application.

Further engagement has strengthened the collaboration for this 2025 Fast Track Referral application, and a letter of engagement from HCC is included in the application in Appendix 21.

## 6. Iwi Engagement

TKE facilitated a Mana Whenua / Tangata Whenua Working Group (**TWWG**) to provide meaningful engagement with Tangata Whenua and Mana Whenua on the Project.

TWWG representatives include members from Ngaati Hauaa, Ngaati Tamaiunapo, Ngaati Wairere, Ngaati Reko - Waikeri Marae, Ngaa Uri o Maahanga and Waikato-Tainui.

A series of hui commenced from 2021 with the TWWG on the previous masterplan and land-uses of TKE.

With the revised industrial land-use masterplan recently completed by TKE, updated engagement with TWWG has now re-commenced in 2025.

Key discussion points of the TWWG engagement have focussed on the following aspects:

- Whanaungatanga: fostering relationships with meaningful and ongoing engagement;
- Whakapapa: infusing cultural identity with design principles and symbolism;
- Waahi Taonga: heritage site protection;
- Mahinga Kai: protection and restoration of taonga species;
- Ngā Wai Ora: integrated management of three waters,
- Kotahitanga: partnership opportunities; and
- Formalising a Cultural Impact Assessment and Memorandum of Understanding covering the above.

## **7. Waikato Regional Council Water Take Consultation**

TKE has undertaken pre-application consultation with WRC regarding the proposed municipal water take consent from the Waikato River, which is one of the options for servicing the development.

WRC feedback is that there is currently allocation available.

Future discussions, and the ongoing collaboration with WRC, HCC, WDC and iwi will determine the preferred strategy, with the likely outcome that a water take consent will be transferred to HCC and the development serviced through HCC's reticulated network.

The consultation has highlighted the need for a water management plan, which will be undertaken as part of the substantive application.

## **8. Neighbouring Interests**

TKE has also undertaken various consultation engagements with a variety of neighbouring landowners about TKE future land-use aspirations, infrastructure servicing and development collaboration. These parties have included the following:

- Thelma Murray (TKE landowner) who support TKE making this Fast Track referral application;
- Empire Corporation Limited / Porter Group (TKE landowner) who support TKE making this Fast Track referral application;
- Rotokauri North Growth Cell interests; and
- Rotokauri Growth Cell interests.