

To	WAIKATO RAUPATU RIVER TRUST AND WAIKATO DISTRICT COUNCIL CO- GOVERNANCE JOINT COMMITTEE
From	Sue O’Gorman General Manager Customer Support
Date	14 October 2020
Report Title	Major Developments and Consents in the Waikato District

I. EXECUTIVE SUMMARY

A short summary of the Major Developments and Consents in the Waikato District as at 13 October 2020 for the information of the joint committee. If more detail is required on any of these consents please contact Ana Maria d’Aubert, Consents Manager at Waikato District Council.

2. MAJOR CONSENTS AND DEVELOPMENTS

- Ta Ta Valley - Applications for a farm tourism venture behind Pokeno towards the river (with range of activities on site), plus an application to use of the Waikato River for a water taxi service from the Mercer boat launch site/car park (applications for this also lodged with Waikato Regional Council). Still being processed but currently on hold
- Gleeson Cox - LUC0233/20 – Riverview Road, Huntly, 3 managed fill/clean fill/overburden disposal areas located on land owned by the Gleeson Cox Quarry on the west side of the Waikato River and south of Lake Puketerini (about 2km to the north). Still being processed but currently on hold
- Perjuli Developments - LUC0350/20 and SUB0139/20 – 5851 Great South Road, Ngaruawahia - Earthworks land use consent to enable future residential development of land adjacent Croall Crescent (issued in early April 2020). A Review of this LUC is underway, and while a notification decision for the review of the LUC has been made, it is yet to be notified to parties (includes Waikato Tainui, Turangawaewae, Ngati Tamainupo and Mai Uenuku ki te Whenua), but is pending completion of other side discussions being held between the parties.
- Buildsmart Private Plan Change etc, located on Great South Road, Huntly. Land use consents granted for earthworks, to enable the future development of the land. Land use consent for built construction (industrial development) on the site, has been issued following the issuing of the Council decision on the Private Plan Change, which supported the rezoning of the land from Residential to Industrial. However, the land use consent for the industrial development of the site has not yet been granted.
- Sleepyhead/Ambury Properties Limited – Lumsden Road, Ohinewai. Applied for land use consent to undertake earthworks for the geotechnical remediation of land and preparation for the future development of part of the site. Application is being processed but is currently on hold. Applicant yet to provide all required information resulting from information request. Application for first stage of industrial development including the Foam Factory and incorporating the bulk earthworks previously applied for has been lodged (LUC0062/21) and being processed. Currently on hold waiting for further information. Aware that applicant has lodged same application (with the addition of a rail siding) with Minister for Environment seeking Fast-Tracking Consent Process – no decision issued by Minister yet. Rezoning of land is subject to a separate hearing under the PDP process.

6. Rangitahi Peninsula subdivisions –. Precinct A & B titles issued (145 residential lots, 3 mixed use, 1 comprehensive development lot, 1 Rangitahi commercial, 4 reserves). Developer has started works on Precinct D with a recent change to consent being granted for adjustments to lot boundaries, revising the stormwater management methodology and including an area of surplus fill within future Precinct E area.
7. Lakeside Developments – SUB0340/18 - Comprehensive Subdivision to undertake a subdivision in 7 stages (including 3 sub-stages) to create 359 residential lots, 1 commercial lot, 7 local purpose reserves, 2 drainage reserves and 5 balance lots, including provision for the establishment of roads and infrastructure within the Lakeside Development Precincts, in Te Kauwhata. Aware that Lakeside has development arrangements with Kianga Ora for the building of houses on lots. Stages 1, 2, 2A, and 3 have all received titles (total of 193 lots including 1 commercial and 5 reserve lots). Lakeside development have applied for s223 certification for stages 1A and 4 (41 residential, 1 reserve lots). Lakeside have also lodged a new subdivision consent (SUB0044/21) for the next few stages of development which proposes to create approximately 290 residential lots and one potential school site. Application is currently being considered under s88.
8. Ports of Auckland – SUB0082/20 - To undertake a 4 stage subdivision in for the purpose of vesting infrastructure in Waikato District Council, in the Horotiu Industrial Park Zone. Currently working through the s223/s224 process for Stage 1 which includes the vesting of the bridge. Ongoing as details around vesting are being worked through.
9. Te Kowhai Retail Development - LUC0427/19 - This application was publicly notified and a number of submissions in opposition were received. The hearing is scheduled for 23/24 November 2020.
10. Moonlight Bay Raglan – SUB0342/18 – A multi lot/stage residential subdivision. Still being processed and notification decision pending. Site has kumara pits on it, issues have been raised by local manawhenua – Tainui Awhiro.
11. Winstone Nutritional Milk powder facility Pokeno – LUC0548/18 - currently under construction.
12. Synlait Milk powder factory Pokeno - LUC0403/18 – currently operational.
13. McPherson Quarry - LUC0123/19 – McPherson Road, Mangatawhiri - Publicly notified consent for the continuation and expansion of mineral extraction activities including importation of cleanfill and removal of indigenous vegetation (including areas of ISNF and SNA). A total of 37 submissions received, with 17 opposing. A Joint Hearing with WRC is scheduled for 29th Nov and 1st December and will be heard and decision made by independent commissioners.