

HAMILTON CITY COUNCIL
HEARING OF RESOURCE CONSENT APPLICATIONS BY WESTON LEA LIMITED
DIRECTIONS OF COMMISSIONER HEARING PANEL: No. 8

Publicly Notified Applications

Applications by Weston Lea Limited to develop approximately 105 hectares of land adjoining the western bank of the Waikato River in Peacocke Hamilton at 337-461 Peacockes Road, Hamilton. The location is fully described by the application for resource consent. The subdivision and development will provide for 862 dwellings on individual certificates of title. In addition, there will be two large lots proposed adjacent to Peacockes Road to be development in the future for a mixed use residential/commercial centre (development of these lots is not part of current applications). Earthworks, new roading, cycleways, walkways, additional planting within a retained esplanade, and three waters infrastructure are required to enable to the development and a number of open space areas are included in the applications.

The Panel have received the Memorandum of Counsel for the Director General of Conservation dated 21 June 2019, and Memoranda of Counsel for Weston Lea Ltd and the Hamilton City Council as regulatory authority dated 24 June 2019. We have considered the content therein.

As with previous directions we do not propose to traverse the matters raised in the Memoranda filed. Suffice to say that we have considered the matters raised and have agreed that further directions relating to information provision and timetabling are appropriate.

Accordingly, we make the following directions:

Avoidance and Mitigation Measures

We directed in our Direction dated 7 June 2019 that during caucusing experts consider:

“Additional or alternative measures available and required to adequately avoid, remedy or mitigate the effects of the development.”

We simply further direct that the parties respond as fully as possible to this direction as part of the consequential information provided to Council or as part of closing submissions.

Timetable and Questions

The current dates for provision of the s42A report and for the reconvened hearing are to be vacated and dates for provision of the report and a September reconvened hearing date are to be determined.

The Panel will provide written questions for Mr Kessner on or by 10 July 2019, with the s42A report and the right of reply to be provided by dates that we will determine once we have had a further Memorandum of Counsel regarding a possible hearing date in September 2019.

The Panel will require Mr Kessner to attend the hearing to answer questions of the Panel.

Dated this 28th day of June 2019

A handwritten signature in black ink, appearing to read 'Wasley', with a stylized initial 'W'.

Bill Wasley

Commissioner Chair
on behalf of the Hearing Panel