

HAMILTON CITY COUNCIL
HEARING OF RESOURCE CONSENT APPLICATIONS BY WESTON LEA LIMITED
DIRECTIONS OF COMMISSIONER HEARING PANEL: No. 12

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 final day of hearing was held on 5 September 2019. At the end of the hearing the panel chair stated that the hearing was adjourned as further information was to be provided to the panel and that the hearing would be closed in accord with the relevant RMA timeframes.

The Panel is required to close the hearing within 10 working days of completion of the right of reply. Thereafter a decision would be required to be issued within 15 working days, with an extension of a further 15 working days allowed (being no more than double the timeframe) where an application has given rise to matters of complexity.

The Panel considers that the Weston Lea application has given rise to a number of significant and complex issues with respect to terrestrial ecology and specifically matters related to long tailed bats.

Directions

The Panel direct the following that:

- a. The hearing shall be deemed to be closed as of 19 September.
- b. Pursuant to sections 37 and 37A of the RMA, the timeframe for issuing a decision on the applications be extended and that the decision be issued by 1 November 2019. The extension time is required due to the complexity of issues requiring consideration and that the extended timeframe does not exceed more than twice the timeframe defined by the RMA.

Dated this 19th day of September 2019



Bill Wasley
Commissioner Chair
on behalf of the Hearing Panel