

Response ID ANON-URZ4-5F1B-3

Submitted to Fast-track approval applications
Submitted on 2024-05-03 02:51:40

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
Mana Ahuriri Holdings Limited Partnership (MAHLP), wholly owned subsidiary and commercial holdings company of Mana Ahuriri Trust (MAT), the post Treaty Settlement entity for Mana Ahuriri.

2 Contact person

Contact person name:
Andrew Harrison

3 What is your job title

Job title:
Investment Manager

4 What is your contact email address?

Email:
s 9(2)(a)

5 What is your phone number?

Phone number:
s 9(2)(a)

6 What is your postal address?

Postal address:

Mana Ahuriri Holdings Limited Partnership
170a WaghorneStreet, Ahuriri, Napier 4110

7 Is your address for service different from your postal address?

No

Organisation:

Contact person:

Phone number:

Email address:

Job title:

Please enter your service address:

Section 1: Project location

Site address or location

Add the address or describe the location:

Ahuriri Station situated at 131 Onehunga Road and legally described as Secs 1, 4, 5 SO10213 Blocks XV, XVI, Puketapu SD.
Total site area of approximately 1,300 hectares.

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Attachment 1 - Ahuriri Station location.pdf was uploaded

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Do you have a current copy of the relevant Record(s) of Title?

Yes

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Who are the registered legal land owner(s)?

Please write your answer here:

His Majesty the King. Ahuriri Station is a Deferred Settlement Property set aside under the Mana Ahuriri Deed of Settlement for the exclusive purposes of Treaty Settlement.

MAT has confirmed its Notice of Interest to acquire the property and is currently working with the Crown's disposal agent to acquire the site.

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur

Please write your answer here:

There are no legal interests that prevent MAHLP from undertaking the proposed works, given that it is to acquire the site as a Deferred Settlement Property (DSP) as noted above.

Section 2: Project details

What is the project name?

Please write your answer here:

Ahuriri Station

What is the project summary?

Please write your answer here:

The development of an integrated/resilient, Green Communities commercial and industrial business park (circa 380ha), 1,000 plus houses as an extension to Bayview, the creation of ecological parks, and the preservation and enhancement of key cultural landmarks and features.

What are the project details?

Please write your answer here:

The project will deliver a key piece of infrastructure to the region through a scaled, resilient, green communities commercial/industrial business park, connected to the regional airport, port and state highway and rail corridor.

A new 1,000 lot residential subdivision will be developed as an extension to the existing Bay View community and over 500ha of land will be developed into an ecological park/ recreation area for the community.

The project's objectives are to support the long-term sustainable growth of the Hawkes Bay region, preserve and enhance sites of cultural importance and significance to Mana Ahuriri and provide a catchment wide response to a range of water attenuation issues identified as a result of cyclone Gabrielle; and more specifically:

- a. ensures the preservation and enhancement of key spaces and places of importance to Mana Ahuriri, of which Ahuriri Station is very important and holds many sites of cultural significance which we are seeking to preserve and enhance and make accessible to our whanau and community for the first time in a long time;
- b. enables the realignment of activities to places where they best fit and that best fit with our long term view of the world; our proposal for Ahuriri Station seeks to achieve this providing a future proofed response to our Region's economic needs. The challenges we will face as a region and a Country requires a bold approach that delivers more than just piecemeal solutions to the problems in front of us, rather intergenerational solutions that stand the test of time are needed;
- c. creates a vibrant and intense City and Region, a place where our whanau can live work and play. Ahuriri Station will play a key role in realising this outcome;
- d. provides leadership in our thinking, approach and delivery for all of our members and the community as a whole;
- e. creates opportunities for the Region and to show leadership through delivery, and most importantly learning the lessons of what has not worked before and providing pragmatic solutions to the problems we know that exist – our plan for Ahuriri Station is to be bold and aspirational;
- f. ensures precincts of activity that will form key cultural and commercial markers for the region and provide spaces and places that make sense for the

activities proposed;

g. mobilises landholdings with a view for the next and future generations; and

h. most importantly, ensures our rights and status as mana whenua are protected and enhanced through the enablement of development of Ahuriri Station, in accordance with our values and aspirations.

The development will be delivered as a Green Community and will ensure the next 100+ years of commercial and industrial land supply is delivered into the Hawkes Bay region.

There are no other projects within the region that seek to deliver a development at this scale and with this foresight for resilience into the future.

Describe the staging of the project, including the nature and timing of the staging

Please write your answer here:

The project is envisaged to be developed over the next 25 years.

Staging will include:

Site acquisition and structuring 2024

Design and consenting 2025 (late)

Pre loading and enabling works 2025 to 2029

Infrastructure development (including a potential 80 ha solar farm) 2027 on.

Site development and delivery 2028 on (Staged off take as demand requires)

Stage 1 – 50ha – 2028 onwards

Stage 2 – 50ha (As demand requires)

Stage 3 – 50 ha (As demand requires)

Stage 4 – 50 ha (As demand requires)

Stage 3 – 50ha (As demand requires)

Stage 4 – 50 ha (As demand requires)

Stage 5 – 80 ha Completion 2050

What are the details of the regime under which approval is being sought?

Please write your answer here:

The Resource Management Act 1991.

If you seeking approval under the Resource Management Act, who are the relevant local authorities?

Please write your answer here:

Napier City Council.

Hawkes Bay Regional Council.

What applications have you already made for approvals on the same or a similar project?

Please write your answer here:

MAT have sought for Ahuriri Station to be included in the joint Napier, Hastings, and Hawkes Bay Regional Councils' – Future Development Strategy (FDS) process. This is explained further below. No resource consent approvals have yet been made for the project.

Is approval required for the project by someone other than the applicant?

No

Please explain your answer here:

No, on the basis that MAHLP will be the owner of the land at the time of application, and other than RMA approvals, no other approvals are anticipated.

If the approval(s) are granted, when do you anticipate construction activities will begin, and be completed?

Please write your answer here:

This project is the single biggest proposed project of its type in the Hawkes Bay and will be delivered over an estimated 25 year+ programme; being delivered in stages and as demand requires.

Likely progress is:

- detailed design – 2026 (following consenting – note staged)
- procurement - 2027 (staged)
- funding – 2027/28 (late)
- site works commencement – 2028/2029 (site works/ enabling)

- completion - 2050 (all stages)

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Napier City Council
Hawkes Bay Regional Council

Detail all consultation undertaken with the persons referred to above. Include a statement explaining how engagement has informed the project.

Please write your answer here:

Extensive engagement with Napier City Council/ Hawkes Bay Regional Council has been undertaken as part of the FDS process.

MAT have progressed initial works to support the proposal in critical areas such as:

- Coastal Hazards

o MAT have engaged Tonkin and Taylor who have previously worked with both HBRC and NCC in this space, to provide viability feedback to both councils, clearly demonstrating that sites of this size are rare and offer unprecedented opportunities and scope to form adaptive and resilient developments that can use their scale to mitigate effects of climate change. Tonkin and Taylor have presented on MAT's behalf to council representatives providing this feedback in support of the development .

- Civil Engineering

o MAT have engaged local civil engineers INFIR who have produced initial concept assessments of the ability of this proposal to be achieved both in terms of earthworks and ability to manage 3-waters servicing.

- Geotechnical Engineering

o Initia engineering have provided feedback based on previous works in the site which clearly outlines that geotechnical conditions are comparable or better to the majority of Napier's geotechnical conditions.

- Electrical Infrastructure

o Unison networks have been engaged with, and have confirmed that a venture of this size is achievable, and may be able to provide additional service capacity to both the airport and the Napier Port as part of the development.

- Masterplanning

o Brewer and Associates have provided masterplanning concept services to demonstrate how an integrated design can be achieved in this location, providing scope for improvements in stormwater management and riparian enhancement that is befitting of a significant site such as this.

- Economic Assessment

o Property economics have been engaged to confirm the proposal is regionally significant.

Copies of all plans, letters and supporting documentation are provided.

Upload file here:

Attachment 4 - Ahuriri Station FDS Materials.pdf was uploaded

Describe any processes already undertaken under the Public Works Act 1981 in relation to the land or any part of the land on which the project will occur:

Please write your answer here:

None - N/A

Section 4: Iwi authorities and Treaty settlements

What treaty settlements apply to the geographical location of the project?

Please write your answer here:

The site falls under the Mana Ahuriri Settlement Deed 2017.

Are there any Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provisions that are relevant to the project?

No

If yes, what are they?:

Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?

Yes

If yes, what are they?:

The site encompasses areas of special significance to Iwi, notably Roro o Kuri and Te Ihooterei which occupy approximately 2.3 hectares out of a total site area of approximately 1,300 hectares.

The land is a Deferred Settlement Property set aside under the Mana Ahuriri Deed of Settlement for the exclusive purposes of Treaty Settlement, as noted above.

In respect of landowner's consent, the applicant will be the landowner.

Is the project proposed on any land returned under a Treaty settlement or any identified Māori land described in the ineligibility criteria?

Yes

Has the applicant has secured the relevant landowners' consent?

Yes

Is the project proposed in any customary marine title area, protected customary rights area, or aquaculture settlement area declared under s 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004 or identified within an individual iwi settlement?

No

If yes, what are they?:

Has there been an assessment of any effects of the activity on the exercise of a protected customary right?

No

If yes, please explain:

Upload your assessment if necessary:

No file uploaded

Section 5: Adverse effects

What are the anticipated and known adverse effects of the project on the environment?

Please describe:

Key to the delivery of the project will be managing the effects of development on the Ahuriri estuary and enhancing areas of cultural significance to Mana Ahuriri is a fundamental consideration of the project. From a planning perspective, the site presents real environmental and infrastructure resilience opportunities, alongside the commercial benefits that may be able to be realised in the long-term arising from the scale and location of the site.

More particularly, the proposal is underpinned by the following key focus areas and outcomes:

- a. the preservation and enhancement of key spaces and places of cultural importance to Mana Ahuriri. Ahuriri Station is very important to us and holds many sites of cultural significance which we are seeking to preserve and enhance and make accessible to our whanau and community for the first time in a long time;
- b. the realignment of activities to places where they best fit and that best fit with our long term view of the world; our proposal for Ahuriri Station seeks to achieve this, providing a future proofed response to our Region's economic needs. The challenges we will face as a Region requires a bold approach that delivers more than just piecemeal solutions. We need intergenerational solutions that stand the test of time. Ahuriri Station presents a unique scale to provide regionally significant levels of sustainable growth;
- c. creating a vibrant and intense City and Region, a place where our whanau can live work and play. Ahuriri Station will play a key role in realising this outcome;
- d. an emphasis on providing leadership in our thinking, approach and delivery for all of our members and the community as a whole;
- e. creating opportunities for the Region and to show leadership through delivery, and most importantly learning the lessons of what has not worked before and providing pragmatic solutions to the problems we know that exist – our plan for Ahuriri Station is to be bold and aspirational;
- f. creating precincts of activity that will form key cultural and commercial markers for the region and provide spaces and places that make sense for the activities proposed;
- g. seeking to mobilise landholdings with a view for the next and future generations; and
- h. most importantly, ensuring our rights and status as mana whenua are protected and enhanced through the enablement of development of Ahuriri Station, in accordance with our values and aspirations.

There are no specific adverse effects known that cannot be appropriately mitigated as part of the proposal. Effects are all expected, with mitigation, to be minor only. That said, there is a risk that the effects may be considered more than minor, because of their change in the environment, which is currently zoned rural (and so such a degree of development is not anticipated).

Examples of development aspects which traditionally have effects which can be managed in the development of the subject site

- Traffic effects: though increased traffic would be a by product of a development of a site of this size, the proximity to the existing state highway network enhances the ability to manage traffic flows in and out of the development by way of existing and proposed roundabouts. The proximity to the regional airport and the Napier Port allows the flow of freight and goods traffic to be effectively managed and designed to minimise effects on the network.
- Effects on services such as wastewater and water infrastructure through additional demand – A development of this scale will require significant

investment in 3 waters services. Services assessments have outlined proposed local authority upgrades in the area, with this development providing opportunities for additional capacity to be added to the network during design and construction. Effects are expected to be minor.

- Stormwater effects including increased stormwater runoff from hard surfaces – mitigation of stormwater runoff to pre-development levels will be ensured through provision of large onsite attenuation areas. A primary focus of the development is to manage the currently uncontrolled and untreated stormwater running through the site, and discharging to the Ahuriri Estuary in an uncontrolled and currently unconsented fashion. The focus will be on stormwater management, riparian enhancement, and treating site discharge to levels which promote healthy and vibrant wetland and estuary conditions.
- Reverse sensitivity effects – The proposed residential offering is to be located well away from the commercial area of the site, and more aligned with the aspirations of extending the Bayview residential settlement. Noting commercial areas will be closer to the regional airport and therefore reverse sensitivity considerations are likely to be no more than minor.
- Amenity effects – currently the site is rural in nature and open pastoral land. The area is currently farmed by Landcorp and there is not a focus on wetland and waterway enhancement. Development will see large areas of wetland and stormwater treatment areas woven through the development area, providing attenuation and treatment areas. Amenity is expected to be significantly improved under the post development scenario. Effects are expected to be less than minor.
- Flooding effects – Initial investigations have been focused on the potential to use the large 1,300ha site to allow mitigation to modelled sea level rise as noted in the current Feb 24 MfE guidelines. Designs will allow areas to be raised above the anticipated sea levels, whilst using fill from the surrounding site along with providing options as a regional receptor site to allow these levels to be reached. Borrow areas will be reformed into wetland and stormwater management areas, creating resilience for the business areas, whilst creating enhanced areas of run off management for both the site and the upstream catchment. Upstream and downstream effects are to be mitigated in design using the large areas to be dedicated to attenuation and stormwater management. Accordingly, the effects expected to be less than minor.

Refer previous attachment.

Upload file:

Attachment 5 - Economic Impact Assessment.pdf was uploaded

Section 6: National policy statements and national environmental standards

What is the general assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard?

Please write your answer here:

NZCPS:

While the site is close to the coast, it does not fall within the Coastal Environment Inland Boundary as identified in the Regional Coastal Environment Plan. Refer Attachment 6 - Coastal Environment Inland Boundary.

On that basis, the site might be said to be outside the coastal environment.

Without taking that technical approach, the development in the way it is proposed is consistent with the relevant objectives and policies of the NZCPS.

Objective 1 is not relevant/ of limited relevance, as the site is not within the marine or intertidal area, estuaries, or dune ecosystems. Objective 2 is not relevant/ of limited relevance, as the site is highly modified from its original natural character.

Objective 3 is highly supportive of the proposal:

To take account of the principles of the Treaty of Waitangi, recognise the role of tangata whenua as kaitiaki and provide for tangata whenua involvement in management of the coastal environment by:

- recognising the ongoing and enduring relationship of tangata whenua over their lands, rohe and resources
- promoting meaningful relationships and interactions between tangata whenua and persons exercising functions and powers under the Act
- incorporating mātauranga Māori into sustainable management practices; and
- recognising and protecting characteristics of the coastal environment that are of special value to tangata whenua.

As an iwi-led development, for the people of Mana Ahuriri, the proposal is strongly supported by this objective. Mana Ahuriri wish to exercise kaitiaki over the land, and foster their relationship with that land. The development will be values-led, and will allow Mana Ahuriri to protect their sites of particular significance, and bring their people back to the whenua.

Objective 4 will be met, with the development providing greater public and recreation spaces for use by all.

Objective 5 will also be met, through ensuring that the development is resilient to coastal hazard risks of inundation (for example) through design, including taking account of climate change as is currently best practice.

Objective 6 is also supportive of the proposal, as it will provide for Mana Ahuriri's and the wider community's and region's well-being.

The policies implement the objectives, and have been taken into close account in the development of the proposal to date. A more detailed assessment of the policies can be provided if necessary.

National Policy Statement – Urban Development (NPS-UD):

The project is fully consistent with the relevant objectives and policies of the NPS-UD, with respect to:

· Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

Comment: Ahuriri Station is being developed with all the above factors in mind, but in particular meets the objective because of its location, convenient to the Airport, Transportation Infrastructure as well as its scale which will allow all these matters to be achieved within its master-planned approach. It will also provide for the cultural wellbeing of Mana Ahuriri in the immediate as well as its long-term future.

· Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets

Comment: Napier and the wider Hawkes Bay like much of the country requires significant additional housing. The scheduling of the Ahuriri Station will allow consents for housing to be sought in stages, but swiftly when necessary to respond to market demand, and increase supply and competition in that market. The development will also have a focus on providing for Mana Ahuriri, and enabling our people to obtain cost effective housing. This may be through a mix of lease, rent to own and home ownership options.

· Objective 4: New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.

Comment: As the site is not currently an urban environment, it will experience a change in its amenity over time (but that is not in itself an adverse effect). Over time, the project will result in a range of commercial, industrial, housing and other activities (such as solar farms) across the site that will respond to the diverse and changing needs of the community over time, including future generations.

· Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:

(1) have or enable a variety of homes that:

(2) meet the needs, in terms of type, price, and location, of different households; and

(3) enable Māori to express their cultural traditions and norms; and

(1) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and

(2) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and

(3) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and

(4) support reductions in greenhouse gas emissions; and

(5) are resilient to the likely current and future effects of climate change.

Comment: The project will create over 1,000 homes, in a range of types that will be affordable by design, as well as through other ownership models and initiatives. The project will also provide significant housing outcomes for Mana Ahuriri members, bringing back their members to their whenua.

The project will also build in resilience, by raising the land level to ensure all building platforms and future dwellings have a freeboard created above the relevant modelled flood levels. This is something that can only be achieved on sites of scale, such as the Ahuriri Station.

· Policy 2: Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.

Comment: Based on the Councils' current information, Napier City has a significant shortfall in terms of its residential and business capacity requirements in the short, medium or long term. Ahuriri Station will provide a significantly towards meeting all of these needs.

National Policy Statement – Highly Productive Land (NPS-UD):

The site is mapped as having Class 3 soils on the NZLUC landuse register.

However, the reality is, including from feedback from its current custodian (LINZ), that the land is not, whatever its LUC classification, in fact productive land or functioning as any real productive unit.

It is understood that it is high on the current government's agenda to loosen the choking grip that the NPS HPL (and other NPSs, like the NPS FM, and NPS-IB) are having on development that has no material impact on the matters that those NPSs seek to protect. In many cases, the very things that the NPSs are seeking to protect will be worse off without development, which can bring positive requirements to protect and enhance, rather than just "let be".

It is also understood that inconsistency with any NPS is not "fatal" to any application for listing (or later application for referral).

National Policy Statement – Freshwater Management (NPS-FM) & National Environmental Standard – Freshwater (NES-F):

There may be some wetlands, and drains located on the site. However, these are in poor condition. Enabling development, of scale, is the only way to protect and enhance those that are appropriate to retain, and to offset and/ or provide on-site compensation for those that it is not appropriate to retain.

Should the proposal require consents under the NES-F, all relevant matters can be considered and appropriately addressed.

Mana Ahuriri is committed to environmental restoration and enhancement, and the project will enable significant areas of "Filtration Wetlands" to be developed to provide both ecological and stormwater resilience functions. These outcomes are supported by the NPS-FM and NES-F.

National Environmental Standard – Contaminated Soils (NES-CS):

Given the largely current pastoral (although marginal) landuse, widespread soils contamination is not expected to be a significant issue for the site. Any relevant consents required under the NES-CS could readily dealt with and will not pose a significant risk to the overall project feasibility.

File upload:

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Section 7: Eligibility

Will access to the fast-track process enable the project to be processed in a more timely and cost-efficient way than under normal processes?

Yes

Please explain your answer here:

Without access to the fast track process, there is potential Ahuriri Station will have to await a future FDS strategy, a plan change, and then resource consents. This could mean a 10+ year delay, despite the opportunity and availability of the Ahuriri Station for its initial stages being ready now.

What is the impact referring this project will have on the efficient operation of the fast-track process?

Please write your answer here:

The impact of referring the project will not have an impact on the operation of the fast track process, as it will be not be part of any first tranche or initial bottleneck, since it is seeking listing in Schedule 2B.

Has the project been identified as a priority project in a:

Not Answered

Please explain your answer here:

The Project is being considered in the current FDS process, as described above.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

The project will deliver a significant piece of infrastructure to the region that will support its long term growth and development. The project and site are ideally located and will be developed solely with resilience and environmental, cultural, social sustainability principles.

The 380ha of commercial and industrial business park will provide a location and hub for existing industry to consolidate and grow, and also to provide a place and space for the region to attract new business and innovators to the region. To date, the Napier area has not had availability of commercial land parcels of significant sizes such as proposed in this development. The significance of this is the ability to attract national businesses to the region who require scale and are interested in being part of a modern, environmentally focused, resilient commercial development located centrally in the Hawkes Bay region with strong transport links.

This will be complimented by a proposed 1,000 new homes (much needed) located in Bayview- an already existing township of Napier City connected to the business park by an ecological/ recreation park, the preservation and enhancement of key cultural spaces and places and other associated amenities and initiatives developed as part of Green Communities initiative.

Will the project:

increase the supply of housing, address housing needs, contribute to a well-functioning urban environment

Please explain your answer here:

Will the project:

- increase the supply of housing address housing needs – Yes, proposed 1,000 new homes, that will not only assist in meeting the significant housing issues of the region but also provide a domiciled workforce to support the commercial and industrial business park.

- contribute to a well-functioning urban environment – Yes, the development will be scaled master planned response to the commercial, industrial and residential needs of the region and community. Integrating an ecological park and recreation area, preserving and enhancing sites of cultural significance and putting in place measures to respond to significant catchment wide stormwater attenuation issues. The development will also be developed as a Green Community and integrated into Napier City's existing urban form.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

The Project will generate significant net positive contribution to the future economic and social wellbeing of the local communities, and through flow-on effects, to other areas of the regional economy.

With an extensive masterplan development and community of the scale proposed, it can be expected that once fully developed, there will be an added benefit of the Project bringing additional housing supply on early, increasing capacity, and in terms of overall house price, a potential reduction or at a minimum slowing the rate of house price growth.

This potential outcome is important for fostering a vibrant and thriving regional economy and particularly fulfil the FTA Bill Section 17(3)(c) by increasing housing supply, meeting housing demands, and contributing to a well-functioning urban environment within the region.

The Project would also generate additional and significant economic benefits and efficiencies through the solar farm, recreational and business environments to be developed over the long term.

As such, enabling the Project to be applied for under the FTA Bill would increase the certainty around the identified flow of economic benefits to the community and the regional economy can be brought forward in a timely manner.

Refer Attachment - Property Economics Report

Will the project support primary industries, including aquaculture?

Yes

Please explain your answer here:

The project will provide infrastructure to support the processing, packaging and distribution of key primary sector activities within the Hawkes Bay region, including:

1. Forestry
2. Meat and dairy
3. Viticulture
4. Horticulture

The project will provide a place for the region to attract new initiatives and enterprises to the Hawkes Bay, that are aligned with the projects kaupapa and will provide economic diversification to the region.

Will the project support development of natural resources, including minerals and petroleum?

Yes

Please explain your answer here:

Solar generation – an area of 30-80ha is identified for this resource, equating to the ability to generate power for some 5,000-14,000 homes.

Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions?

Yes

Please explain your answer here:

The development will be a true Green Community, delivered in accordance with Mana Ahuriri's values and aspirations.

The development:

- Will respond to adverse climate change and inundation through engineering responses on site.
- Will create a 500ha (approx.) ecological restoration park (wetland)
- Will enhance the awa and river enhancement
- Will have a significant solar farm (proposed)
- Is closely connected to the Napier Port, Airport, located on a State highway and has rail connectivity.

It will deliver a resilient, connected and low carbon footprint response to the needs of community.

Will the project support adaptation, resilience, and recovery from natural hazards?

Yes

Please explain your answer here:

Ahuriri Station will be designed to deliver a resilient community that responds to the environmental issues the Hawkes Bay is facing including coastal inundation, tsunami risk and subsidence.

We have taken a conservative position on all issues and due to the scale and ownership structure of the site, can be innovative and effect responses others simply will not be able to achieve.

The project will be designed and developed to allow for 100+ year horizon and also taken into account the recent Feb 2024 MfE guidelines.

Other mitigation measures that will be implemented include:

1. The development of a 500+ ha ecological park, wetland development.
2. Riparian improvements and plantings to mitigate against stormwater flooding and to enhance treatment of stormwater
3. Onsite attenuation developed in and around the business and industrial park as informed by international examples.
4. On site generation, including solar; and
5. Other initiatives being scoped as part of the Green Communities initiative.

Mana Ahuriri have engaged a world class team of experts in natural hazards, geotechnical engineering to inform the development parameters for the development delivery.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

As detailed above.

Is the project consistent with local or regional planning documents, including spatial strategies?

No

Please explain your answer here:

The site is currently being assessed as part of the current FDS. While there is potential it will be included Mana Ahuriri has serious concerns that the Council and its advisors lack the foresight to comprehend what is being proposed and material inter-generational benefits this will deliver for Hawkes Bay.

Anything else?

Please write your answer here:

Does the project includes an activity which would make it ineligible?

No

If yes, please explain:

Section 8: Climate change and natural hazards

Will the project be affected by climate change and natural hazards?

No

If yes, please explain:

No, the project is being designed and developed to respond to climate change and natural hazard issues as a "resilient/ green community".

Section 9: Track record

Please add a summary of all compliance and/or enforcement actions taken against the applicant by any entity with enforcement powers under the Acts referred to in the Bill, and the outcome of those actions.

Please write your answer here:

The applicant has had no compliance and or enforcement actions taken against it.

Load your file here:

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Declaration

Do you acknowledge your submission will be published on environment.govt.nz if required

Yes

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Please write your name here:

James Gardner-Hopkins

Important notes