

Contact: Matthew Holder

**Development Nous Ltd**

502 Karamu Road North  
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New Zealand

6 December 2022

PO Box 385  
Hastings 4156  
New Zealand

Fast Track Consenting Team  
Ministry for the Environment | Manatū Mō Te Taiao

**06 876 2159**

**Attention: Samantha Maxwell- Analyst | Kaitātari**

s 9(2)(a)

Dear Samantha

**Re: Clive Residential Development - Additional Information (Fast Track Consenting Act) 2020 - Request for Further Information, Referral Application Clive Residential Subdivision Development Project- ref: application PJ0000820**

We provide the following information in response to your further information request dated 28 December 2022.

We do so with a heading format which matches each of the four questions presented in your request.

- *the application refers to development options for construction of the housing by other parties than the applicant, which you have advised is to be delivered as part of the project scope. Clarification is needed to understand the committed scope and investment certainty of the project (and benefits, including related jobs/housing) to be delivered by the applicant through this project.*
  - *the project land is zoned rural with strong objectives to avoid development and subdivision. In this context, consideration is required of how the project meets Part 2 and Section 104D of the Resource Management Act 1991*
  - *consideration is needed of the project under the National Policy Statement on Highly Productive Land 2022. The application confirms the project land as productive and the Urban Development Strategy does not include the project site for future residential development*
  - *it appears that the project is reliant on connections to and or upgrades of services/infrastructure owned/administered by Hastings District Council. Without assurances that these works can be undertaken, timing of the project and the investment certainty objective of the FTCA could be impacted.*
1. *The application refers to development options for construction of the housing by other parties than the applicant, which you have advised is to be delivered as part of the project scope. Clarification is needed to understand the committed scope and investment certainty of the project (and benefits, including related jobs/housing) to be delivered by the applicant through this project.*

The applicant has entered into sale and Purchase agreements (subject to advancing further under the fast-track process) with K3 Kahungunu Property and RDMC Limited who have a contracted

relationship with the Iwi entity K3 Kahungunu Property. Both K3 Kahungunu Property and RDMC are working with Crown Land- MHUD (ref: Matt Fraser) to deliver housing options. K3 Kahungunu Property are working with MHUD through the *Whāi Kainga Whāi Oranga* programme to speed up the delivery of Maori-led housing. This is intended to be a Māori led housing venture with funding in place to move this project forward. The Fast track programme offers a way forward without delay experienced through a Council process. It is understood that RDMC have had discussions with Kainga Ora who have expressed a desire to be included in the development, however any agreement is contingent on obtaining stage 1 approval.

The gazette notice should reference the following parties-

- Tomorrow Capital limited.
- K3 Kahungunu Property
- Ministry of Housing and Urban Development
- Kainga Ora

The applicant Tomorrow Capital Ltd has both experience and access to funding, to progress the development in part or its entirety.

2. *the project land is zoned rural with strong objectives to avoid development and subdivision. In this context, consideration is required of how the project meets Part 2 and Section 104D of the Resource Management Act 1991.*

Please see attached assessment.

3. *consideration is needed of the project under the National Policy Statement on Highly Productive Land 2022. The application confirms the project land as productive and the Urban Development Strategy does not include the project site for future residential development.*

Please see attached assessment.

4. *it appears that the project is reliant on connections to and or upgrades of services/infrastructure owned/administered by Hastings District Council. Without assurances that these works can be undertaken, timing of the project and the investment certainty objective of the FTCA could be impacted.*

The application does rely on Council services which are immediately available to the site. The applicant (via consultants) has had discussions with the Council on these services and understand that where upgrades are required that they will need to undertake these upgrades at their cost. The applicant is able to meet this commitment both in terms of resources and finances. This can be more appropriately defined in a stage 2 application. The Hastings District Council has advised that until required to through the Fast Track process that they are unwilling to engage further with respect to servicing until required to do by the Minister.

We remain confident that services are readily available to the development.

We trust the above answers your questions and provides the necessary information to allow for the application to be put before the Minister for consideration. Should you wish to discuss matters further, please do not hesitate to contact me on 0272888762 and/or [matthew.holder@developmentnous.nz](mailto:matthew.holder@developmentnous.nz)

Yours faithfully

**Development Nous Ltd**



**Matthew Holder**  
**Director and Principal Planner**

*Encl: Section 104D and Part 2 Assessment  
NPS-HPL assessment  
HBRC email confirming unavailability of irrigation water  
LUC Maps/Report  
Report to HDC Strategy and Policy Committee (previously sent)  
Media Release of HDC- CEO  
K3 Kahungunu Property Letter (previously sent)*