

22 October 2022

Hon Minister Parker
Minister for the Environment
Parliament Buildings
Wellington 6160
New Zealand

E te Minita Parker, te mana o te karaone, tēnā koe,

HERETAUNGA TAMATEA DEVELOPMENT PROJECT (238 STOCK ROAD)

It is a pleasure to introduce our application for the above development site in Flaxmere, Hawkes Bay, for your consideration. This application is made via the Covid 19 Recovery Fast Track Consenting Act 2020.

As you may know, the applicant and developer is the Heretaunga Tamatea Settlement Trust (HTST), the Post Settlement Governance Entity for Heretaunga Tamatea. HTST was established to receive the redress negotiated by He Toa Takitini in settlement of the historical Treaty grievances of Heretaunga Tamatea against the Crown. Information on the Trust can be seen on our website: <https://www.heretaungatamatea.iwi.nz/m%C5%8D-m%C4%81tau>.

HTST invested significantly in the purchase of 28 hectares at 238 Stock Road, Bridge Pa on the 28th of February 2020. This purchase was the first significance development for the Trust post-settlement. It was seen as a development to support our commercial, social, cultural and environmental aspirations for our community and those who live among us.

This site has been identified for urban development in the Heretaunga Plains Urban Development Strategy (HPUDS). HPUDS is the result of a collaborative approach by the Hastings District Council, Napier City Council and Hawke's Bay Regional Council towards managing urban growth on the Plains from 2015 to 2045. The joint Strategy was first adopted in 2010, then a reviewed version re-adopted by the three councils in early 2017 (HPUDS 2017). Refer: <https://www.hpuds.co.nz/>. The identification of the site as part of HPUDS was a significant factor in HTST's due diligence for its acquisition of the site as a development project for HTST.

HTST has advanced its development aspirations since the purchase of the above site, conducting due diligence testing and design in the period since purchase. We are now excited to bring the developed design forward for consideration by you for referral into the fast track consent application process.

HTST has developed its application primarily using independent expert consultants, but this mahi has paralleled significant engagement and consultation with its stakeholders. This will continue as the application progresses. The HTST commercial board of directors manages commercial decisions along with managing the consultant team responsible for the consenting and delivery of the final scheme.

The development of the Heretaunga Tamatea Development Project at 238 Stock Road project is a headline project for HTST with benefits envisaged for Iwi members and the wider community, through the provision of more affordable housing outcomes in Flaxmere. We are committed to achieving the aforementioned aspirations as mana whenua and kaitiaki, underpinned with our mātauranga Māori approach to development of whenua. We will ensure that its development provides enhanced ecological outcomes and best practice stormwater management protocols.

This development is an Iwi led and owned project which has also recently been granted funding through the Infrastructure Acceleration Fund (IAF) programme to facilitate primarily waste water infrastructure to the area.

HTST is committed to facilitating the provision of affordable housing options in the Flaxmere area, for both its beneficiaries as well as the wider community. While final decisions are still to be made in respect of ultimate yield, mix of typologies and numbers of bedrooms, and the like – including what proportion of the development may be held by the HTST for its members generally, Papakāinga, whanau, kaumatua or kuia housing – HTST wishes to take an approach to its development that is led by its values, not just profit or yield. This may differentiate this application for referral from many others that do not have such a cultural foundation and requirement.

We thank you for your consideration of this project for referral to the Covid Fast Track process. We would be happy to provide any further information from our perspective as an Iwi Authority, if that would be useful in addition to the material produced by our consultant team.

No reira, kia whanake te kura,
ngā mihi



Darryn Russell
Chief Executive