



12 December 2022

BRF-2533

Ministers of/for:

Infrastructure; Māori Crown Relations: Te Arawhiti; Housing; Education; Arts, Culture, and Heritage; Treaty of Waitangi Negotiations; Local Government; Conservation; Land Information; Defence; Transport; and Climate Change;

Parliament Buildings
WELLINGTON

Dear Ministers

COVID-19 Recovery (Fast-track Consenting) Act 2020 – comments sought on referral applications – Wooing Tree Stage 4 Project and Wairatahi Project

I have received two applications to refer projects to an expert consenting panel (panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA). This letter is sent to you pursuant to section 21(2) of the FTCA.

The purpose of the FTCA is to urgently promote employment to support New Zealand's recovery from the economic and social impacts of COVID-19 and to support certainty of investment while continuing to promote the sustainable management of natural and physical resources.

The projects are described in Appendix A, and the application documents are in Attachment 1 and 2.

I invite you to provide written comments on the referral applications. If I accept the applications and the projects are referred, the applicants will be able to lodge applications with the Environmental Protection Authority for the approvals needed under the Resource Management Act 1991 (RMA) for the projects, and a panel(s) will be appointed to consider and decide them. The applicants must provide more detailed environmental assessments and cultural impact assessments as part of their RMA applications. You will have an opportunity at that stage to provide comments to the panel(s).

Please provide your comments via return email within 10 working days if you wish me to take them into consideration when deciding whether or not to accept the referral applications.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'David Parker', with a stylized, cursive script.

Hon David Parker
Minister for the Environment

Appendix:

A. Description of proposed projects

Attachment:

1. Application to refer Wooing Tree Stage 4 Project to an expert consenting panel, including supporting information (Databox link in covering email)
2. Application to refer Wairatahi Project to an expert consenting panel, including supporting information (Databox link in covering email)

Attachment A - Proposed projects

Project	Applicant	Details
Wooing Tree Stage 4	Wooing Tree Property Development Limited Partnership	The project is to subdivide an approximately 4.7-hectare area of land located at 64 Shortcut Road, Cromwell, to create approximately 120 lots for residential use. The project includes the construction of approximately 120 residential units that will be undertaken by third parties, creation of public open space areas and construction of supporting infrastructure, including roads, accessways and three-waters services. The project is located within the Wooing Tree Estate development. You previously referred the Wooing Tree Estate Project under the FTCA and a panel granted consents on 29 September 2021, including for the creation of 276 residential lots and 7 super lots for future development. The Wooing Tree Stage 4 Project involves the subdivision of three areas of land, identified as Stages 4A and 4B on the new staging masterplan, that were previously approved by a panel for 30 residential lots and the 7 super lots. The net result of this project will be an increase of 83 lots for residential use, and 83 residential units, above what was referred and a panel consented.
Wairatahi Project	Heretaunga Tamatea Settlement Trust	The project is to subdivide approximately 28.2 hectares of land at 238 Stock Road and 49A Dundee Drive, Flaxmere, Hastings and construct a comprehensive urban development on that land. The project is predominately residential and provides a range of housing typologies, including apartments, terraced, duplex and detached houses. The project also includes commercial buildings, visitor accommodation, a community hub, creation of open spaces, and supporting infrastructure including roads, accessways and three-waters services and may include the construction of a retirement village. The project includes two development options (dependent on stormwater drainage). Option A will provide approximately 475 residential units (or approximately 530 if a retirement village is constructed), and Option B will provide approximately 425 residential units (or approximately 475 if a retirement village is constructed). The applicant's preference is Option A which will involve reclamation or realignment of part of the existing Wellwood stormwater drain, and restoration and enhancement of the realigned

		drain and protection and enhancement of the Irongate Stream. Option A is reliant on an exchange of reserve and marginal strip land that would require approval from Hawkes Bay Regional Council, the Department of Conservation and the Minister of Conservation. If the applicant cannot obtain the required approvals in sufficient time, Option B involves retaining the Wellwood stormwater drain in its current location. The project involves activities such as subdividing land, carrying out earthworks (including disturbing potentially contaminated soils), removing vegetation, diverting and discharging stormwater to land and water, constructing residential units, constructing and operating commercial buildings/activities, constructing and operating visitor's accommodation, constructing and operating a retirement village, constructing or installing infrastructure, and landscaping and planting.
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