



BRF-2533

12 December 2022

Hon Phil Twyford
Associate Minister for the Environment
Parliament Buildings
WELLINGTON

Dear Hon Phil Twyford

COVID-19 Recovery (Fast-track Consenting) Act 2020 – comments sought on referral application – Wairatahi Project

Heretaunga Tamatea Settlement Trust has applied to refer the Wairatahi Project (project)] 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 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 project is described in Appendix A and the application documents are in Attachment 1.

I invite you to provide written comments on the referral application. If I accept the application and the project is referred to a panel, the applicant will be able to apply via the Environmental Protection Authority for the approvals needed under the Resource Management Act 1991(RMA). A more detailed environmental assessment and cultural impact assessment(s) will be required as part of this process. You will have an opportunity to provide comments to the panel established to consider and decide these RMA approvals.

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

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 project

Attachments:

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

Appendix A - Proposed project

Project	Applicant[s]	Details
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.