

BRF-2533

12 December 2022

Ken Sutherland
Group Chief Executive Officer
Unison Energy Limited
Email: info@unison.co.nz

Dear Ken Sutherland

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

The Minister for the Environment (Minister) has received an application from Heretaunga Tamatea Settlement Trust to refer the Wairatahi Project (project) to an expert consenting panel (a panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (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.

You may have an interest in the project because there may need to be upgrades to the local power network to service the project. Under delegated authority from the Minister and pursuant to section 21(3) of the FTCA, I invite your written comments on the referral application. A template is provided for this purpose in Attachment 2.

The above information is provided to you in confidence and as part of the statutory process set out in the FTCA. Please do not forward the application or request for comments to anyone outside your organisation.

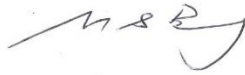
If the Minister accepts the application and the project are referred to a panel, the applicant will be able to lodge applications with the Environmental Protection Authority for the approvals needed under the Resource Management Act 1991. The applicant must provide a detailed assessment of environmental effects and cultural impact assessment(s) as part of this process.

Please provide comments via return email within 10 working days to ensure that the Minister takes them into consideration when deciding whether or not to accept the referral

application. Note that the Minister is not required to consider any comments provided after this time.

If you would like more information about the fast-track consenting process, or to discuss the application, please contact the Ministry for the Environment's Fast-track Consenting Team at fasttrackconsenting@mfe.govt.nz to arrange an appointment.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M Berry', with a stylized flourish at the end.

Madeleine Berry
Acting Manager, Fast-track Consenting Team

Appendix:

A. Details of proposed project

Attachments:

1. Application to refer the Wairatahi Project to an expert consenting panel, including supporting information (Databox link in covering email)
2. Response template for written comments

Appendix A - Proposed project

Project	Applicant	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.