

BRF-2533

12 December 2022

Heretaunga Tamatea Settlement Trust
c/- Werner Murray
Senior Planner
The Property Group
Email: s 9(2)(a)

Dear Werner Murray

**COVID-19 Recovery (Fast-Track Consenting) Act 2020 – request for further information
– Wairatahi Project**

Thank you for Heretaunga Tamatea Settlement Trust's application to refer the Wairatahi Project to an expert consenting panel for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA).

Under delegated authority from the Minister for the Environment (the Minister), I am writing to request the following further information under section 22 of the FTCA:

1. an analysis of the activities included in the project against the rules in the Hastings District Plan, including the activity status under those rules
2. details of what the proposed retirement village and community hub will include
3. whether the proposed number of residential units allows for the provision of minor residential units for the multi-generational housing typology
4. how many full-time equivalent jobs per year the project will create and how many full-time equivalent jobs will be lost due to the change in the land use
5. how the project will mitigate the risk of liquefaction and seismic hazard on the resulting development
6. whether any resource consents are required under the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 and what the status of the Wellwood stormwater drain is under the Resource Management Act 1991
7. the anticipated timing of upgrades to power and wastewater infrastructure necessary to service the project, and how these upgrades will be funded
8. how the project will contribute to a well-functioning urban environment
9. how the project will be funded
10. the anticipated timing to resolve the reserve and marginal strip exchange issues relating to the Wellwood stormwater drain

11. if the Wellwood stormwater drain will not be partially reclaimed, whether any other approvals will be required from the Department of Conservation or Hawkes Bay Regional Council
12. information on the encumbrance in favour of Waka Kotahi New Zealand Transport Agency, and whether it will impact on project delivery.

Please provide the required information via return email within 10 working days so that the Minister can take it into account when deciding whether to accept the referral application.

Please note the Minister is not required to consider information provided after this time but he may do so at his discretion. Please email any requests to extend the timeframes for providing information, together with reasons for the request, to fasttrackconsenting@mfe.govt.nz before the due date.

Yours sincerely



Madeleine Berry
Acting Manager, Fast-track Consenting Team