



Wairatahi project update

Heretaunga Tamatea

History

The rohe of Heretaunga Tamatea

'te kanohi hōmiromiro o te hāro o te kāhu'

The names of the rivers, streams, natural features, fauna and flora of Heretaunga Tamatea illustrate the long association between the land and the people

The significant wealth and prosperity of Hawke's Bay has been sourced both from the lands and the waters of the rohe, and from the labour and generosity of generations of the hapū of Heretaunga Tamatea

On 1 September 2015, Heretaunga Tamatea Settlement Trust approved entering into, and complying with, the Deed of Settlement

Heretaunga Tamatea Settlement Trust (HTST) has a Board of 23 Trustees, representing 23 marae and 43 hapū in Heretaunga Tamatea

HTST have approved the establishment of an independent commercial subsidiary – Heretaunga Tamatea Pou Tahua General Partner Limited (HTPT)



Wairatahi

Mana Whenua

Represents the whakapapa of water, and is a sign of fertility and growth

The narrative connects to the ancient river Te Awa o Te Atua - that once flowed through this area

The future development of the site will enable the identity of Heretaunga Tamatea to be imparted on the landscape

Core values, such as whakapapa and manaakitanga, will be prominent

We are creating spaces and places in which Heretaunga Tamatea and the wider community will all feel comfortable, included, and connected and have a place to stand

This aligns to the intergenerational purpose of Heretaunga Tamatea – we have been building communities for centuries

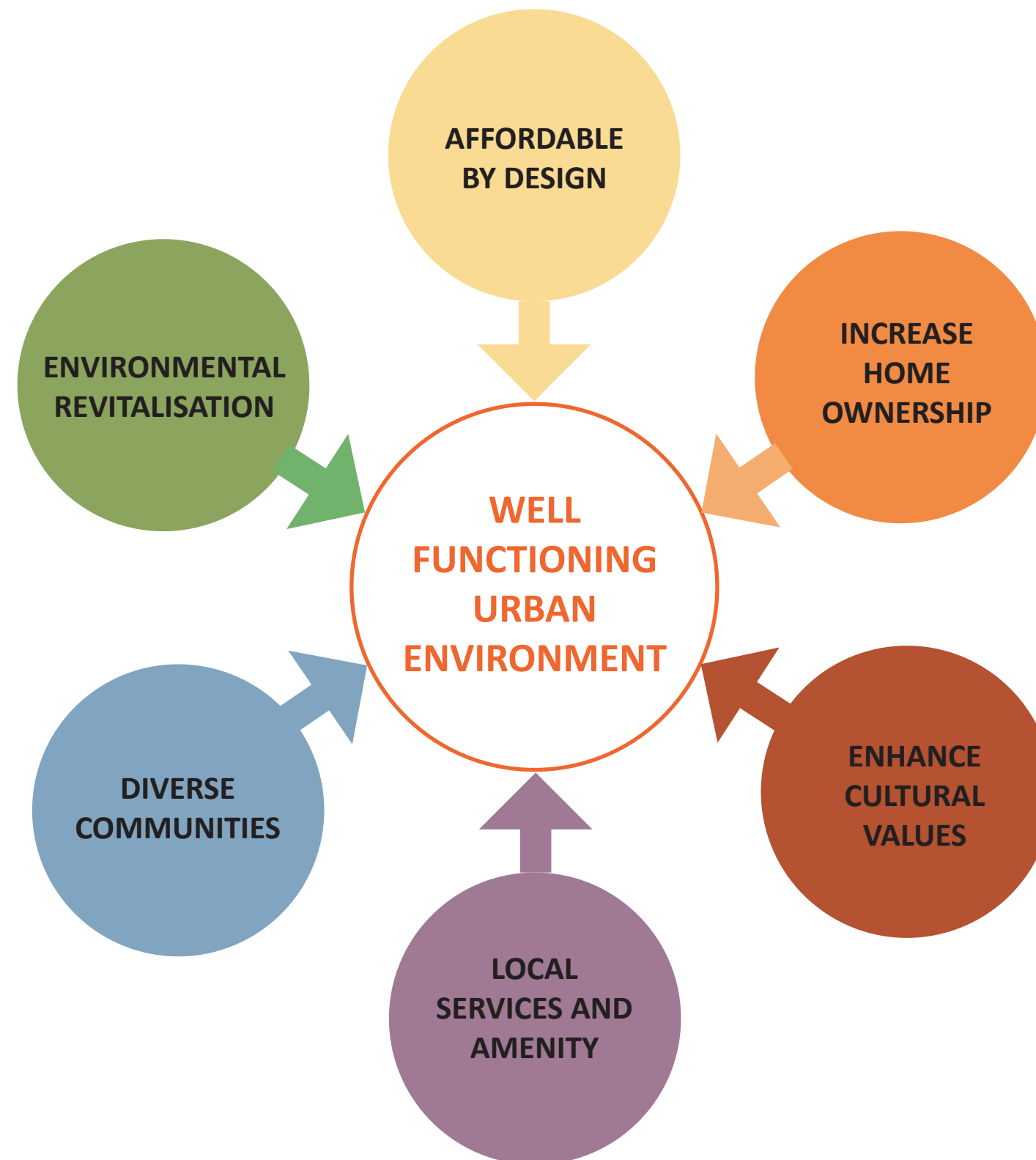


Context



Development Objectives

Creating a Complete Community



Development Context

Development Scale – Expectations



Option B.



1993

Hastings Urban development Strategy (Towards 2020).

2002

'Future Urban' in Irongate/York 'New Urban Development Area'.

2003

'Future urban' status is supported by Structure Plan in HDC 2003 District Plan.

Minimum Lot Size: 400m²
Estimated Yield: **370 lots**

Urban Development and Strategic Urban Directions

- Encourage higher density (UDP5) +
- Diverse range of residential development opportunities (UDP2) +
- Alternative urban development strategies (UCP3)

2010-2017

2010 HPUDS signals need for greater density.

2017 HPUDS requires a minimum of 15dph.

@ minimum Lot Size: 500m²

Estimated Yield: **300 lots**

Supplementary building <80m² allowed.

Potential Yield = **550 dwellings**

2020

HDC adopts the Hastings Residential Intensification Design Guide:
Compact sites and dwellings in close proximity to quality amenity.

National Policy Statement on Urban Development (NPS-UD)

Requires assimilation to new Medium Density Residential Standards (MDRS) into the District Plan.

2022

Infrastructure Investment Plan for Flaxmere provided guidance for expected residential outcomes for the site of **400 - 500 dwellings**.

Test by Isthmus
316 - 477 residential lots

2020 / 2021
HTST Purchase

Wairatahi Fast-Track Application lodged.
Current **450 dwellings**.



Margins and Reserves

Stormwater, Ecology & Amenity

CURRENT

Wellwood Drain receives stormwater from Flaxmere, is of low ecological value, and only has partial protection through HBRC Reserve status (“bed” of the Drain) and DOC Marginal Strips (alongside the Reserve).

Then Irongate Stream, which is of greater ecological value, currently has no legal protection.

PROPOSAL

The Proposal will:

- Transfer Reserve Act and Marginal Strip protections to the Irongate Stream;
- Extend Reserve Act protections to the entirety of the realigned Wellwood Drain;
- Significantly enhance the ecological and stormwater treatment functions across the site (so that the water leaves in a better state than it arrives), which is of key importance to mana whenua;
- Significantly improve public access and amenity.



Development Structure

Nodes and Connections

KEY FEATURES

Well connected with three access points

A central spine road

A 'Green Link' central connector

A central park ('Village Green') ~2,500m²

A Neighbourhood Centre with playground

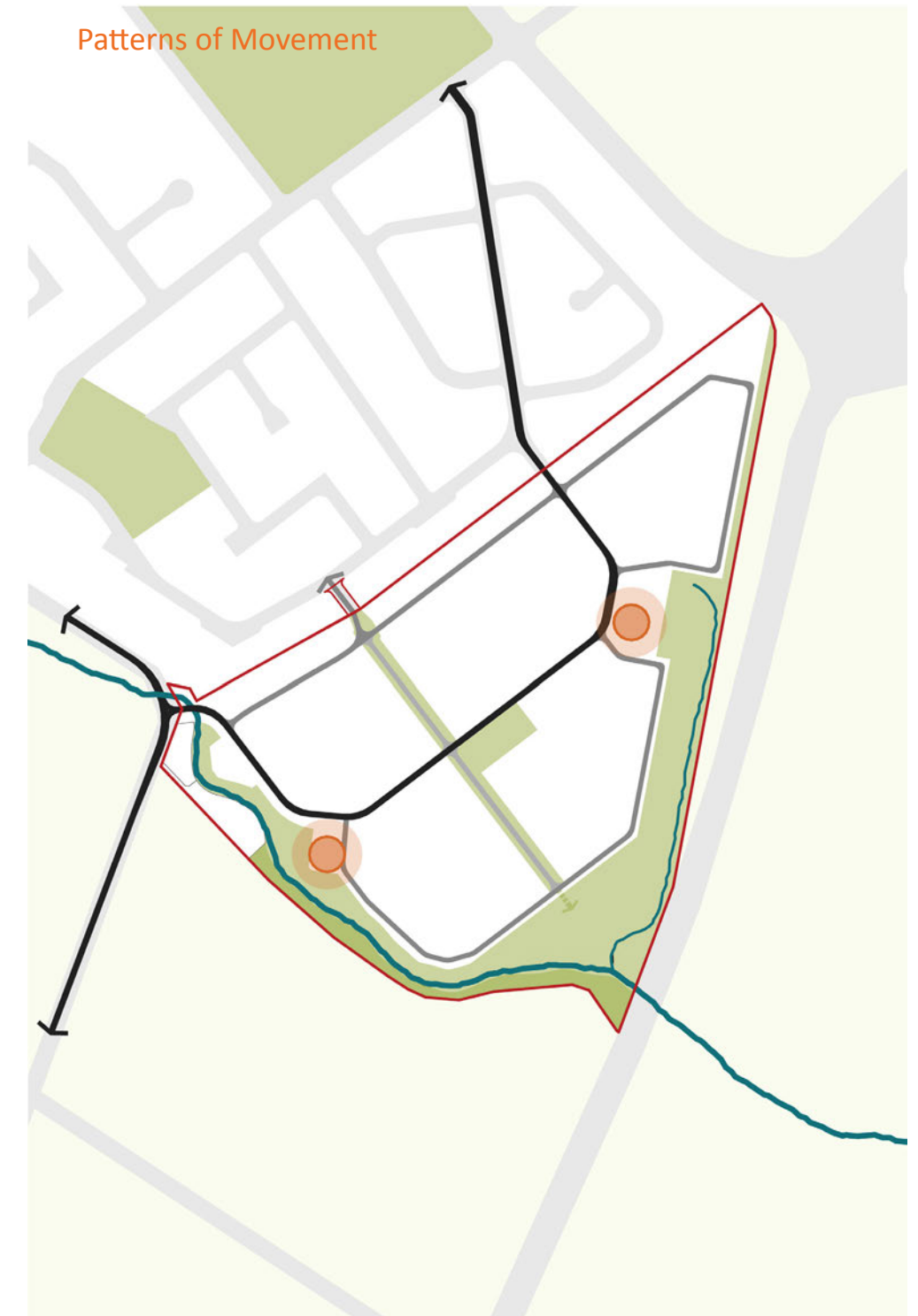
A Cultural Hub with hall and community gardens

Extensive public open space, walkways, and passive and active recreational areas

Connection Points



Patterns of Movement



Structure Plan (Current Version)

Key Elements

The existing floodplain and topography establish the developable area

Also builds on the work undertaken on margins and reserves, nodes and connectivity

The Stormwater Management Area's shape and location create a visual and acoustic buffer to SH2

The Structure Plan guides the more-detailed design for referral and consent

Meets District Plan requirements for structure plans



Developing the Concept

Post-Lodgement

A mix of lot sizes and typologies, and includes:

- » Multi-generational housing options;
- » Comprehensive development options (suitable for kaumatua housing), and
- » Various bedroom numbers.

Up to 450 dwellings in total.

Community, open space and amenity areas including:

- » Community Hub
- » Neighbourhood Centre
- » Village Green
- » Reserve amenity areas



Integrated Development

Adding Value to Flaxmere



Neighbourhood Centre & Playground



Spine Road Link



Community Hub



Pātaka Kai Community Gardens



Open Space Amenity

Edge Treatment



Urban Form



Relationship

Working Together

Like all post-Settlement iwi, HTST will pursue a strategic relationship with Central and Local government – this includes the Hastings District Council

A transactional relationship would do a disservice to the history and mana of Heretaunga Tamatea.

Our relationship is a lot broader than Wairatahi, but the development of Wairatahi is an illustration of our relationship.

Our owners live in perpetuity, therefore we are a natural partner, with an alignment in values

We expect to:

- Open-up opportunities, reduce barriers, build trust – “champions eliminate obstacles”
 - Enact a co-ordinated approach
 - Be consistent, authentic, principled
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Ehara taku toa i te toa takitahi, engari taku toa, he toa takitini

