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## MINUTE 2 OF THE EXPERT PANEL

Invitation to comment  
Arataki [FTAA-2506-1083]  
(15 October 2025)

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[1] This minute addresses invitations to comment on the Application under section 53 of the Fast-track Approvals Act 2025 (the **FTAA**).

[2] In accordance with section 53(2) of the FTAA, the Panel must invite comments from persons listed in sections 53(2) (a) to (n) where relevant. In this regard, the Panel records that sections 53(2)(d) to (g) are not relevant. **Appendix 1** lists the prescribed persons relevant to this project from whom comments must be invited.

[3] Hawkes Bay Regional Council and Hastings District Council have been identified as the relevant local authority pursuant to section 53(2)(a) of the FTAA. For completeness, the Panel invites comments from all relevant parts of these Councils, including its three waters management and traffic managers.

[4] Section 53(2)(h) and (i) of the FTAA state that the owners and occupiers of land to which the Application relates, and the land adjacent to that land, must be invited to comment. Appendix 5 of the *‘Planning Report – Arataki Project – Substantive Application Fast-Track Approvals Act 2024’* dated 18 July 2025, identified the names and addresses of owners and occupiers of the site and the land adjacent to the site. The EPA has also provided its advice to the Panel based on the Guidance Note entitled: *FTA Guidance Material Identifying Adjacent Land*.

[5] After considering the information from the applicant and the advice from the EPA, the Panel has determined that those persons listed in **Appendix 3** should be invited to comment on the Application. **Appendix 2** includes two maps of the adjacent land and **Appendices 3** and **4** list the owners and occupiers of that land.

[6] The Panel has considered section 53(3) of the FTAA and has identified some additional persons whom it considers appropriate to invite to comment on the application. These persons include:

- (a) The owners and/or occupiers of 66 Arataki Road (Arataki Honey), 176 Brookvale Road, 185 Brookvale Road and 137 Brookvale Road (Metlifecare Limited) as it is considered that these properties could reasonably be considered 'adjacent' to the site;
- (b) Te Taiwhenua o Heretaunga, Ruahāpai Marae (Ngāti Hāwea, Ngāti Hori), and Matahiwi Marae (Ngāti Hāwea, Ngāti Kautere) who have been identified as Other Relevant Māori Groups in the Section 18 Report provided to the Panel by the Ministry for Environment;
- (c) Forest and Bird, which the EPA has been advised holds a lease over part of the adjacent property located at 104 Arataki Road; and
- (d) Unison Networks, which is understood to be the local Electricity Network Provider, with infrastructure in close proximity to the site.

These parties are listed in **Appendix 4**.

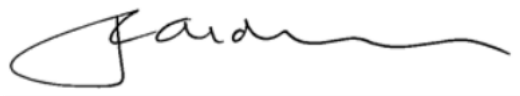
[7] The persons listed in Appendices 1, 3 and 4 will therefore be invited to comment on the Application.

[8] The Panel has identified some matters on which it would like comment from certain parties. These are contained in **Appendix 5**.

[9] This invitation to comment is dated Wednesday, 15 October 2025 and the date for comments is 20 working days from this date (section 54 of the FTAA), namely, Thursday 13 November 2025.

[10] Comments must be filed with the EPA no later than **11.59pm on 13 November 2025** via:

- (a) by email to [substantive@fasttrack.govt.nz](mailto:substantive@fasttrack.govt.nz);
- (b) by post to Private Bag 63002, Wellington 6140 New Zealand; or
- (c) in person to Stewart Dawson's Corner, 366 Lambton Quay, Wellington 6011.

A handwritten signature in black ink, appearing to read 'J Caldwell', with a long, wavy horizontal line extending to the right.

**Jennifer Caldwell**  
Expert Panel Chair

**Appendix 1**  
**Parties invited to Comment under section 53(2) of the Act**

<b>Section of Act</b>	<b>Description from Act</b>	<b>Party identified</b>
53(2)(a)	the relevant local authorities	<ul style="list-style-type: none"> <li>• Hawkes Bay Regional Council</li> <li>• Hastings District Council</li> </ul>
53(2)(b)	the relevant iwi authorities	<ul style="list-style-type: none"> <li>• Ngāti Kahungunu Iwi Inc</li> <li>• Tamatea Pōkai Whenua</li> </ul>
53(2)(c)	<p>any relevant Treaty settlement entities, including, to avoid doubt,—</p> <p>(i) an entity that has an interest under a Treaty settlement within the area to which the substantive application relates; and</p> <p>(ii) an entity operating in a collective arrangement, provided for under a Treaty settlement, that relates to that area</p>	<ul style="list-style-type: none"> <li>• Tamatea Pōkai Whenua, PSGE for the Heretaunga Tamatea Claims Settlement Act 2018</li> <li>• Hawke's Bay Regional Planning Committee</li> </ul>
53(2)(d)	any protected customary rights groups and customary marine title groups whose protected customary rights area or customary marine title is within the area to which the substantive application relates	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
53(2)(e)	any applicant group under the Marine and Coastal Area (Takutai Moana) Act 2011 that is identified in the report prepared under section 18 or 49 and seeks recognition of customary marine title or protected customary rights within the area to which the substantive application	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

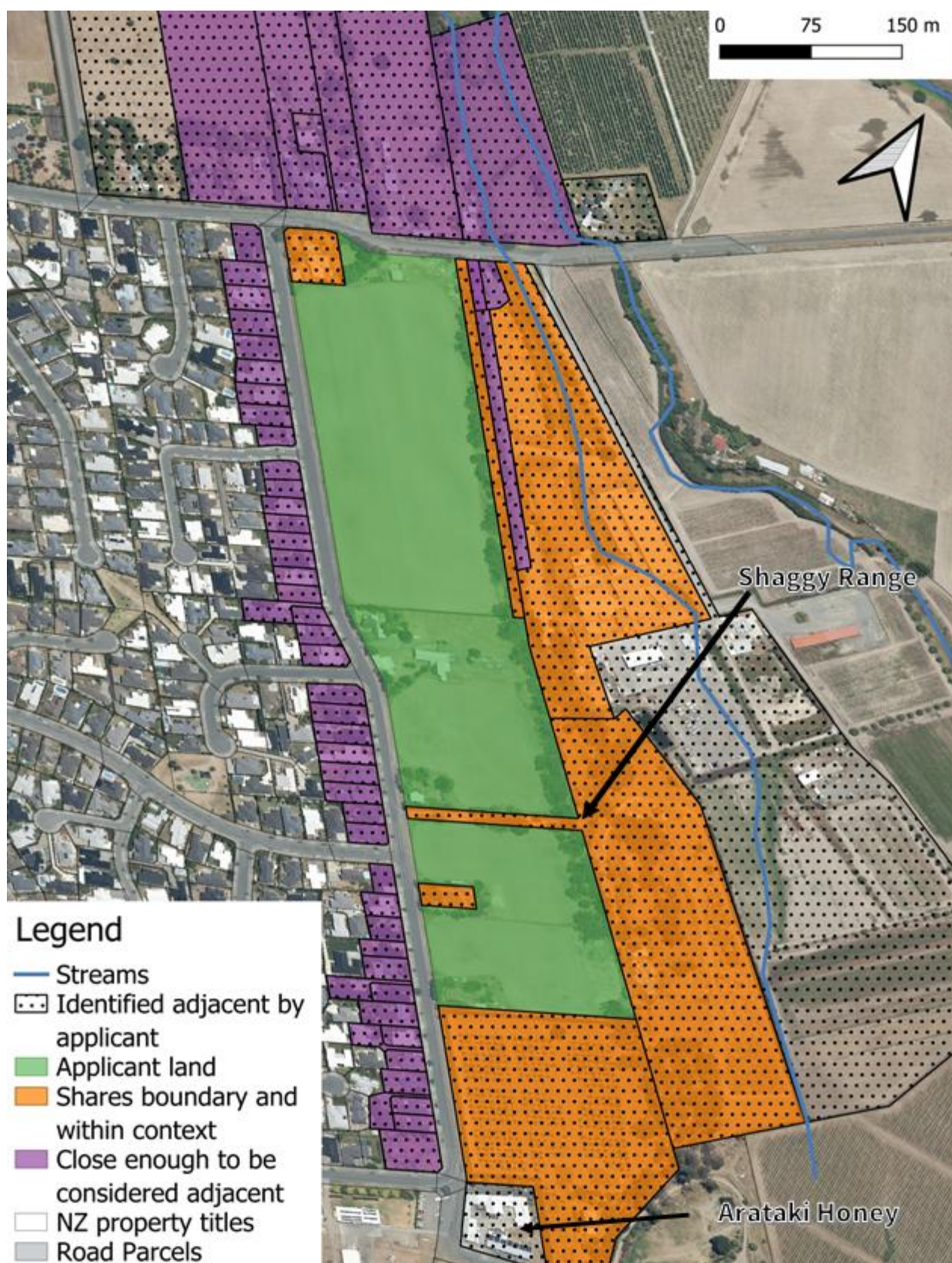
	relates	
53(2)(f)	ngā hapū o Ngāti Porou if the area to which the substantive application relates is within or adjacent to, or the activities to which it relates would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
53(2)(g)	the tangata whenua of any area within the area to which the substantive application relates that is a taiāpure-local fishery, a mātaimai reserve, or an area that is subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
53(2)(h)	owners of the land to which the substantive application relates	<ul style="list-style-type: none"> <li>• <b>See Appendix 2</b></li> </ul>
53(2)(i)	occupiers of the land to which the substantive application relates unless, after reasonable inquiry, an occupier cannot be identified	<ul style="list-style-type: none"> <li>• <b>See Appendix 2</b></li> </ul>
53(2)(j)	the Minister for the Environment and other relevant portfolio Ministers	<ul style="list-style-type: none"> <li>• Minister for the Environment</li> <li>• Minister of Housing</li> <li>• Minister for Infrastructure</li> <li>• Minister for Transport</li> <li>• Minister of Conservation</li> <li>• Minister for Māori Development</li> <li>• Minister for Climate Change</li> <li>• Minister for Building and Construction</li> <li>• Minister of Health</li> <li>• Minister of Education</li> </ul>

		<ul style="list-style-type: none"> <li>Minister for Regional Development</li> </ul>
53(2)(k)	relevant administering agencies	<ul style="list-style-type: none"> <li>Hawkes Bay Regional Council</li> <li>Hastings District Council</li> <li>Ministry for the Environment</li> </ul>
53(2)(l)	any requiring authority that has a designation on land to which the substantive application relates or on land adjacent to that land	<ul style="list-style-type: none"> <li>N/A</li> </ul>
53(2)(m)	<p>if the approvals sought in the substantive application include—</p> <p>(i) an approval described in section 42(4)(a) or (d) (resource consent or designation), the persons and groups listed in clause 13 of Schedule 5:</p> <p>(iv) an approval described in section 42(4)(h) (wildlife approval), the persons listed in clause 4 of Schedule 7:</p>	<ul style="list-style-type: none"> <li>Director General of Conservation</li> <li>No mana whakahono a rohe or JMA applicable.</li> <li>(ii) - (vii) N/A.</li> </ul>
53(2)(n)	any persons or groups specified by the Minister under section 27(3)(b)(iii).	<ul style="list-style-type: none"> <li>N/A</li> </ul>



Appendix 2  
Map of adjacent land – 53(2)(h) and (i) and 53(3)

All dotted properties are included



**Appendix 3**  
**Owners and occupiers of the properties to which the substantive application relates and the land adjacent to that land**

<b>Owners of the land to which the substantive application relates</b>	
<ul style="list-style-type: none"> <li>• 86 Arataki Road</li> <li>• 122 Arataki Road</li> </ul>	<ul style="list-style-type: none"> <li>• 108 Arataki Road</li> </ul>
<b>Owners and occupiers of the adjacent land</b>	
<b>Land that has a common boundary with the land to which the substantive application relates and is considered adjacent:</b>	
<ul style="list-style-type: none"> <li>• Hastings District Council - Brookvale Road</li> <li>• 96 Arataki Road</li> <li>• 9 Albany Lane</li> </ul>	<ul style="list-style-type: none"> <li>• 104 Arataki Road</li> <li>• 174 Brookvale Road</li> <li>• 160 Arataki Road</li> </ul>
<b>Land that does not have a common boundary but is close enough to form part of the context of the application site and could be considered adjacent</b>	
<ul style="list-style-type: none"> <li>• 121 Arataki Road</li> <li>• 119 Arataki Road</li> <li>• 117 Arataki Road</li> <li>• 115 Arataki Road</li> <li>• 113 Arataki Road</li> <li>• 111 Arataki Road</li> <li>• 109 Arataki Road</li> <li>• 107 Arataki Road</li> <li>• 123 Arataki Road</li> <li>• 105 Arataki Road</li> <li>• 103 Arataki Road</li> <li>• 159 Arataki Road</li> <li>• 157 Arataki Road</li> <li>• 155 Arataki Road</li> <li>• 153 Arataki Road</li> <li>• 151 Arataki Road</li> <li>• 149 Arataki Road</li> <li>• 147 Arataki Road</li> <li>• 145 Arataki Road</li> <li>• 91 Arataki Road</li> <li>• 89 Arataki Road</li> <li>• 81B Arataki Road</li> <li>• 87 Arataki Road</li> <li>• 85 Arataki Road</li> <li>• 85A Arataki Road</li> <li>• 87A Arataki Road</li> </ul>	<ul style="list-style-type: none"> <li>• 131 Arataki Road</li> <li>• 133 Arataki Road</li> <li>• 135 Arataki Road</li> <li>• 137 Arataki Road</li> <li>• 139 Arataki Road</li> <li>• 141 Arataki Road</li> <li>• 143 Arataki Road</li> <li>• 83 Arataki Road</li> <li>• 145 Brookvale Road</li> <li>• 161 Brookvale Road</li> <li>• 125 Arataki Road</li> <li>• 155 Brookvale Road</li> <li>• 159 Brookvale Road</li> <li>• 157 Brookvale Road</li> <li>• 163 Brookvale Road</li> <li>• 71 Arataki Road</li> <li>• 73 Arataki Road</li> <li>• 75 Arataki Road</li> <li>• 75A Arataki Road</li> <li>• 77 Arataki Road</li> <li>• 79 Arataki Road</li> <li>• 81 Arataki Road</li> <li>• 81A Arataki Road</li> <li>• 127 Arataki Road</li> <li>• 129 Arataki Road</li> <li>• 93 Arataki Road</li> </ul>



## Appendix 4

### Other parties considered appropriate to invite comment from

<b>Additional land parcels invited to comment</b>
<ul style="list-style-type: none"> <li>• 66 Arataki Road</li> <li>• 176 Brookvale Road</li> <li>• 185 Brookvale Road</li> <li>• 137 Brookvale Road</li> </ul>
<b>Other parties invited to comment</b>
<ul style="list-style-type: none"> <li>• Te Taiwhenua o Heretaunga</li> <li>• Ruahāpai Marae (Ngāti Hāwea, Ngāti Hori)</li> <li>• Matahiwi Marae (Ngāti Hāwea, Ngāti Kautere)</li> <li>• Forest and Bird</li> <li>• Unison Networks (Electricity Network Provider)</li> </ul>

## **Appendix 5**

### **Particular matters that the Panel would like to receive comment on.**

The Panel invites the following parties to comment on all matters that they consider relevant to their jurisdiction and the Panel's consideration of the application. Within that, the Panel seeks comment on the following specific matters.

Hastings District Council

1. Application documents<sup>1</sup> suggest that the proposed subdivision site is well connected to the playground at Meissner Reserve and local schools<sup>2</sup> that can also be accessed by local roads. Meissner Road appears to be a likely route to access those schools. Council is requested to provide comment on any potential traffic effects that may result from the use of that access route, and the extent to which the Integrated Traffic Assessment addresses that matter.
2. The application<sup>3</sup> states that the existing wastewater trunk mains do not have capacity to cater for the Site and that Hastings District Council has budgeted for the procurement and installation of the improvements for the next financial year 2025/2026. Conditions have been proposed to manage this issue. Council is requested to comment on this matter, confirm the likely timing of the wastewater network upgrade, and comment on the appropriateness of the conditions proposed by the Applicant.
3. Council is requested to comment on the appropriateness of the proposed permanent stormwater treatment design, and temporary construction sediment control methodology, with respect to the Source Protection Zone and Heretaunga Plains Confined Aquifer.
4. The application documentation includes a Residential Design Framework (RDF) which is proposed to be utilised by the Council in order to assess compliance and provide future consent approvals in relation to the construction of dwellings. The Council is requested to provide comment on the use of the RDF as a means to assess future compliance (with the RDF effectively used as a replacement for the underlying District Plan provisions of the Rural Plains Production Zone), as well as the role of consent conditions to ensure future compliance and address situations where concept design of future dwellings may not comply with the RDF.

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<sup>1</sup> Assessment of Environmental Effects; Integrated Transport Assessment

<sup>2</sup> Te Mata School; Havelock North Intermediate; Havelock North High School

<sup>3</sup> Assessment of Environmental Effects; Infrastructure Report

5. The Council is requested to provide comment on the proposed use of design standards within the RDF based on the 'Medium Density Residential Standards' (MDRS), which would apply to specific lot types, including the degree to which these proposed standards would deliver built form outcomes consistent with the planned urban built form anticipated across Havelock North and the wider district.