

## **Appendix 7b - REDACTED Consultation Report Attachments**

Mana Whenua Collated Correspondence

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## Attachment 5

### Mana Whenua Collated Correspondence

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[REDACTED]

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**From:** [REDACTED]  
**Sent:** Monday, 9 June 2025 5:46 pm  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** P24-244 - Arataki Fast Track Residential Application - Havelock North  
**Attachments:** Arataki Project Mana Whenua Presentation 2 April 2025.pdf

Kia ora [REDACTED]

Thank you for taking my phone call earlier today regarding this application. We last spoke briefly about the Arataki Project in August / September 2024. The development relates to a comprehensive residential development at 86, 108 and 122 Arataki Road, Havelock North by way of the Fast track process. As we approach lodgement of the Arataki Project application, I wanted to provide you with an update on the project, engagement to date, and outline next steps.

### Project Overview

Key components of the Arataki Project include:

- Applicant: CDL Land NZ Limited
- 171 lot residential subdivision (average lot size ~450m<sup>2</sup>, ranging from 300–900m<sup>2</sup>)
- Stormwater management features:
  - A ~9,000m<sup>2</sup> dry basin at the northern end to attenuate flows
  - Primary discharge to the existing northeast watercourse via a piped network and scruffy dome discharge point (which sits outside the stream extent)
  - Secondary discharge to the HDC managed reticulated system (Arataki Road frontage).
  - Stormwater treatment through swales, raingardens, tree pits, proprietary devices, and polishing via the stormwater basin
- A new roading network connecting to Arataki Road
- A “Green Street” corridor linking the subdivision to the stormwater basin, serving as both a functional and recreational space
- “Play along the way” activity spaces
- A landscape buffer along the eastern and southern rural boundaries

You can view the **latest draft civil and landscape drawings here:** [Click here](#)

I have also attached the presentation that we gave Ruahāpia Marae as it may be helpful to review this document to understand the project more fully.

### Consenting

The application will be processed by an independent panel appointed by the Environmental Protection Agency (EPA) and lodged under the Fast Track Approvals Act. The Arataki Project will be a substantive application which will include the following consent approvals:

- Land use consent
- Subdivision consent
- Discharge consent – Stormwater (development stormwater discharged via an attenuation basin and discharge device)
- Stream Works (discharge device to be constructed within 10m of the stream extent)
- Discharge consent - Contamination (associated with existing dwellings and burn piles)

We are preparing to **lodge the Arataki project application** with the EPA in **early July**.

## Mana Whenua Engagement to Date

Since our initial kōrero, we have contacted Tamatea Pōkai Whenua to assist us with mana whenua engagement. Through TPW, we have sought engagement with several hapu in the area. Two hapu sought early engagement - both Matahiwi and Ruahāpia in 2024 which involved an onsite hui in November 2024. Ruahāpia Marae has since requested further engagement, and an online hui was held to discuss their views in April this year. In response to their feedback:

- CDL has amended the stormwater management approach to enhance treatment quality and committed to post-development monitoring of the system. This updated approach was provided to Ruahāpia for consideration in May 2025. We are currently awaiting their feedback.
- We propose to implement accidental discovery protocols during construction.
- Landscape planting has been reviewed and refined to reflect local context and preferred species.

As we approach the lodgement date, we have asked TPW to facilitate a final opportunity for engagement with all relevant hapū to ensure that no voices are missed in the development of this site. I understand TPW will be sending out a further email this week to this effect.

## Ngāti Kahungunu Engagement

We greatly appreciate all the feedback we have received from mana whenua to date, particularly from Ruahāpia, which has been invaluable in shaping the development to reflect and respond to cultural values.

Should Ngāti Kahungunu wish to provide any further feedback at this stage, we would welcome it alongside the feedback we have already received from the Marae. I appreciate this email provides only a brief overview of the Project. Please let me know if you would like to discuss this further or arrange a hui.

I look forward to hearing back from you.

Ngā mihi,



██████████ | BPlan (Hons)

Senior Associate Planner  
Planning & Urban Design



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**From:** [REDACTED]  
**Sent:** Tuesday, 17 June 2025 10:42 am  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: P24-244 - Arataki - Havelock North - Ruahāpia Mārae / CDL Hui

Kia ora [REDACTED]

Hope you are well. I understand from [REDACTED] that you are keen to catch up to talk through the findings of our stormwater assessment (**email below**)? My phone number is [REDACTED] if it is easier to call in the first instance? Happy to arrange another hui if needed too. Let me know what suits you best.

Attached link below is the latest landscaping plan set for your information:

[Click here](#)

Final engineering plans are being updated over the next two weeks.

Kind regards,  
[REDACTED]



[REDACTED] | BPlan (Hons)

Senior Associate Planner

Planning & Urban Design



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**From:** [REDACTED] <[REDACTED]@woods.co.nz>  
**Sent:** Wednesday, 14 May 2025 11:38 am  
**To:** [REDACTED]  
**Cc:** [REDACTED] <[REDACTED]@cdli.co.nz>; [REDACTED]  
**Subject:** RE: P24-244 - Arataki - Havelock North - Ruahāpia Mārae / CDL Hui

Kia ora tātou,

Further to our hui last month, our stormwater experts have undertaken **further investigation** into the matters raised regarding water quality and water monitoring and we are now able to provide a response. In summary, the proposed stormwater strategy has been updated and **additional measures are proposed** to treat water quality going into sub catchment A which exceeds the council standard requirements. Also, CDL have committed to an ongoing water monitoring programme to ensure that the assets / devices are doing what they should be doing – addressing water quality.

**From:** [REDACTED]  
**Sent:** Wednesday, 14 May 2025 8:15 pm  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** P24-244 - Arataki FT Project - Mana Whenua engagement

Kia ora [REDACTED]

As discussed today, we had meetings with both HDC and HBRC last week to go through the detail of the current application and seek feedback. As part of our discussion, we talked to the mana whenua engagement we have had to date led by Tamatea Pōkai Whenua which included the on site hui late last year with Ruāhāpia and Matahiwi representatives. I understand other hapu were also invited but did not attend.

More recently we provided TPW with additional information about the fast track application and I understand this information was sent out to four hapu seeking engagement. [REDACTED] (Ruahāpia) sought further engagement and we held a hui with [REDACTED] and TPW that included extensive discussion around the stormwater expectations for the development, including exceeding the baseline water quality standards and committing to a programme of monitoring.

Both HDC and HBRC representatives have raised whether other iwi / hapu authorities require engagement and/or follow up:

- HBRC mentioned Ngāti Kahungunu. We first got in contact with [REDACTED] last year and he referred us to talk to the hapu direct.
- HDC mentioned Te Taiwhenua o Heretaunga and Te Uru Herepōra (sorry - spelling?). HBRC also mentioned Te Taiwhenua o Heretaunga.
- HDC also mentioned that Matahiwi should be perhaps contacted again as they are mana whenua of this area.

My understanding is that both HDC and HBRC reps were coming from a constructive and helpful position with their suggestions. However, keen to get your advice here. Should we contact any of these authorities / hapu again? We don't want to miss anyone out that should have their voices heard in the process.

Thanks very much.

Ngā mihi nui,  
[REDACTED]



[REDACTED] | BPlan (Hons)

Senior Associate Planner  
Planning & Urban Design

[REDACTED]

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Christchurch | Queenstown

[REDACTED]

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**From:** [REDACTED]  
**Sent:** Wednesday, 14 May 2025 11:38 am  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: P24-244 - Arataki - Havelock North - Ruahāpia Mārae / CDL Hui

Kia ora tātou,

Further to our hui last month, our stormwater experts have undertaken **further investigation** into the matters raised regarding water quality and water monitoring and we are now able to provide a response. In summary, the proposed stormwater strategy has been updated and **additional measures are proposed** to treat water quality going into sub catchment A which exceeds the council standard requirements. Also, CDL have committed to an ongoing water monitoring programme to ensure that the assets / devices are doing what they should be doing – addressing water quality.

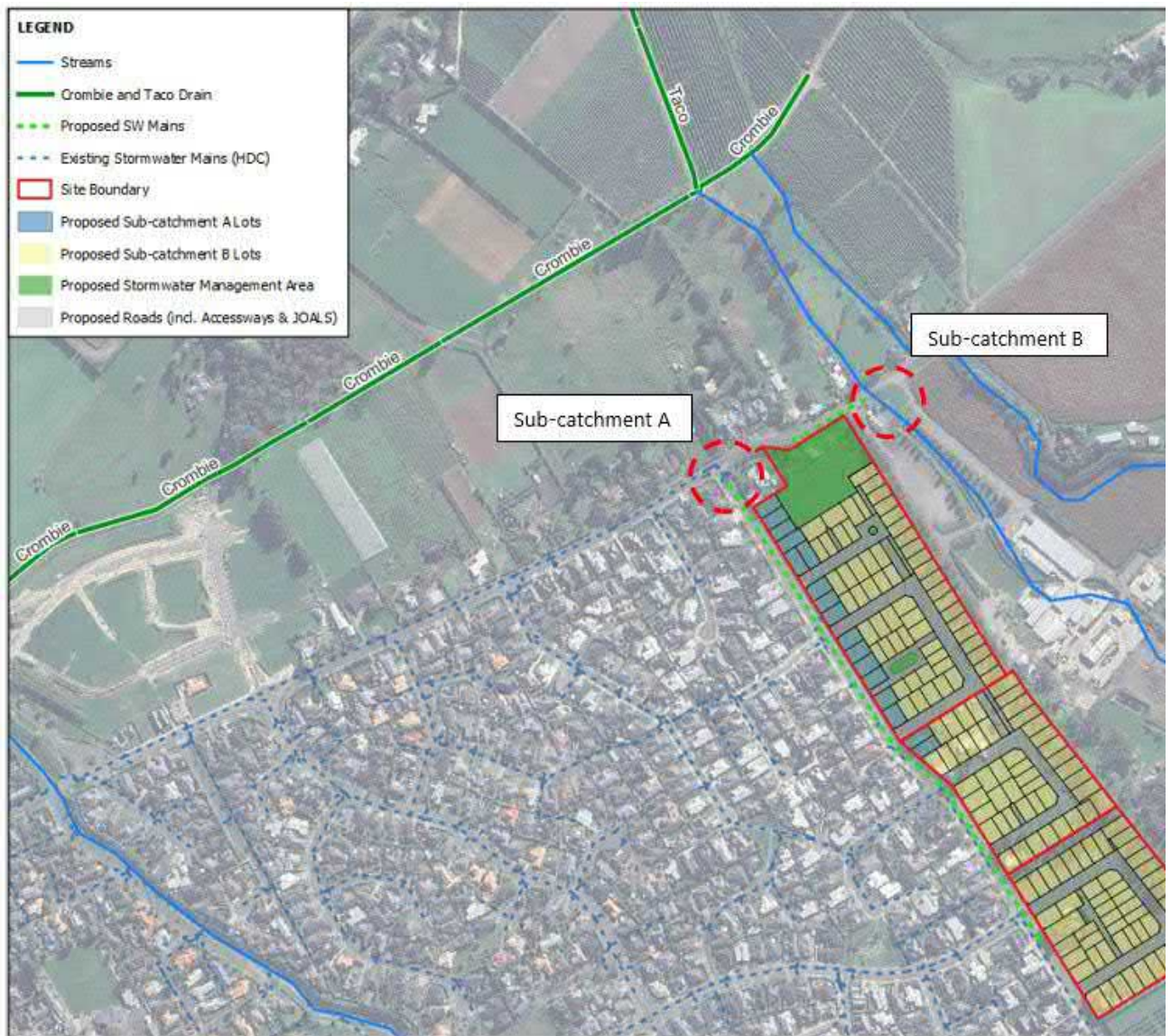
The below email outlines the technical approach for your consideration:

**Response:**

The stormwater strategy that was discussed at the hui consists of the following:

- The proposed development has two discharge locations discharging to two sub catchments





- Lots located within **Sub-catchment A** (catchments highlighted in blue) discharges via kerb outlets to Arataki Road which in turn flows into sumps and into the pipe network which connects to the existing HDC network on Brookvale Rd
  - Primary flows (up to the 5-year+CC event) are piped
  - Secondary flows (both 50-year and 100-year) are conveyed along Arataki Road
- Lots and roads located within **Sub-catchment B** discharges to the 'proposed stormwater basin', which consists of a proprietary device, located within a manhole, and a dry basin
  - Primary flows (up to the 10-year+CC event) are piped and secondary flows (flows greater than 10-year + CC) traverse through internal roads and reserves, ultimately discharging to the stormwater management area
  - The proprietary device provides water quality treatment with the basin also providing polishing of flows
  - The dry basin provides 2-year, 10-year attenuation to match the predevelopment peak flow rates
  - The dry basin also provides 80% of the 100-year pre-dev attenuation of flows
  - The outlet from the basin connects to a stream discharging ultimately to Crombie/ Taco drain
- We understand that water quality is critical to Ruahāpia – **The current standard from HBRC requires 75% total suspended solids removal (TSS), HDC doesn't have a specific water quality treatment standard.**

- The main concern appeared to be around maintenance of the devices and around quantifying the water quality treatment to ensure the devices are performing adequately
- We have considered the best approach for the site and given the opportunities and constraints, our **revised proposal** is as follows:

|                        | Current proposal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Sub-catchment A</b> | <ul style="list-style-type: none"> <li>• In this area, we propose to utilise the intersection build-outs for treatment – i.e., <b>raingardens or tree pits</b>. This is above and beyond the required council standards.</li> <li>• Subject to HDC consultation and agreement. Initial discussion on 6/5/25 was around ongoing cost and maintenance of raingardens. Further detail will be provided to HDC by CDL to enable HDC to make an informed assessment / understand budget requirements. To be resolved prior to lodgement.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Sub-catchment B</b> | <ul style="list-style-type: none"> <li>• Stormwater flows go through a proprietary device prior to discharging to the basin</li> <li>• The proprietary device currently being considered is <b>Atlan Baffle box (TSS removal of 70%), Hynds Upflo filter (TSS removal of 90%)</b>. The device will be dependent on the stormwater network design.</li> <li>• Stormwater flows from Sub-catchment B will go through a treatment train approach of multiple levels of treatment, with the basin providing a polishing touch to the stormwater prior to discharging to the stream</li> <li>• The basin will be shaped to let the water traverse through an internal swale that will also provide a level of treatment/ polishing</li> <li>• With the treatment train approach, depending on the proprietary device chosen, the overall treatment will achieve <b>better than the minimum standards 75% TSS removal rate</b></li> </ul> |

### **Water quality testing**

- With the main concern around ensuring the devices are performing as they should and the treatment rates as suggested are quantified – mana whenua had enquired about testing and monitoring
- The purpose is to gain an understanding of the water quality upstream/downstream of the Arataki Development to satisfy mana whenua requests to demonstrate that the development will not result in adverse effects and proposed stormwater management devices will operate as intended.
- Therefore, the following is proposed:
  - Understand the existing baseline of the stream – this will require testing once a month for the 1<sup>st</sup> 3 months, and once a quarter for the remainder of the year to obtain the trends within 3 locations





- **After the basin is completed and during construction – (4 locations)**
  - Sampling quarterly or following a rainfall event

- **Up to Year 3 following establishment of the device – (4 locations)**
  - Sampling every 6 months / annually – will depend on establishment of devices and wider development.

### Testing Parameters

The following parameters are proposed to be tested:

- Salinity and conductivity (F)
- Temperature (F)
- pH (F)
- Dissolved oxygen (F)
- Turbidity (F)
- Total dissolved solids (F)
- E coli (L)
- Total suspended solids (L)
- Nitrite (NO<sub>2</sub>), Nitrite (NO<sub>3</sub>), Total Oxidised Nitrogen (TON, NO<sub>2</sub> + NO<sub>3</sub>-N), Ammoniacal Nitrogen (NH<sub>4</sub>-N), Total Kjeldahl Nitrogen (TKN), Total Nitrogen (TN) – (L)
- Dissolved Reactive Phosphorus (DRP) - (L)
- Total copper (L), dissolved copper (L)
- Total zinc (L), dissolved zinc (L)
- Dissolved calcium (L), dissolved magnesium (L)
- Total Hardness (L)
- Total Phosphorus (L)

## Summary

We appreciate there is a lot of technical information in this email. We would be happy to set up a **further hui** with you to talk through the information. We hope that the approach taken demonstrates CDL's commitment to our engagement with hapu and ensuring good quality outcomes for the environment. Look forward to talking with you further.

Ngā mihi nui,

on behalf of CDL



## BPlan (Hons)

Senior Associate Planner  
Planning & Urban Design



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**From:** [REDACTED]

**Sent:** Friday, 4 April 2025 9:56 am

To: [REDACTED]



[REDACTED]

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**From:** [REDACTED]  
**Sent:** Friday, 11 April 2025 2:27 pm  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Re: P24-244 - Arataki - Havelock North - Ruahāpia Mārae / CDL Hui

Kia Ora [REDACTED]

Thank you, [REDACTED] for your emails and records.  
The planting plan is a great resource, thank you for sending that through.

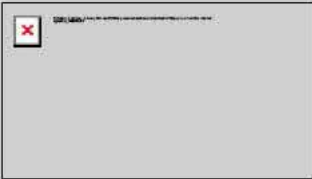
Thank you all for your time and contribution.

I will touch base with you [REDACTED] early next week.

In the meantime, have a great weekend, everyone

Mauri ora

[REDACTED]



*Principal Resource  
Consent Planner*



- [tpw.iwi.nz](mailto:tpw.iwi.nz)

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**From:** [REDACTED] <[REDACTED]@woods.co.nz>  
**Date:** Wednesday, 9 April 2025 at 2:12 pm  
**To:** [REDACTED]  
**Cc:** [REDACTED] <[REDACTED]@cdli.co.nz>  
**Subject:** RE: P24-244 - Arataki - Havelock North - Ruahāpia Mārae / CDL Hui

Kia ora [REDACTED],

Further to our phone call last night, we have been provided with some planting information by [REDACTED] and Te Taiwhenua o Heretaunga representatives for CDL's western development in Iona relating to reserve planting. Please see attached informative spreadsheet. We have provided this



resource to our landscape architects to inform their planting choices for the Arataki project, and to address some of the feedback received at our hui last week. I hope this is helpful.

Ngā mihi,



[Redacted] | BPlan (Hons)

Senior Associate Planner  
Planning & Urban Design



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From: [Redacted]

Sent: Friday, 4 April 2025 9:56 am

To: [Redacted]

Cc: [Redacted] <[Redacted]@cdli.co.nz>; [Redacted]

Subject: P24-244 - Arataki - Havelock North - Ruahāpia Mārae / CDL Hui

Kia ora koutou,

Thank you once again for meeting with us Wednesday evening to discuss the Arataki Extension land residential development project (Project) proposed by CDL Land NZ Limited (CDL). We felt it was a productive and robust kōrero around some important issues for the Ruahāpia Mārae in relation to the potential effects of the Arataki Project on the environment. It was also great to discuss positive aspects of the Project and receive feedback to further refine the Project to address mana whenua aspirations.

In light of this, we felt it would be beneficial to all parties to prepare a summary of the discussion we had to record your feedback and acknowledge the matters raised. Here is a record of the hui below:

**Attendees:**

- [Redacted] Ruahāpia Mārae chair
- [Redacted] Tamatea Pōkai Whenua, Principal RC Planner
- [Redacted] Tamatea Pōkai Whenua, General Manager / Planner
- [Redacted] CDL, General Manager / Senior Development Manager
- [Redacted] Woods, Senior Associate Engineer 3 Waters (CDL)
- [Redacted] Woods, Senior Associate Planner (CDL)

**Overview**

Introductions made. CDL presented an overview of the Project including history of the application, the Fast Track process, the proposed residential development, stormwater approach, and landscaping design. The project involves the following key features:

- 171 lot residential development. Average lot size 450m<sup>2</sup> with sites ranging from 300m<sup>2</sup> to 900m<sup>2</sup>.
- Stormwater management:
  - The proposed stormwater management system will meet the council standards and regulations.
  - A dry basin is proposed at the northern end of the site (~9000m<sup>2</sup>) to provide attenuation to slow down stormwater runoff from the site during rain events.
  - The majority of the water from the site will discharge to the watercourse to the northeast of the site via a pipe network. The remainder of the runoff (from Arataki Road frontage) will discharge to the northwest reticulated network managed by HDC.
  - The proposal involves the use of swales, tree pits and a proprietary device to treat the stormwater quality to 75% suspended solids. The dry basin itself also provides a polishing effect to further treat stormwater.
- New roading network to connect into Arataki Road
- “Green Street” linkage to provide amenity and stormwater functional link between southern part of subdivision and the stormwater basin which will also act as a passive neighbourhood play space outside of rain events.
- Landscape buffer to the rural zoned land to the east and south.

The main matters discussed in relation to the project are set out below:

## 1. Stormwater

- The primary concerns raised about the development related to stormwater management and water quality. Issues discussed:
  - Water quality is critical to Ruahāpia. Historical lack of protection and monitoring of the environment has led to poor water quality in local awa.
  - Ruahāpia want to see developers raise the bar and achieve better water quality than the minimum standards set by council. A 90% (or better!) standard was discussed.
  - Concerns about water quality from Arataki Road and how this will be treated before it goes to the reticulated network.
  - Monitoring of water quality needs to occur to confirm that targets for water quality are being reached. A 5 year period was discussed.
  - Maintenance of assets has been an issue in the District, leading to poor outcomes.
  - Fast Track application is concerning for Ruahāpia given potential for lack of environmental protection
  - Ruahāpia are taking the opportunity to work with developers to get better outcomes for their rohe.
- CDL are long standing developers in the region with a 35-year history. Reputation is important to CDL, and as an overseas investment company, they have OIO obligations that they need to meet. CDL will take on board the issues raised in the hui. Actions to include:
  - Investigate stormwater management options to raise the standard of water quality for both water utilising the dry basin system and water going to the Arataki Road reticulated network.
  - Explore monitoring options / time period / feasibility and confirm an approach
  - Consider what long term maintenance looks like given that the asset will be vested in Council
  - CDL to continue to engage with Ruahāpia on this Project

## 2. Landscaping

- Boffa Miskell have prepared the landscaping scheme for the development with a focus on providing native trees with a balance of exotic species to reflect the character of the area.
- Ruahāpia recommended that CDL seek advice on the native plant selection to confirm culturally and ecologically appropriate.
- TPW can provide a contact point for an expert in indigenous plants to double check selected species.

### 3. Rain tanks

- Query as to whether the site would have reuse rainwater tanks as part of the development.
- These are not required in the council standards. Individual house owners can put tanks in if they choose to.

### 4. Council Reserve Trees

- Confirmed that the majority of the eucalyptus trees are located within the Council reserve.
- Initial indication is that trees should be removed as they are old, present a hazard and there is an opportunity to plant native trees through here.
- CDL will work with Council to reach a resolution on these trees outside of the EPA process.

### 5. Site works

- Ruahāpia raised concerns around the tikanga and archaeological find knowledge for onsite contractors. Discussed recent project where digger driver had not recognised find and had destroyed a pou.
- Recommended that appointed onsite contractors, including operators, are trained in accidental discovery protocol.
- Also discussed having good processes in place to inform and enforce contractor's responsibilities, i.e. onsite meeting reminders.
- TPW can provide contact point for local contractor training to CDL

We trust the above provides a full and accurate record of our hui. Please get in touch if there are any errors or omissions that you would like recorded. We have attached a PDF copy of the presentation for your reference. Please note that a lot of the images in here are still in draft form as we are still working on the proposal and refining as we receive feedback from key stakeholders.

Thanks again for your time, constructive engagement and knowledge. We look forward to working with you on this Project.

Kia pai tō rā whakatā.

Ngā mihi nui,

██████████ on behalf of CDL





WOODS  
EST.1970

# Arataki Extension Fast Track Project

April 2025



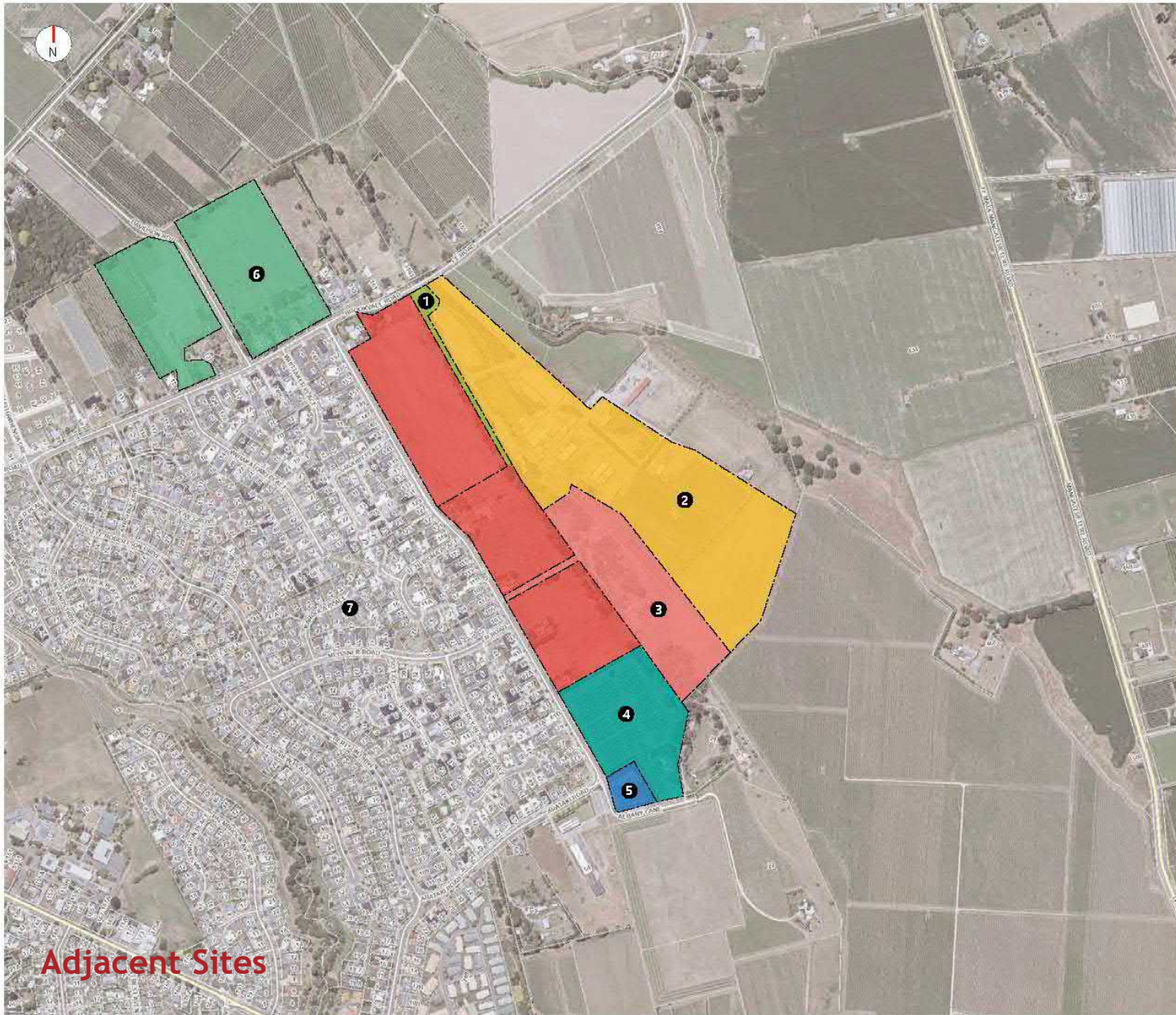


**WOODS**  
EST.1970

# Project Background

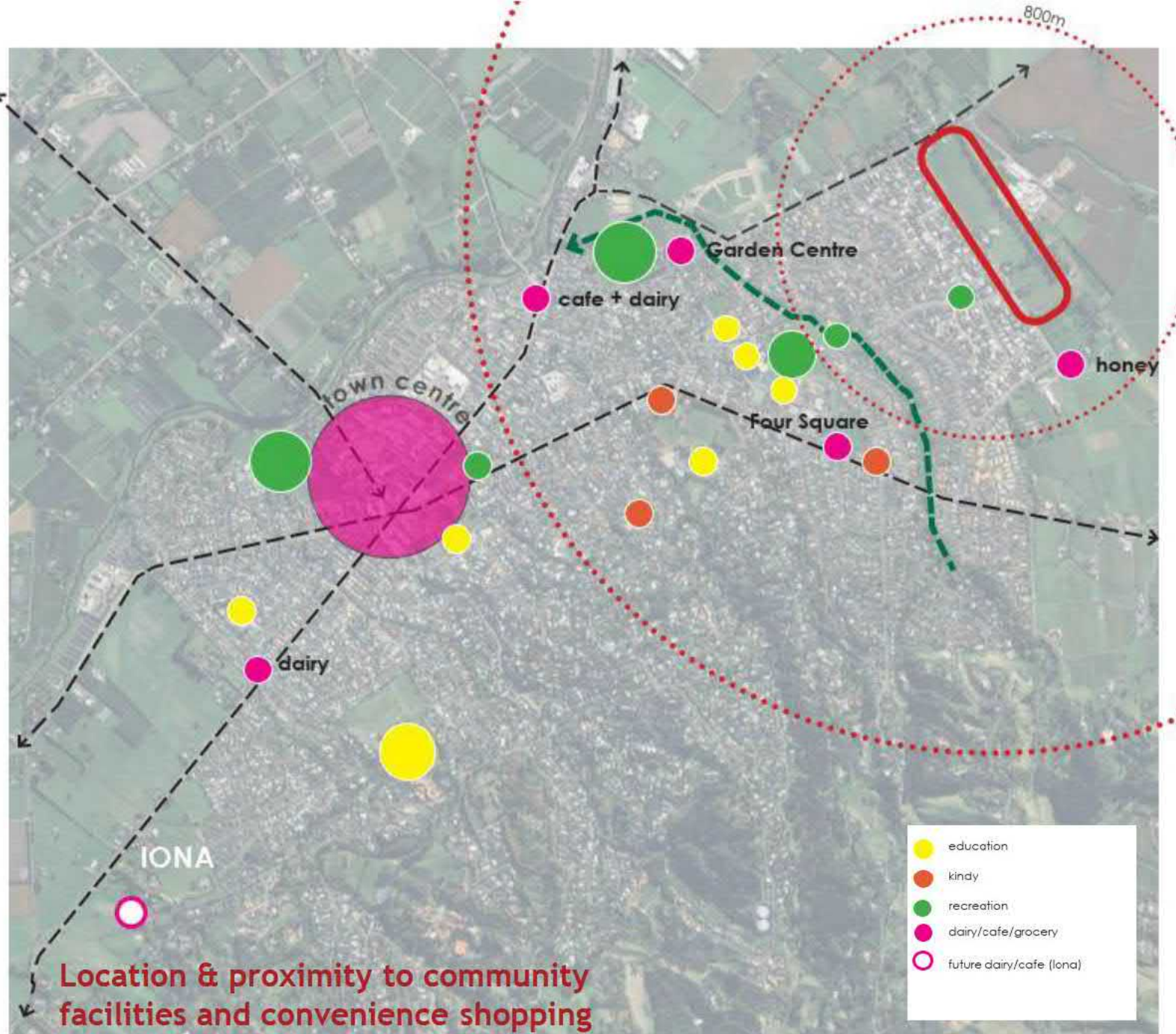






| LEGEND:                                                                               |                                |
|---------------------------------------------------------------------------------------|--------------------------------|
|  | Plan Change Site               |
|  | Council Reserve                |
|  | Brookvale Land Limited         |
|  | Shaggy Range Day Care for Dogs |
|  | Olive Grove                    |
|  | Arataki Honey                  |
|  | Metlifecare Retirement Homes   |
|  | General Residential            |









Site Appraisal Photograph A: Photograph taken from the northeastern corner of Paddock A, looking in a southerly direction.



Site Appraisal Photograph B: Photograph taken from the northwestern corner of Paddock A, looking in a southeasterly direction.



**WOODS**  
Est.1970





Interface with Brookvale Land Limited / Rural Zone



PROJECT BACKGROUND





Arataki Road - looking south to distant views of Te Mata Peak





Arataki Road



**WOODS**  
EST.1970

# Proposed Lot Layout





| REVISION DETAILS |                                 | INT | DATE     | SURVEYED | MIX   |  | <br>BUILDING B, LEVEL 1<br>8 NUGENT ST. GRAFTON,<br>AUCKLAND 1023<br>+64 9 308 9229<br><br>WOODS.CO.NZ | <br>COL LAND NEW ZEALAND LTD | ARATAKI DEVELOPMENT - HAVELOCK NORTH |  |         |                           |  | STATUS | ISSUED FOR INFORMATION | REV |
|------------------|---------------------------------|-----|----------|----------|-------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|--------------------------------------|--|---------|---------------------------|---------------------------------------------------------------------------------------|--------|------------------------|-----|
| 1                | ISSUED FOR INFORMATION          | BLO | 02/03/25 | DESIGNED | WOODS |                                                                                       |                                                                                                                                                                                             |                                                                                                                   | DRAFT                                |  | SCALE   | 1:2000 @ A3               |                                                                                       | 3      |                        |     |
| 2                | BEND BUILDOUTS, POND, RETAINING | BLO | 08/03/25 | DRAWN    | BLO   |                                                                                       |                                                                                                                                                                                             |                                                                                                                   |                                      |  | COUNCIL | HASTINGS DISTRICT COUNCIL |                                                                                       |        |                        |     |
| 3                | UPDATED SCHEME PLAN AND POND    | BLO | 17/03/25 | CHECKED  | -     |                                                                                       |                                                                                                                                                                                             |                                                                                                                   |                                      |  | DWG NO  | P24-244-00-9010-SK        |                                                                                       |        |                        |     |
|                  |                                 |     |          | APPROVED | -     |                                                                                       |                                                                                                                                                                                             |                                                                                                                   |                                      |  |         |                           |                                                                                       |        |                        |     |

PROPOSED LOT LAYOUT PLAN





WOODS  
Est.1970

CONCEPT PLAN





Yield - 180 lots approx



WOODS  
EST.1970

# Stormwater



## LEGEND

- Watercourses
- Crombie and Taco Drain
- Proposed SW Mains
- Existing Stormwater Mains (HDC)
- Development Extent
- Existing Catchments
  - East Sub-catchment
  - West Sub-catchment
  - Arataki Road Catchment

Draft



WOODS  
EST.1970

STORMWATER DESIGN



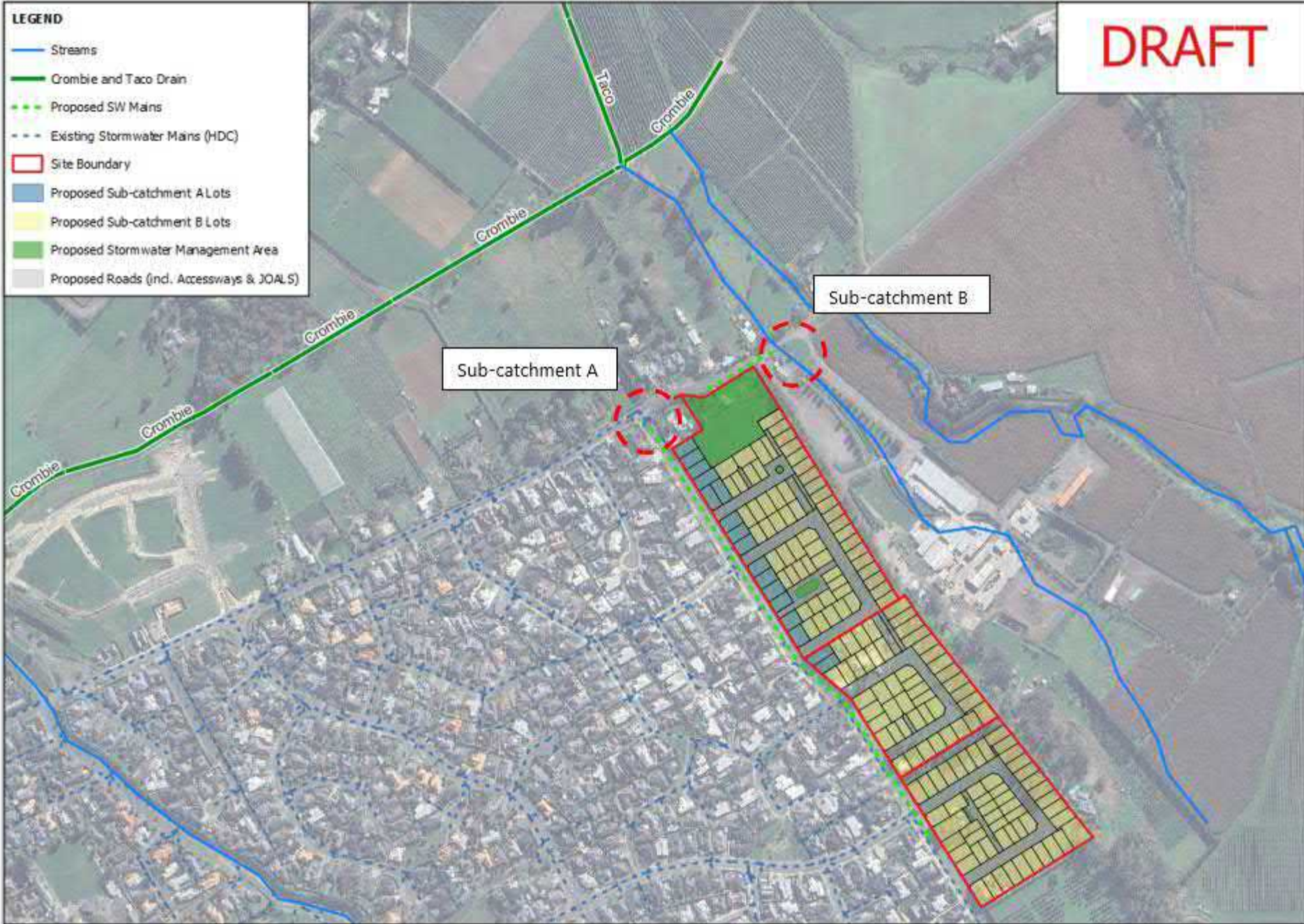
**LEGEND**

- Streams
- Crombie and Taco Drain
- Proposed SW Mains
- Existing Stormwater Mains (HDC)
- Site Boundary
- Proposed Sub-catchment A Lots
- Proposed Sub-catchment B Lots
- Proposed Stormwater Management Area
- Proposed Roads (incl. Accessways & JOALS)

DRAFT



WOODS  
EST.1970



STORMWATER DESIGN







WOODS  
Est.1970

# Landscape Design



**WOODS**  
Est.1970



## KEY FEATURES

- ① STORMWATER RESERVE
- ② LINK TO ARATAKI RD
- ③ CUL-DE-SAC COURTYARD
- ④ MID-BLOCK CROSSING
- ⑤ CENTRAL JOAL AND COMMUNAL SPACE
- ⑥ GREEN STREET WITH 'PLAY ALONG THE WAY'
- ⑦ TYPICAL JOAL WITH OPEN SPACE
- ⑧ EASTERN JOAL
- ⑨ BOUNDARY PLANTING
- ⑩ SHARED PATH CROSSING
- ⑪ POTENTIAL FUTURE BUS STOP

## LEGEND

|  |                         |  |                     |
|--|-------------------------|--|---------------------|
|  | EXISTING TREES RETAINED |  | INDICATIVE DRIVEWAY |
|  | PROPOSED TREES          |  | LIGHT POLES         |
|  | PLANTING                |  | BOLLARD LIGHTING    |
|  | GRASS                   |  | 10m NO BUILD ZONE   |
|  | PLAY ALONG THE WAY      |  | SITE BOUNDARY       |
|  | CONCRETE                |  |                     |
|  | HOGGIN                  |  |                     |
|  | ASPHALT                 |  |                     |

To be confirmed / added:  
 - Existing trees retained from Arataki report  
 - Stormwater analysis for Arataki Rd  
 - Littering  
 - Bus stop location  
 - Crossing location near Brookvale Rd  
 - Hedge path around reserve to 2m for access



DESIGN INTENT

Planting is used to integrate the development into the context and provide amenity in the streets and joals. There are three broad planting areas that perform different roles.

- STREET / JOAL**

Low maintenance, low-growing, drought tolerant, predominantly native shrubs and grasses.
- STORMWATER RESERVE**

Swathes of low growing predominantly native grasses, flaxes and ground covers. Provide clear sight lines across the reserve. Some clusters of native trees with occasional fruit and exotic specimen trees.
- BUFFER PLANTING**

5m wide shrub planting with predominantly native species. Clusters of native trees and larger shrubs, while still allowing views to the wider landscape. Occasional exotic feature trees.



INDICATIVE SPECIES



DWARF FLAX  
*Phormium 'Emerald Gem'*



MIKOIMIKOI  
*Libertia ixioides*



COPROSMA ACEROSA  
*spp.*



MARLB. ROCK DAISY  
*Pachystegia insignis*



FARIY IRIS  
*Diets grandiflora*



RED TUSOCK  
*Chionacloa rubra*



WĪ  
*Poa cita*



MAKURA  
*Carex secta*



RENGARENGA  
*Arthropodium cirratum*



OIOI  
*Apodasmia similis*



LEMONWOOD  
*Pittosporum eugenoides*



TOETOE  
*Cortaderia fulvida*



KOROMIKO  
*Hebe stricta*



HARAKEKE  
*Phormium tenax*



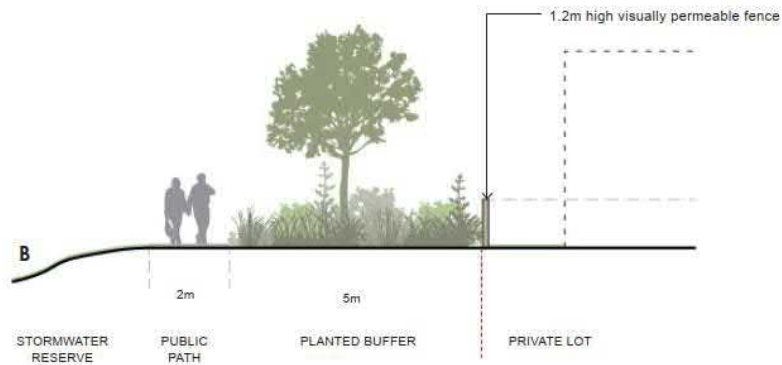
KAHAKAHA  
*Astelia nervosa*

# LANDSCAPE DESIGN

DRAFT

## DETAIL PLANS

### STORMWATER RESERVE SECTIONS







**WOODS**  
EST.1970

DRAFT

GREEN STREET - 18m

PLAY ALONG THE WAY

Add driveways to south  
Conform brumacking

# LANDSCAPE DESIGN



## STREET TYPOLOGIES

### JOAL - 6m



The jointly owned access lots are 5m wide and adjacent to a 10m wide council green space, forming a wide, vegetated laneway.

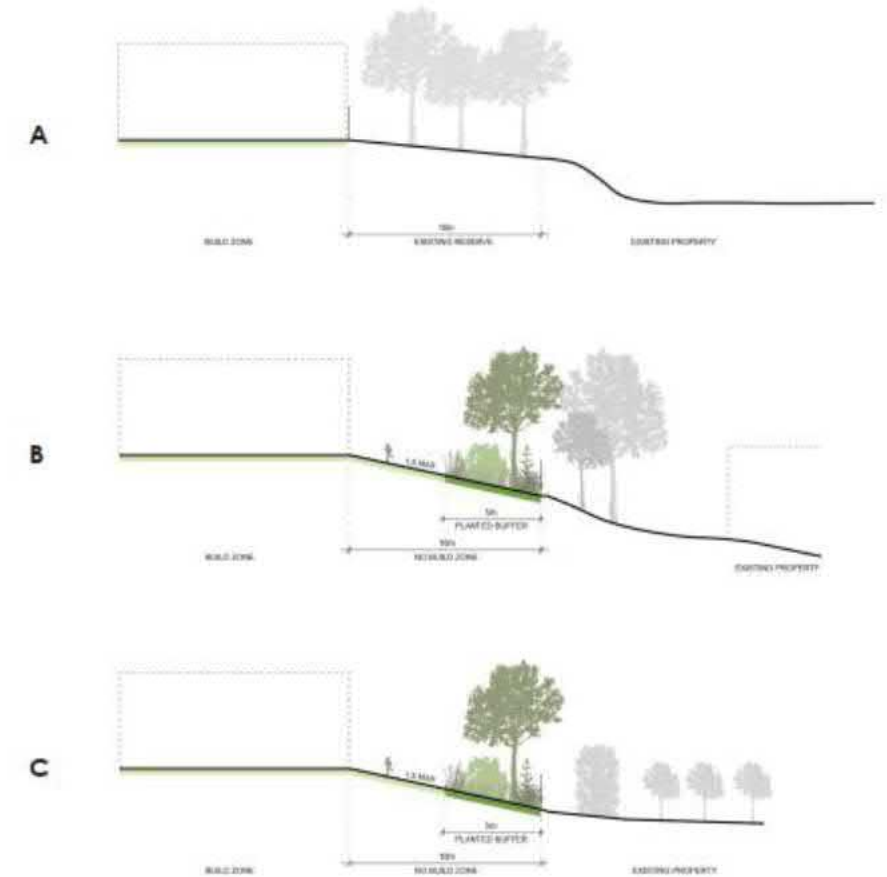
As part of the green pedestrian link, playful features are integrated into the council reserve.



SCOTT MCKELL | ARKADIA DEVELOPMENT  
13

## DRAFT

## BOUNDARY SECTIONS



SCOTT MCKELL | ARKADIA DEVELOPMENT  
20





**WOODS**  
EST.1970

# Consultant Team

# EXPERT CONSULTANTS



| Discipline                  | Consultant         | Contact    |
|-----------------------------|--------------------|------------|
| Ecology                     | Boffa Miskell      | [REDACTED] |
| Landscape Visual Assessment | Boffa Miskell      | [REDACTED] |
| Landscape Architecture      | Boffa Miskell      | [REDACTED] |
| Geotech                     | CMW                | [REDACTED] |
| Acoustic                    | Decibel Ltd        | [REDACTED] |
| RMA Legal                   | Ellis Gould        | [REDACTED] |
| Transport                   | Flow               | [REDACTED] |
| Soils Assessment            | Fruition           | [REDACTED] |
| Economics                   | Property Economics | [REDACTED] |
| Contamination               | SQN Consulting     | [REDACTED] |
| Urban Design                | Urban Acumen       | [REDACTED] |
| Civil Design                | Woods              | [REDACTED] |
| Planning                    | Woods              | [REDACTED] |
| Survey                      | Woods              | [REDACTED] |
| 3 Waters                    | Woods              | [REDACTED] |
| Heritage / Archaeology      | CFG                | [REDACTED] |





**From:**

**To:**

**Subject:**

14 March 2025 8:25 am

Re: P24-244 - Arataki Extension Land - Havelock North - Residential Concept Plan /  
Hapu Engagement  
Fast Track Subdivision Concept DRAFT v5[56].pdf

**Attachments:**

Kia Ora

Thank you so much for your patience. Sorry work has been busy, but we are getting there.  
Here are my intended actions to do asap

1. I will send out the summary of the development with the attached plan.
2. I will also ask the question if they need the applicant to explain the proposal being on Fast track.
3. If they wish to hear from you, then I will need preferences for availability on the following dates.
  - a. Either the Tuesday 25<sup>th</sup> March or the Wednesday 2<sup>nd</sup> April
  - b. Time: 5.30pm – 7.30pm
  - c. Venue ; to be confirmed

This also gives them the opportunity to see if anyone wishes to host. But we have our offices in town, 117 Heretaunga St West for Hui and presentations. So, I will touch base on that.

4. I will invite the same two Marae who showed up last time and 2 additional Marae. One of these is a Hapu, to be the direct descendent of the Havelock area.

- 5.

- a.

- b.

We can help facilitate /navigate the Marae hosting for you.  
We have our offices available readily available anyway, just need to check availability.

At your confirmation, the draft email notification will be next, and we can go from there.

Let me know what you think of that if any other matters I have missed.

Mauri ora



  
Principal Resource  
Consent Planner

- [tpw.iwi.nz](mailto:tpw.iwi.nz)

---

**From:**  <@woods.co.nz>

**Date:** Tuesday, 11 March 2025 at 4:08 pm

**To:** 

**Subject:** RE: P24-244 - Arataki Extension Land - Havelock North - Residential Concept Plan / Hapu Engagement

Afternoon ,

As per our discussion last Friday, we would welcome a hui with the hapu to discuss the Fast Track process and share information about the Arataki project. Might be a nice idea to share some kai given the time of day too?

Dates that would work for our team:

- Tuesday 25<sup>th</sup> March
- Tuesday 1<sup>st</sup> April
- Wednesday 2<sup>nd</sup> April
- Tuesday 8<sup>th</sup> April
- Wednesday 9<sup>th</sup> April

Look forward to hearing back from you.

Nga mihi,  




 | BPlan (Hons)  
Senior Associate Planner  
Planning & Urban Design



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---

**From:** [REDACTED]  
**Sent:** Tuesday, 4 March 2025 7:23 am  
**To:** [REDACTED]  
**Cc:** [REDACTED] <[REDACTED]@cdli.co.nz>; [REDACTED]@woods.co.nz>  
**Subject:** RE: P24-244 - Arataki Extension Land - Havelock North - Residential Concept Plan / Hapu Engagement

Tēnā kōrua [REDACTED],

Thanks again for meeting with us to discuss CDL's proposed Fast Track residential development project at Arataki Road. As discussed, I have put together a summary of the project below for you to pass on to the hapu representatives. We are keen to meet with the reps again to take them through the updated project application and build on the discussions we have had to date.

**Project Background:**

- CDL is the developer of the Iona residential subdivision to the southwest of Havelock and the company has been involved in residential development in Hawkes Bay for many years. CDL purchased the Arataki Extension land several years ago. The site involves several land holdings in the block comprising the properties at 86, 108 and 122 Arataki Road – see attached aerial photo.
- In 2024, the project team were progressing a plan change application to convert the land from Rural Production zone to Havelock North General Residential zone to mirror the existing development on the western side of Arataki Road. We met with several hapu reps late last year to talk to this development. At the time, the project had just been placed on the Fast Track (FT) Project list. CDL have decided switch tack and instead proceed down the FT planning pathway to seek approval to the residential development of the land.
- In line with the FT requirements, the project will now involve the development of a full resource consent type application with project scheme plans, full design, planning framework, supporting expert advice and reporting, and consultation with key stakeholders.





- Green edge provided to east and south to provide appropriate amenity transition to the rural / urban edge.
- All required infrastructure and servicing will be established with tie ins to the existing network.
- Full suite of expert reporting to be completed to support the development
- Engagement with council officers and infrastructure stakeholders to inform design outcomes
- We have held meetings with council officers over the past three weeks to take them through the concept plan. The feedback received has further informed the design.

## Next Steps

Based on the above, we would like to **engage with hapu representatives** again to talk through the current concept plan for the site. This is more detailed than the plans that were discussed at the last hui. In this regard, we would appreciate Tamatea Pōkai Whenua passing on this information to the reps and facilitating a suitable meeting time (onsite) with the hapu. As mentioned, CDL are working to tight timeframes. We understand that the future hui will likely be outside of 'normal' work hours to suit.

Many thanks again for your time. Looking forward to working with everyone to get a great outcome for this landholding and the rōhe.

Ngā mihi nui,



BPlan (Hons)

Senior Associate Planner  
Planning & Urban Design



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Christchurch | Queenstown

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[REDACTED]

---

**From:** [REDACTED]  
**Sent:** Friday, 7 March 2025 11:42 am  
**To:** [REDACTED]  
**Subject:** Re: P24-244 - Arataki Extension Land - Havelock North - Residential Concept Plan / Hapu Engagement

Kia Ora [REDACTED]

My apologies for the delay getting back to you.

Thank you for your email and update.

I aim to have a look at this today and will ring you to discuss our thoughts.

Thanks for your patience and understanding.

Nga mihi

[REDACTED]

|                                                                                                                 |                                                                        |                                                                       |
|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-----------------------------------------------------------------------|
|  <p>Tamatea Pōkai Whenua</p> | <p>[REDACTED]</p> <p><i>Principal Resource<br/>Consent Planner</i></p> | <p>[REDACTED]</p> <p>- <a href="mailto:tpw.iwi.nz">tpw.iwi.nz</a></p> |
|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-----------------------------------------------------------------------|

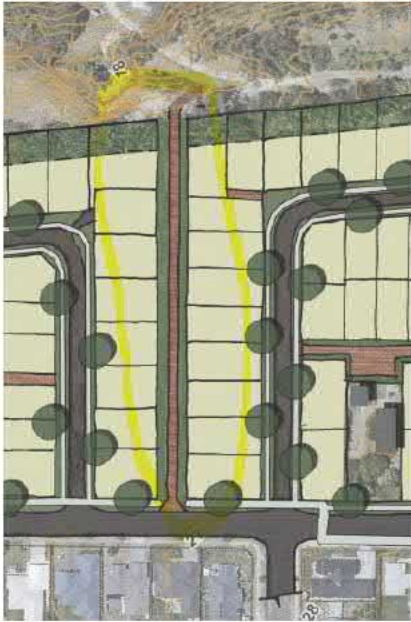
---

**From:** [REDACTED] <[REDACTED]@woods.co.nz>  
**Date:** Tuesday, 4 March 2025 at 7:35 am  
**To:** [REDACTED]  
**Subject:** RE: P24-244 - Arataki Extension Land - Havelock North - Residential Concept Plan / Hapu Engagement

Kia ora [REDACTED],

I've just sent you through a revised email to forward on to hapu. Please note that the concept plan has developed further since we last met with you to address these key matters:

- Shaggy Range driveway which dissects the site – we have made the call to leave this driveway in its current location as negotiations with the owners will take time and they wish to retain the status quo. We have built in some design adaptability to allow for the driveway to shift to the south of the CDL land area if a negotiation comes about.



- We initially had three stormwater devices shown in the concept plan. For various reasons, we have made the decision to have one large basin at the northern end of the development. Factors include the Shaggy Range driveway change, council's ability to maintain devices going forward, practical function of the spaces, and required stormwater design parameters. Instead, we have developed a "green street" concept into the plan to provide for both overland flow and green spaces through the centre of the development. Our landscape architect is working through how these spaces may work and what they look like. See red area indicated on the image below.



Any questions, feel free to give me a bell.

Kind regards,





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---

**From:** [REDACTED]  
**Sent:** Monday, 24 February 2025 6:56 pm  
**To:** [REDACTED] <[REDACTED]@woods.co.nz>  
**Subject:** Re: P24-244 - Arataki Extension Land - Havelock North - Residential Concept Plan / Hapu Engagement

Hi [REDACTED]  
No problem, suits me well 😊 I probably won't get to it till Friday  
Let me know  
[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@woods.co.nz>  
**Date:** Monday, 24 February 2025 at 3:20 pm  
**To:** [REDACTED] >  
**Subject:** RE: P24-244 - Arataki Extension Land - Havelock North - Residential Concept Plan / Hapu Engagement

Afternoon [REDACTED],

If you haven't already sent out the email, would you mind holding off until Wednesday? We have made some changes to the scheme plan and it would be good to have the latest version sent out.

Many thanks, nga mihi,  
[REDACTED]



[REDACTED] | BPlan (Hons)

Senior Associate Planner  
Planning & Urban Design

[REDACTED]

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---

**From:** [REDACTED] >  
**Sent:** Wednesday, 19 February 2025 8:36 am  
**To:** [REDACTED] <[REDACTED]@woods.co.nz>; [REDACTED] >  
**Cc:** [REDACTED] >; [REDACTED] <[REDACTED]@cdli.co.nz>  
**Subject:** Re: P24-244 - Arataki Extension Land - Havelock North - Residential Concept Plan / Hapu Engagement

Kia Ora [REDACTED]

Thanks for your email and attachment.

I will certainly aim to distribute this to the Marae reps who showed up last time and to another Hapu that was absent at the site visit.

My aim is to do this early next week, mainly because the same Marae are attending to a proposed rezoning & development in Hastings and are continuing conversations this week.

To give them a bit of room, I will send your information out next Monday and will cc you into it.

Let me know if you have any concerns or questions.

Nga mihi

[REDACTED]



---

**From:** [REDACTED] <[REDACTED]@woods.co.nz>

**Date:** Monday, 17 February 2025 at 12:22 pm

**To:** [REDACTED]

**Cc:** [REDACTED] <[REDACTED]@cdli.co.nz>

**Subject:** P24-244 - Arataki Extension Land - Havelock North - Residential Concept Plan / Hapu Engagement

Tēnā kōrua [REDACTED]

Thanks again for meeting with us last week to discuss CDL's proposed Fast Track residential development project at Arataki Road. As discussed, I have put together a summary of the project below for you to pass on to the hapu representatives. We are keen to meet with the reps again to take them through the updated project application and build on the discussions we have had to date.

**Project Background:**

- CDL is the developer of the Iona residential subdivision to the southwest of Havelock and the company has been involved in residential development in Hawkes Bay for many years. CDL purchased the Arataki Extension land several years ago. The site involves several land holdings in the block comprising the properties at 86, 108 and 122 Arataki Road – see attached aerial photo.
- In 2024, the project team were progressing a plan change application to convert the land from Rural Production zone to Havelock North General Residential zone to mirror the existing



In line with the FT requirements, the project will now involve the development of a full resource consent type application with project scheme plans, full design, planning framework, supporting expert advice and reporting, and consultation with key stakeholders.

- In line with the FT requirements, the project will now involve the development of a full resource consent type application with project scheme plans, full design, planning framework, supporting expert advice and reporting, and consultation with key stakeholders.



## The Fast Track Project

Overall aim is to provide a quality residential housing development to tie in to existing residential area on western side of Arataki Road and provide an appropriate transition to the adjacent rural interface to the east and south.

- CDL propose to develop the site with residential housing in line with the council's policy framework.
- Current Concept Plan developed by Urban Acumen with input from expert consultants – see **attached document**.
- Approximately 170 lots proposed with 300m<sup>2</sup> – 700m<sup>2</sup> site sizes
- Proposed new local roads and upgrade of Arataki Road. Linkages proposed to existing shared path network.
- Stormwater devices to provide dual function of stormwater management and amenity spaces
- Green edge provided to east and south to provide appropriate amenity transition to the rural / urban edge.
- All required infrastructure and servicing will be established with tie ins to the existing network.
- Full suite of expert reporting to be completed to support the development
- Engagement with council officers and infrastructure stakeholders to inform design outcomes
- We have held meetings with council officers over the past week to take them through the concept plan. The feedback received has further informed the design and we are developing up a full scheme plan this week.

### Next Steps

Based on the above, we would like to **engage with hapu representatives** again to talk through the current concept plan for the site. This is more detailed than the plans that were discussed at the last hui. In this regard, we would appreciate Tamatea Pōkai Whenua passing on this information to the reps and facilitating a suitable meeting time (onsite) with the hapu. As mentioned, CDL are working to tight timeframes. We understand that the future hui will likely be outside of 'normal' work hours to suit.

Many thanks again for your time. Looking forward to working with everyone to get a great outcome for this landholding and the rōhe.

Ngā mihi nui,



██████████ | BPlan (Hons)

Senior Associate Planner  
Planning & Urban Design



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From:

To:

Subject:

Re: Arataki Extension Land, Havelock North - Mana Whenua / CDL consultation

Kia Ora

We are good thanks, it is great weather, but I'm still waiting for the hot summer 😊

For a team's meeting, it is a busy week in the afternoon.

But we have some time in the morning of either Wednesday or Thursday, about 10am is good at this stage.

If you could send us a meeting request, we can go from there.

It would be good to have a chat then

Nga mihi

---

From: <woods.co.nz>

Date: Friday, 7 February 2025 at 11:44 am

To:

Cc: <cdli.co.nz>

Subject: RE: Arataki Extension Land, Havelock North - Mana Whenua / CDL consultation

Kia ora,

I hope you are both keeping well. Hasn't it been a glorious summer!

I am keen to update you on the Arataki extension land project. CDL have confirmed last week that they would like to proceed with a fast-track project for the land. It would be great to talk this over with you next week (via phone). Also keen to know if you heard any further feedback from the reps we met on site last year and whether they received any comments from their hapu?

Look forward to talking to you soon.

Nga mihi nui,



BPlan (Hons)

Senior Associate Planner  
Planning & Urban Design



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---

**From:** [REDACTED] >  
**Sent:** Thursday, 7 November 2024 11:16 am  
**To:** [REDACTED] <[REDACTED]@woods.co.nz>; [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Re: Arataki Extension Land, Havelock North - Mana Whenua / CDL consultation

Kia Ora [REDACTED] and team

Thank you for your email and summary.

I have emailed it to the Marae reps for feedback and comment, and will hopefully respond back to you when we hear from them, in the next week or two.

Will touch base in due course

Nga mihi

[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@woods.co.nz>  
**Date:** Wednesday, 6 November 2024 at 12:59 PM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Arataki Extension Land, Havelock North - Mana Whenua / CDL consultation

Tēnā kōrua [REDACTED],

Thanks again for arranging the hui with mana whenua on Monday afternoon to discuss the future residential project at Arataki Road. We really appreciate everyone taking time out of their day to meet with us. I've put together a rough summary of the matters discussed below for a record. Please feel free to pass this email on to hapu reps so that they can liaise with their whānau.

**Attendees:**

- [REDACTED] Tamatea Pōkai Whenua
- [REDACTED] - Tamatea Pōkai Whenua
- [REDACTED] - Ruahapia Marae
- [REDACTED] - Matahiwi Marae
- [REDACTED] - advising Matahiwi Marae
- [REDACTED] - CDL Development Manager
- [REDACTED] - Woods Planner (on behalf of CDL)

**Hui Summary**

**Project Background:**



- CDL have been involved in development in the Hawkes Bay for many years and it was good to connect with local hapu on the whenua and discuss the future residential development of the Arataki Extension block land (~11ha).
- CDL are land developers who typically undertake the subdivision of land and put in place the main infrastructure to support future residential development. The land is then typically sold to house builders who construct the building form.
- To date we have been exploring a plan change process to rezone the property from Plains Production Zone to a general residential zoning. We were at the point of commencing full engagement with the Council, mana whenua and the community before placing the project on hold when we found out the land has been included on the Fast Track Projects list.
- CDL intend to investigate the costs / benefits of using the fast track process. Noted that the Fast Track option will involve a lot more work and design to achieve the application standard required for fast track. A Plan Change is a simpler process.

#### **Key Matters Discussed:**

- Recognised the level change between the land and neighbouring Plains Production zoned land to the east (old Te Mata Mushroom site). The elevation provides a natural boundary to the urban area of Havelock North.
- No watercourses on the land or adjacent to the land.
- Crossfall of land to the northeast.
- High level stormwater concept has been explored. Likely to have dry basin or wetland/swale management to deal with stormwater retention and water quality.
- Noted that water quality is an important issue for mana whenua. Water departing the land needs to be clean. Mana whenua would be interested to have access to any monitoring reports in the future.
- Discussed the council reserve strip / buffer area which sits between the site and neighbouring Plains Zone. Currently scruffy area with mature gum trees. Looking at opportunities to use this space as a public recreation trail. May have to remove gums due to age / falling branches concern. Opportunity to retain some planting or start afresh. Council willing to work with CDL.
- Mana whenua want to see a quality neighbourhood that is a place where future tamariki can enjoy. Social spaces and native trees (i.e. karaka) to improve the neighbourhood. Concept of providing future residential development that is a good place to live and be in.

In summary, overall view was to encourage meaningful engagement with hapu. Noted that Hapu need time to respond. At this stage of the project it would be good to understand if there is any initial feedback from hapu regarding the residential use of this land, or any other feedback that would be useful to know in the development of future plans and designs. There will be opportunity later in the project to discuss detail such as road names, planting plans, etc.

As mentioned, please let us know hapu account details so that we can make a koha contribution.

Thanks again for the hui. It was a great opportunity to connect and commence a relationship with local hapu. We look forward to working with you in the coming months.

Ngā mihi nui,





[Redacted] | BPlan (Hons)

Senior Associate Planner  
Planning & Urban Design

[Redacted]

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[REDACTED]

---

**From:** [REDACTED]  
**Sent:** Tuesday, 22 October 2024 8:21 am  
**To:** [REDACTED]  
**Subject:** Re: Arataki Extension Residential Development - Te Mātai Ao Engagement

Morena [REDACTED]

Thank you for that confirmation and helpful information.  
I will send it off soon.

We have about three Marae that we notify for the area.  
I will send the email out and hopefully be able to confirm how many will be there.

[REDACTED]

That would be appreciated

[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@woods.co.nz>  
**Date:** Monday, 21 October 2024 at 12:38 PM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Arataki Extension Residential Development - Te Mātai Ao Engagement

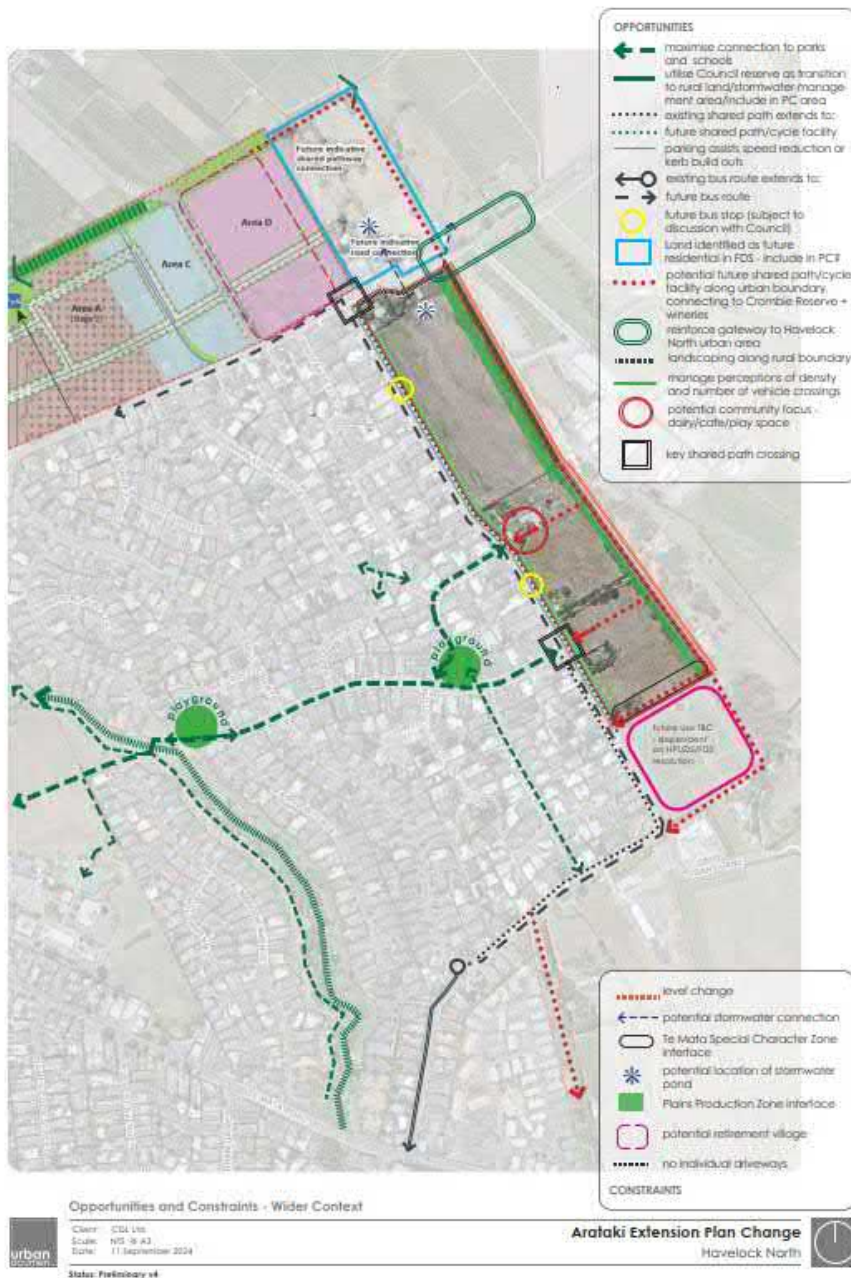
Kia ora [REDACTED]

As confirmed, CDL are keen to meet with mana whenua on Monday 4<sup>th</sup> November to discuss the Arataki Extension block development. Details as follows:

- Date: Monday 4 November
- Time: 4:15pm
- CDL contacts: [REDACTED] and [REDACTED]
- Location: Arataki Extension Block: 122 Arataki Road, Havelock North (opposite Grooby Place)
- Purpose: Introduce mana whenua to proposed residential housing development of the site, opportunities for mana whenua engagement
- Attire: The site is mainly in pasture for sheep grazing so please wear appropriate footwear.

By way of background, CDL is also the developer of the Iona residential subdivision to the southwest of Havelock and has a keen interest in the Hastings / Havelock area. CDL purchased the Arataki Extension land several years ago. The site involves several land holdings in the block comprising the properties at 86, 108 and 122 Arataki Road – see attached aerial photo. The project involves the development of the land for residential housing in line with the council's strategic planning framework. To date we have been progressing a plan change application to convert the land to Havelock North General Residential zone to mirror the existing development on the western side of Arataki Road. However the project has recently been placed on the Fast Track Project list and CDL are investigating their planning pathway given this recent decision.

To date we have progressed the development of a draft structure plan. This has included identifying opportunities and constraints in the images below.







Preliminary Structure Plan

We look forward to meeting with mana whenua to talk over the project more fully. We are interested to understand any history, thoughts and aspirations for the future residential use of this land. Thank you for your organisation and coordination of this hui to date.

Ngā mihi nui,



██████████ | BPlan (Hons)

Senior Associate Planner  
Planning & Urban Design



Warkworth | **Auckland** | Hamilton | Tauranga | Napier |  
Christchurch | Queenstown

**From:** [REDACTED]  
**Sent:** Friday, 18 October 2024 9:56 am  
**To:** [REDACTED]  
**Subject:** Re: Arataki Extension Residential Development - Te Mātai Ao Engagement

Hi [REDACTED]

Could you give me a call please?

I noticed that this project is listed as one of the fast track projects in Hawkes Bay.  
Importantly, our mana whenua is now awaiting confirmation of the site visit?  
Either way, let me know if there is willingness to meet with them

Regards  
[REDACTED]

---

**From:** [REDACTED] <[REDACTED]@woods.co.nz>  
**Date:** Tuesday, 15 October 2024 at 11:03 AM  
**To:** [REDACTED]  
**Cc:** [REDACTED] >  
**Subject:** RE: Arataki Extension Residential Development - Te Mātai Ao Engagement

Tēnā koe [REDACTED],

Thanks so much for your time on the phone this morning. I agree with your main points of conversation noted below. We look forward to working with you and the hapu as we go forward with this project.

Kia pai to rā,  
[REDACTED]



[REDACTED] | BPlan (Hons)

Senior Associate Planner  
Planning & Urban Design



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**From:** [REDACTED]  
**Sent:** Tuesday, 15 October 2024 10:56 am  
**To:** [REDACTED] <[REDACTED]@woods.co.nz>  
**Subject:** FW: Arataki Extension Residential Development - Te Mātai Ao Engagement

Kia Ora [REDACTED]

It was lovely talking with you this morning.

Thanks for the brief update on the Arataki Residential Development.

I note the following main points from our conversation:

- Work on the proposed plan change /rezoning has started
- Early engagement with hapu is a priority to ensure cultural values and participation are considered from the beginning
  - You have met with [REDACTED] and got some initial feedback on the site
- Seeking feedback from the Hapu in the area
  - There is willingness to help with resourcing as required
  - If there's a need for any cultural assessment, we can address that

It is also good to know that CDL is involved with the Iona site residential development, and the main contact there is [REDACTED] at Hastings District Council.

I appreciate your time and if there's anything else you need, feel free to reach out.

I will have a conversation on the matter and get back to you.

Nga mihi



|                                                                                                             |                                                                                                                                                            |                                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <br>Tamatea Pōkai Whenua | <div data-bbox="544 1176 850 1220" style="background-color: black; height: 20px; width: 100%;"></div> <p><i>Principal Resource<br/>Consent Planner</i></p> | <div data-bbox="938 1120 1348 1317" style="background-color: black; width: 100%; height: 100%;"></div> <p>- <a href="mailto:tpw.iwi.nz">tpw.iwi.nz</a></p> |
|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|

**From:** [REDACTED] >

**Date:** Monday, 30 September 2024 at 3:38 PM

**To:** [REDACTED]

**Subject:** FW: Arataki Extension Residential Development - Te Mātai Ao Engagement

Nāku noa, nā

|                                                                                                             |                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <br>Tamatea Pōkai Whenua | <div data-bbox="552 1892 738 1937" style="background-color: black; height: 20px; width: 100%;"></div> <p><i>General Manager<br/>Te Mātai Ao<br/>(Environmental Planner)</i></p> | <div data-bbox="831 1877 1254 1921" style="background-color: black; height: 20px; width: 100%;"></div> <div data-bbox="831 1921 1169 1966" style="background-color: black; height: 20px; width: 100%;"></div> <div data-bbox="831 1966 1090 2011" style="background-color: black; height: 20px; width: 100%;"></div> <p> - <a href="mailto:Heretaungatamatea.iwi.nz">Heretaungatamatea.iwi.nz</a></p> |
|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



From: [REDACTED] <[REDACTED]@woods.co.nz>

Date: Tuesday, 10 September 2024 at 5:23 PM

To: [REDACTED]

Subject: RE: Arataki Extension Residential Development - Te Mātai Ao Engagement

Kia ora [REDACTED]

Absolutely. Look forward to touching base later this month.

Ngā mhi,  
[REDACTED]



[REDACTED] | BPlan (Hons)

Senior Associate  
Planning & Urban Design

☎ [REDACTED]

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From: [REDACTED]

Sent: Tuesday, 10 September 2024 4:55 pm

To: [REDACTED] <[REDACTED]@woods.co.nz>

Subject: Re: Arataki Extension Residential Development - Te Mātai Ao Engagement

Tēnā koe [REDACTED]

Thank you for making contact and yes we can connect you to the right hapū. I am actually away on annual leave from tomorrow for a week. Can you please give me some time to process this request in order to arrange contact with the correct people?

Nāku noa, nā



[REDACTED]  
General Manager  
Te Mātai Ao  
(Environmental Planner)

[REDACTED]  
[REDACTED]  
[REDACTED]  
☎ - Heretaungatamatea.iwi.nz

From: [REDACTED] <[REDACTED]@woods.co.nz>

Date: Tuesday, 10 September 2024 at 12:10 PM

To: [REDACTED]

Subject: Arataki Extension Residential Development - Te Mātai Ao Engagement

Kia ora [REDACTED],

I hope you are well. Ko [REDACTED] tokū ingoa. I have been passed on your details by [REDACTED] (planner) from HDC. We are keen to engage with the local hapu regarding the proposed rezoning of the Arataki Extension block for residential housing on the outskirts of Havelock North urban area. I have provided a rough outline below of the project (which I had sent to NK), but keen to korero with you (or others from the Te Mātai Ao group?) to ensure we speak to the right people and can provide a great outcome for the community in respect of this land holding. I also spoke to [REDACTED] last week and he gave me a really good rundown of some of the history of the area regarding the river bed edge, former kura plans for the and, and water bore contamination up the road which has piqued my interest further! [REDACTED] also said to get in touch with the local hapu so I hope I have come to the right place with you.

My contact details are below. Would love to hear back from you when you have capacity.

All the best, ngā mihi nui,

[REDACTED]



[REDACTED] | BPlan (Hons)

Senior Associate  
Planning & Urban Design

0 [REDACTED]

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From: [REDACTED] <[REDACTED]@woods.co.nz>

Sent: Wednesday, 14 August 2024 11:40 am

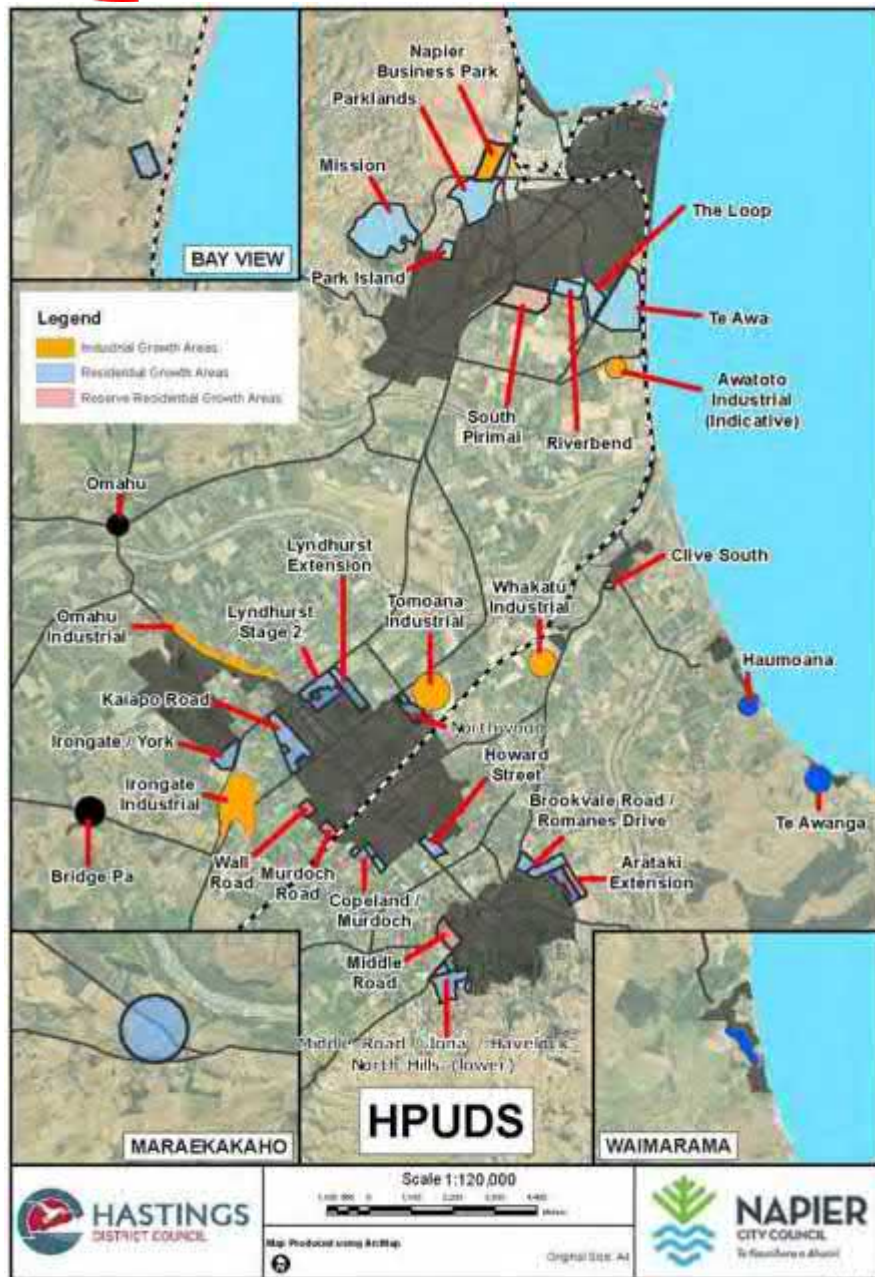
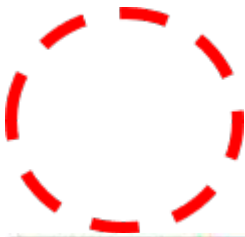
To: [REDACTED]@kahungunu.iwi.nz; [REDACTED]@kahungunu.iwi.nz

Cc: Emma [REDACTED]

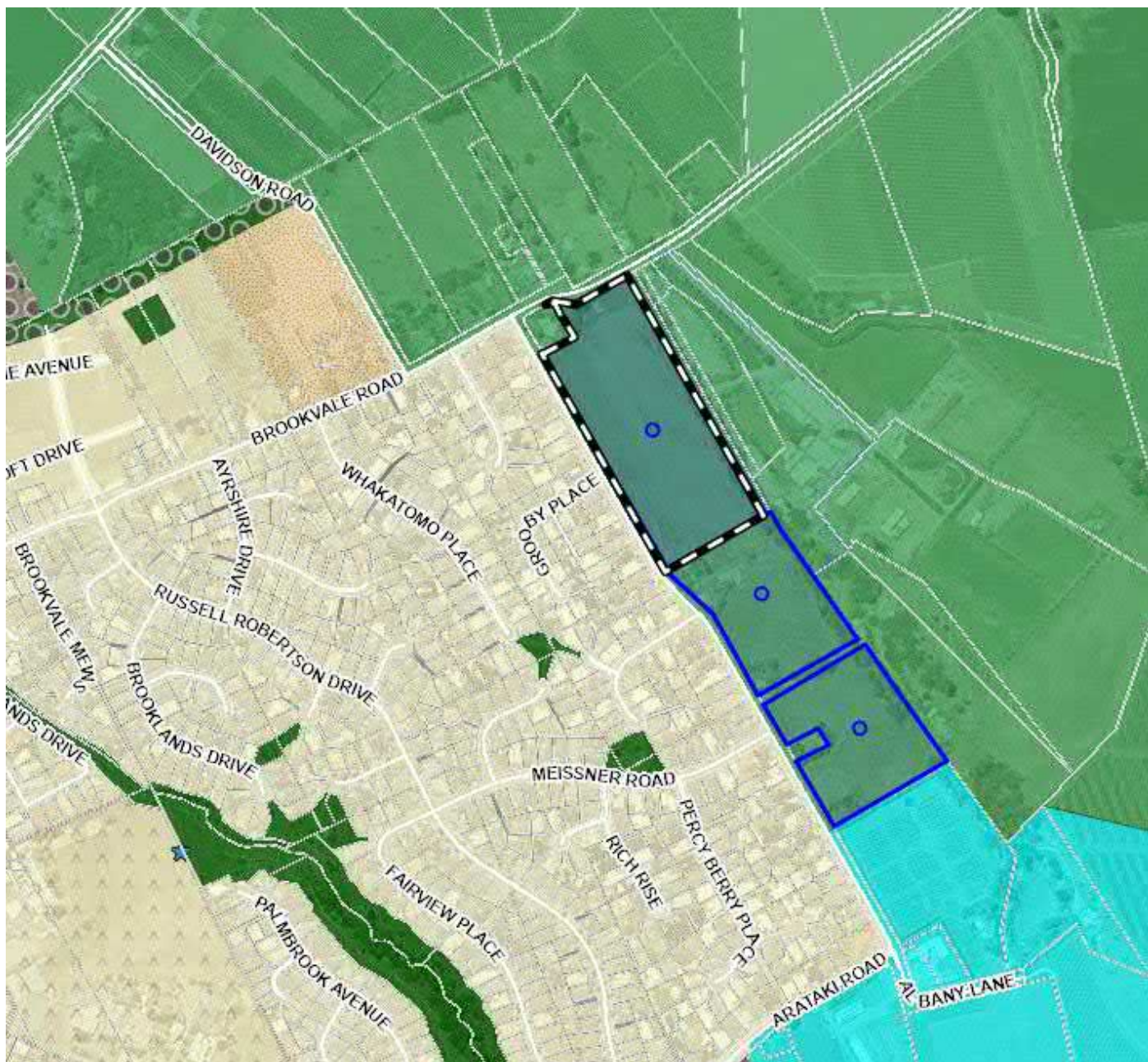
Subject: Web query - NKII profile - Arataki Extension Residential Development - NK Engagement

Kia ora [REDACTED],

Ko [REDACTED] tōku ingoa. I am a planning consultant from Wood & Partners Consultants Ltd (Woods) who are based in Auckland, Hamilton and Napier. Nō Titirangi, Auckland ahau. Woods has recently been engaged by CDL Land NZ Limited (CDL) to assist them with a proposed plan change relating to the residential development of the Arataki Extension block (11.2ha) in Havelock North. The site is located across three titles at 86, 108 & 122 Arataki Road. Refer to the HPUDS map and District Plan Map (properties marked with circles) below:







CDL is also the developer of the Iona residential subdivision to the southwest of Havelock and has a keen interest in the Hastings / Havelock area. CDL purchased the Arataki Extension land several years ago, and are keen to get the planning phase of the project underway in the coming weeks. Woods recommendation is to proceed with a plan change to rezone the land to enable its residential development potential and reflect the strategic direction of the regional policy statement, the Hastings district plan and the forthcoming Future Development Strategy.

We are in the very early stages of the project with a kick off meeting with our internal experts team planned for this week. We intend to initially work on the development of a structure plan to inform the rezoning and planning of the land, taking into account any constraints and opportunities. Given Ngāti Kahungunu's rohe over this whenua, we would like to **extend the opportunity for your team to be engaged in the development of the structure plan**, particularly in terms of understanding the cultural values of the land, your kaitiaki kaupapa, and where we can incorporate these values into the future planning of this residential environment.

I would love to korero with you about this project further. I always like to put my feet on the ground and meet in person if that is an option? Please feel free to call me on my mobile or reply via email. My colleague [REDACTED]

I look forward to hearing from you (and hopefully working alongside you!). However, if you are not the right contact, please kindly let me know who I should be speaking too.

Ngā mihi nui,  
[REDACTED]



[REDACTED] | BPlan (Hons)

Senior Associate  
Planning & Urban Design

☎ [REDACTED]

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