

# Response ID ANON-URZ4-5FGT-B

Submitted to Fast-track approval applications  
Submitted on 2024-05-03 13:05:26

## Submitter details

Is this application for section 2a or 2b?

2A

### 1 Submitter name

Individual or organisation name:  
Tahimana Limited

### 2 Contact person

Contact person name:  
Simon Collett

### 3 What is your job title

Job title:  
Director

### 4 What is your contact email address?

Email:  
s 9(2)(a)

### 5 What is your phone number?

Phone number:  
s 9(2)(a)

### 6 What is your postal address?

Postal address:

20 Oxford Street, Richmond 7020

### 7 Is your address for service different from your postal address?

No

Organisation:

Contact person:

Phone number:

Email address:

Job title:

Please enter your service address:

## Section 1: Project location

Site address or location

Add the address or describe the location:

Stagecoach Road, Tasman

The application site comprises Lot 1 DP 450728, Lot 3 DP 450728, RT 573241 and Section 34 Survey Office Plan 440217, RT600148.  
See Attachment 1 Site location and cadastral map.

File upload:

1 Site location and cadastral map.pdf was uploaded

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Do you have a current copy of the relevant Record(s) of Title?

Yes

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Titles 573241 600148.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Tahimana Ltd is the legal owner of CT 573241 (Lot 1 DP 450728 and Lot 3 DP 450728).

CT 600148 (Section 34 Survey Office Plan 440217) is Crown land, administered by the New Zealand Transport Agency (NZTA)

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur

Please write your answer here:

Tahimana Ltd is the legal owner of CT 573241 (Lot 1 DP 450728 and Lot 3 DP 450728).

NZTA has confirmed that it will grant a License to Occupy CT600148 (Section 34 Survey Office Plan 440217) for treated wastewater disposal.

Accordingly, there are no restrictions on the applicant's ability to undertake the work required for the project that arise from the applicant's interest in the land.

## Section 2: Project details

What is the project name?

Please write your answer here:

Tahimana

What is the project summary?

Please write your answer here:

The proposal is to subdivide land to produce 141 allotments that will each be developed for a dwelling house, plus associated roads, wastewater system, stormwater detention ponds, public reticulated water supply and a public walkway/cycleway. The proposal also involves wetland restoration and a significant upgrade to Stagecoach Road (currently mostly gravel/track standard).

What are the project details?

Please write your answer here:

The Applicant's vision is to provide for a master-planned community that is representative of a full range of ages and socio-economic groups, where a range of housing types and price points for housing can be provided, ensuring that there are opportunities not only for those seeking a lifestyle block for a larger home, but also affordable opportunities for housing for first home buyers, families, extended families and older community members downsizing but having an option to live outside of the normal urban surroundings. The vision is a development that fosters a sense of community, preserves open space and wetlands, and includes a village green which connects into a walkway/cycleway through the development. The goal is a development where there is harmony between the site's natural assets and the people that live within Tahimana.

That vision resulted in identification of the following objectives:

- A network of green corridors containing wetland areas interspersed with neighbourhood areas that are connected ecologically and where appropriate, through walkway/cycleway corridors within the development for the benefit of those living within the development and for the wider community to access.
- A variety of lots sizes ranging from residential size allotments through to lifestyle allotments providing for a full range of price points and appealing to a diverse resident population, both in terms of age and socioeconomic groups.
- Minimising earthworks and land disturbance to generally maintain the contour of the land and ensure the important ecological corridors are protected.
- Creating landmarks and focal points through the development, ensuring there are opportunities to tell the story of the area, in particular the cultural stories of local iwi.
- Retaining and enhancing existing waterways and wetlands through avoiding development in the gully areas, focusing development on the spur areas surrounding the gullies and restoring the margins of the waterways and wetlands with appropriate restoration planting
- Providing good linkages to and from the site for a range of transport modes, with an emphasis on walkways and cycleways connecting with Mapua and Tasman for services including schools.
- Providing a Village Green as a focal point for the Community, as a gathering and recreation area

More specifically, the project will consist of:

- Approximately 141 allotments (Residential and Rural - Lifestyle Lots) to be developed for a dwelling, including:

- 97 lots between 600 to 1000 m<sup>2</sup>
- 5 lots between 1001 to 4000 m<sup>2</sup>
- 24 lots between 4001 to 8000 m<sup>2</sup>
- 7 lots between 8001 to 12,000 m<sup>2</sup>
- 5 lots between 12,001 and 20,000 m<sup>2</sup>
- 3 lots greater than 20,001 m<sup>2</sup>
- Private residential lots (known as Conservation Lots) encompassing the main wetlands areas including:
  - 1 lot of 11.4 ha encompassing the wetlands and gully network in the north west basin
  - 1 lot of 5.7 ha encompassing the main wetland network on the south east slope
  - 2 lots of 2.1 ha and 1.5 ha encompassing the smaller wetlands on the south - east slope
- A 3042 m<sup>2</sup> public reserve space to be vested with Council;
- One lot (lot 143) for a water tank;
- Infrastructure associated with the subdivision and development including roads, parking, and
- infrastructure for water supply and stormwater; and
- Subdivision amenity planting.

Extensive wetland restoration is proposed. This is detailed in Attachment 12A: Graphic Assessment (pages 08-10) and Attachment 10: Assessment of Significant Regional Benefit – wetlands – and ecology effects assessment.

Significant upgrades to Stagecoach Road and associated walking/cycling infrastructure are proposed. These are described in Attachment 8: Traffic Assessment.

Describe the staging of the project, including the nature and timing of the staging

Please write your answer here:

The subdivision will be developed in stages, indicatively as set out below:

- Stage 1-Lots 1-7 and Lot 146
- Stage 2-Lots 8-13
- Stage 3-Lots 14-30, Lots 143-145, Lot 147 and Lot 155
- Stage 4-Lots 31-58, Lot 142 and Lot 148
- Stage 5-Lots 87-101 and Lot 149
- Stage 6-Lot 102-112 and Lot 150
- Stage 7-Lots 113-119, Lots 132-136 and Lot 151
- Stage 8-Lots 120-Lot 131, Lot 137, Lot 138 and Lot 152
- Stage 9-Lots 59-74 and Lot 153
- Stage 10-Lots 75-86 and Lot 154
- Stage 11-Lot 141
- Stage 12-Lot 140

From the date that consents are issued, detailed construction design can proceed. Early contractor engagement has been undertaken, which will ensure a shortened procurement phase is achievable. Titles for Stage 1 lots are expected to issue within 18 months from the commencement of consent, with other stages to follow.

What are the details of the regime under which approval is being sought?

Please write your answer here:

Resource Management Act 1991: subdivision consent, land use consents (buildings and earthworks), discharge consents (stormwater and wastewater), consent under Resource Management (National Environmental Standards for Freshwater) Regulations 2020 for works in the vicinity of wetlands

If you seeking approval under the Resource Management Act, who are the relevant local authorities?

Please write your answer here:

Tasman District Council (unitary authority)

What applications have you already made for approvals on the same or a similar project?

Please write your answer here:

An application for resource consents for the project was lodged in April 2024. No decisions have been made on the application.

Is approval required for the project by someone other than the applicant?

Yes

Please explain your answer here:

Yes, a license to occupy is required for the use of Crown land administered by NZTA ( CT600148 (Section 34 Survey Office Plan 440217)) for communal wastewater disposal. NZTA has confirmed that it will grant a License to Occupy – see Attachment 3: License to Occupy correspondence.

For completeness, the following matters are noted:

- The Crown land is subject to a right of first refusal (RFR) under three Settlement Acts (Ngāti Apa ki te Ra To, Ngāti Kuia, and Rangitane o Wairau Claims

Settlement Act 2014, Ngāti Toa Rangatira Claims Settlement Act 2014 and Ngāti Koata, Ngāti Rārua, Ngāti Tama ki Te Tau Ihu, and Te Ātiawa o Te Waka-a-Māui Claims Settlement Act 2014). The RFR does not affect NZTA's ability to grant the license to occupy (it is not a form of "disposal" as defined in subpart 4 of Part 3 of those Acts).

- CT 573241 (Lots 1 and 3 DP 450728), owned by Tahimana Ltd, is subject to a covenant under s 240 RMA. This is an amalgamation condition dating from a subdivision in 2000. Since that subdivision there have been several subsequent subdivisions including in 2011, which resulted in the current title. The covenant is accordingly redundant.

- The right of way is an historic appurtenant ROW that is effectively redundant and will be extinguished. It relates to land not within the project site, that was contiguous to the site's parent title.

If the approval(s) are granted, when do you anticipate construction activities will begin, and be completed?

Please write your answer here:

From the date that consents are issued, detailed construction design can proceed. Early contractor engagement has been undertaken, which will ensure a shortened procurement phase is achievable. Titles for Stage 1 lots are expected to issue within 18 months from the commencement of consent. Other stages will follow. Completion of all stages is anticipated within 10 years.

The shareholders of Tahimana Ltd are experienced in development funding. Tahimana Ltd has had discussions with a funder with a view to development construction funding being supplied on a stage-by-stage basis following consent issue, and do not anticipate any issues with funding being provided in accordance with those discussions. The project, to date, has not required external funding and carries no debt, accordingly it is in a highly favourable position to receive funding once consents are received.

See Attachment 4 Memorandum on staging and timing

### Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

No persons are considered to be affected by the proposal. However, the applicant has undertaken consultation with Tasman District Council, relevant iwi authorities/Treaty settlement entities and neighbours as set out in Attachment 5: Consultation and Attachment 6: Iwi Community Log

Detail all consultation undertaken with the persons referred to above. Include a statement explaining how engagement has informed the project.

Please write your answer here:

The applicant has undertaken consultation with Tasman District Council, relevant iwi authorities/Treaty settlement entities and neighbours as set out in Attachment 5: Consultation and Attachment 6: Iwi Community Log. That consultation has significantly informed the design of the project. For example:

- Connectivity with the neighbouring wetland has been enhanced by moving stormwater basins, setting back development from wetlands within the site and providing for enhancement planting. Iwi feedback also supported those measures.
- Communal wastewater design has incorporated TDC feedback
- Iwi feedback in the form of a Cultural Values Statement and Cultural Impact Assessment has informed the assessment of landscape values and associated recommendations for project design, and has also resulted in volunteered conditions on matters such as an Accidental Discovery Protocol.
- Feedback from other neighbours has informed plans for the Stagecoach Road upgrade.

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Describe any processes already undertaken under the Public Works Act 1981 in relation to the land or any part of the land on which the project will occur:

Please write your answer here:

N/A

### Section 4: Iwi authorities and Treaty settlements

What treaty settlements apply to the geographical location of the project?

Please write your answer here:

The Treaty Settlement Acts and associated Treaty settlement deeds relevant to the geographical location of the project are as follows:

- Ngāti Kōata, Ngāti Rārua, Ngāti Tama ki Te Tau Ihu, and Te Ātiawa o Te Waka-a-Māui Claims Settlement Act 2014.
- Ngāti Kōata Deed of Settlement signed on 21 December 2012. Amendment Deeds were signed on 8 August 2013 and 2013 and 29 July 2014.
- Ngāti Rārua Deed of Settlement signed on 13 April 2013. A Deed to amend the Deed of Settlement was signed on 25 October 2013.
- Ngāti Tama ki Te Tau Ihu Deed of Settlement signed 20 April 2013. A Deed to amend the Deed of Settlement was signed on 5 October 2013.
- Te Ātiawa o Te Waka-a-Māui deed of settlement signed on 21 December 2012. A Deed to amend the Deed of Settlement was signed on 25 October 2013.
- Ngāti Apa ki te Rā Tō, Ngāti Kuia, and Rangitāne o Wairau Claims Settlement Act 2014
- Ngāti Apa ki te Rā Tō Deed of Settlement signed on 29 October 2010. Amendment Deeds were signed on 12 February 2013, 8 August 2013 and 25 July 2014.

- Ngāti Kuia Deed of Settlement signed on 23 October 2010. Amendment Deeds were signed on 8 August 2013, 25 July 2014 and 17 December 2014.
- Rangitāne o Wairau Deed of Settlement signed on 4 December 2010. Amendment Deeds were signed on 13 December 2012, 25 October 2013, 1 May 2014 and 25 July 2014.
- Ngāti Toa Rangatira Claims Settlement Act 2014
- Ngāti Toa Rangatira Deed of Settlement signed on 7 December 2012. A Deed to amend the Deed of Settlement was signed on 5 November 2013.

There are no statutory acknowledgments over the subject site. There are statutory acknowledgements over Te Tau Ihu Coastal Marine Area (approximately 2 km to the east) and Moutere River (approximately 1 km to the west). It is acknowledged that the coastal environment is the ultimate receiving environment for sediment control/stormwater discharges. With respect to this the following is noted that:

- Appropriate provision will be made for the management of stormwater quality and flow.
- Earthworks will be managed to address erosion and sediment generation and accord with current best practise techniques.
- The project includes the protection and enhancement of wetlands which contribute to water quality and ecosystem values downstream

In terms of the relevant principles and provisions of the three Settlement Acts, the Settlement Acts gave effect to provisions of the deeds of settlement that settled the historical claims of:

- Ngāti Kōata, Ngāti Rārua, Ngāti Tama ki Te Tau Ihu and Te Atiawa o Te Waka-a-Maui;
- Ngāti Apa ki te Rā Tō, Ngāti Kuia, and Rangitāne o Wairau; and
- Ngāti Toa Rangatira

These deeds contain a series of acknowledgements by the Crown where its actions have breached the Treaty of Waitangi and its principles, and record the matters required to give effect to a settlement of all the historical claims.

The settlements provided redress in the form of land, cash, the right of first refusal of certain Crown lands, and matters such as facilitation of ongoing relationships with government agencies, imposition of overlay classifications and statutory acknowledgements placed over land sites, statements of association, place name changes, an agreed historical account and an apology from the Crown.

The settlements provide for the promotion of relationships between the relevant iwi and local authorities. The Tasman District Council (amongst others) is encouraged to enter into a memorandum of understanding with the relevant iwi.

Conservation, fisheries, taonga tūturu and mineral protocols must be issued by the responsible Minister to encourage good working relationships on matters of cultural importance.

Provision is made for participation in an advisory committee for input into (primarily) local authority planning and decision making in relation to the management of rivers and fresh water under the RMA and, if the committee and the council agree, the committee may provide written advice to the Council on any other matter in relation to the RMA.

There is no private land involved in the settlements, and overlay classifications relate to sites administered by the Department of Conservation. That part of the application site that the license to occupy will apply to is subject to rights of first refusal under these Acts, which does not affect the ability to grant the license to occupy. The application site is therefore unaffected by the Acts.

Through initial consultation, Ngāti Rārua advised it wished to undertake a Cultural Values Statement and Ngāti Tama undertook a Cultural Impact Assessment. In response to the recommendations of those documents, the Applicant has agreed to ongoing consultation with Ngāti Tama and Ngāti Rārua together with agreement to volunteer conditions responding to matters raised by those iwi.

Are there any Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provisions that are relevant to the project?

No

If yes, what are they?:

Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?

No

If yes, what are they?:

Is the project proposed on any land returned under a Treaty settlement or any identified Māori land described in the ineligibility criteria?

No

Has the applicant has secured the relevant landowners' consent?

Yes

Is the project proposed in any customary marine title area, protected customary rights area, or aquaculture settlement area declared under s 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004 or identified within an individual iwi settlement?

No

If yes, what are they?:

Has there been an assessment of any effects of the activity on the exercise of a protected customary right?

No

If yes, please explain:

Upload your assessment if necessary:

No file uploaded

## Section 5: Adverse effects

What are the anticipated and known adverse effects of the project on the environment?

Please describe:

Effects on Productive Values: none. The site has been assessed by a productivity consultant, who has confirmed the land is not high-quality productive land (and does not come under the NPS for Highly Productive Land).

Effects on Wetland/Waterway Values: Negligible, and there will be a net gain in biodiversity values following wetland restoration.

Hydrological effects: The development is unlikely to result in diversion or interception of groundwater. A small increase in catchment throughflow may result, but the development will not have adverse effects on groundwater, including hydraulically connected wetlands.

Stormwater and wastewater: with the implementation of recommendations from the stormwater and wastewater engineer (which will be adopted by the applicant), the effects arising from stormwater management will be less than minor.

Water supply: There will be no adverse effects from the provision of a reticulated water supply to residential allotments. This will provide a positive effect for the residential allotments, and the provision of a firefighting supply will have a positive effect for the total development as all allotments will have access to firefighting water. There will be no adverse effects from tank water supply on lifestyle allotments.

Earthworks: potential adverse effects arising from the generation of sediment and dust will be addressed through the provision and implementation of a Dust, Erosion and Sediment Control Plan (DESCP). Noise will be addressed through compliance with the NZ Standards for Construction Noise. Other effects of earthworks (landscape, hydrology) are addressed in relation to those topics, and are minor or less.

Natural hazards: Risks from seismic activity, land instability and flooding are low. Fire hazard is a risk throughout Tasman district during drought conditions. Removal of wilding pine trees from the site, coupled with provision of firefighting water, will reduce this risk compared to the status quo.

Contaminated land: although land contamination is a potential hazard on any property previously used for rural production activity, a specialised contaminated land Preliminary Site Investigation (PSI) did not identify any hazardous activities that have, or are likely to have been undertaken, as listed on the HAIL.

Transportation: The development is located in an area where there is capacity to absorb additional traffic movements, so there will be no adverse effects on the wider roading network. The project will significantly increase the traffic movements on Stagecoach Road, however the proposal to upgrade this road, together with the provisions for alternative transport modes for walking and cycling, will ensure that the proposed development is well within the capacity of the proposed upgrade. As a direct result of the project there will be a significant upgrade to the roading infrastructure and walkway and cycleway infrastructure in this locality which will be a positive effect.

Landscape and Visual Effects: The project will have low-moderate visual effects, which will lessen as mitigation and enhancement planting grows, and will have a low-moderate degree of adverse effect on landscape values of the site and its receiving environment. Alongside those minor adverse effects, the project will have moderate-high positive effects on landscape and natural character due to the revegetation of the gullies and wetlands and the proposed recreation connections for walking and cycling and the addition of a proposed local purpose reserve.

Effects on cultural and heritage values: There are no recorded archaeological sites on the site. The wider locality has cultural significance. The Applicants have engaged in consultation with iwi, as detailed in the record of consultation, and this has resulted in production of a Cultural Values Statement and Cultural Impact Assessment. The project responds to recommendations made in those assessments. The Cultural Values Statement and Cultural Impact Assessment express support for the project. As such, cultural effects are considered to be positive.

See Attachment 7 Summary of Effects, Attachment 8 Traffic Assessment, Attachment 9 Hydrology Assessment, Attachment 10 Assessment of Significant Regional Benefit – wetlands - and ecology effects assessment, Attachment 11 Three Waters Assessment, Attachment 12 Landscape and Visual Assessment, Attachment 12A Graphic Assessment, Attachment 13 Natural Hazards and Climate Change

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## Section 6: National policy statements and national environmental standards

What is the general assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard?

Please write your answer here:

The Project is consistent with relevant national policy documents. In particular, the project strongly supports the wetland restoration objectives of the National Policy Statement for Freshwater Management 2020 and the National Policy Statement for Indigenous Biodiversity 2023.

The Project requires resource consent under one national environmental standard.

Relevant national policy documents and national environmental standards are assessed in Attachment 14 National Direction Assessment.

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14 National Direction Assessment.pdf was uploaded

## Section 7: Eligibility

Will access to the fast-track process enable the project to be processed in a more timely and cost-efficient way than under normal processes?

Yes

Please explain your answer here:

Yes, access to the fast-track process is expected to enable the project to be processed in a more timely and cost-efficient way than under normal processes. If the application to Tasman District Council is notified and requires a hearing, and particularly if there is then an appeal to the Environment Court, the time and cost will be significantly higher than would be the case under the fast-track process.

What is the impact referring this project will have on the efficient operation of the fast-track process?

Please write your answer here:

Referring this project to the fast-track will support efficient operation of the fast-track process, because this project is ready to lodge its application as soon as legislation is in place. Additionally, the proposal does not raise novel effects nor are the components of the project individually complex, and as such it is likely to be relatively straightforward to process, making it well suited to consideration by an Expert Panel in accordance with the fast-track process's time frames.

Has the project been identified as a priority project in a:

Not Answered

Please explain your answer here:

No

Will the project deliver regionally or nationally significant infrastructure?

Not Answered

Please explain your answer here:

The project will contribute a significant roading upgrade, but this is not considered to be a regionally significant upgrade.

Will the project:

increase the supply of housing, address housing needs, contribute to a well-functioning urban environment

Please explain your answer here:

Yes, the project will:

- Increase the supply of housing. The project will contribute 141 new dwellings to the Tasman region, addressing a pressing need for housing in the region.

- Address housing needs:

- Tasman District Council's Housing and Business Assessment identified housing affordability as an issue across all the Tasman district, with Motueka and Golden Bay having the highest proportion of households on relatively low incomes and a greater need for affordable housing options. The site will provide more affordable residential size allotments and dwellings (98 dwellings) in a location that is within easy commuting distance of Motueka.
- Most sections outside defined urban centres are lifestyle block size. There are very few opportunities for families who could not afford to purchase a lifestyle block to experience the "close to nature" style of living that the Tahimana project will provide through its residential clusters.
- By providing a range of housing options, from affordable smaller lots to more expansive lifestyle plots, the project aims to cater to various economic groups, thus enhancing the social fabric and diversity of the community. It is becoming increasingly more difficult for first-time buyers to purchase property. By providing a range of housing options the Tahimana project will cater for families in single-family dwellings with the freedom of choice to enable building secondary units or building on a smaller nearby section. The Tasman region has an ageing demographic, and this will assist with families staying together. (The project also includes approval for the right to develop two household units within one dwelling structure).

These matters are further addressed in Attachment 15 Assessment of Significant Regional Benefit – Housing.

The project is not located within an urban environment, but it will support the functioning of nearby urban environments. In particular, the project site is well placed, and has excellent connectivity (including walkways/cycleways), for residents to use alternative/active transport modes to reach schools and settlements in Mapua and Tasman, as described in Attachment 8 Traffic Assessment

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

Yes. As described in Attachment 8 Significant Regional Benefit – Housing and Economics, the construction and ongoing development of the subdivision will act as a catalyst for local economic growth, generating employment opportunities, increasing demand for local services, and boosting property values. Residential construction provides employment opportunities for 30 directly related businesses and has a huge multiplier effect. These include consultants engaged prior to construction, trades people directly connected with building, suppliers of materials and services for tradespeople, and professionals providing services to property owners. These employment opportunities exclude any secondary flow on to other businesses. The diversified housing options will attract new residents, potentially leading to a vibrant community with a robust local economy.

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

Will the project support development of natural resources, including minerals and petroleum?

No

Please explain your answer here:

Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions?

Yes

Please explain your answer here:

Yes. The project includes a significant upgrade to the walkway and cycleway infrastructure in the locality.

The project is also positioned in a connected development area that will enable walking, cycling and bus services to work and other services, being ideally located midway between Motueka and Richmond, and with excellent walking and cycling connections to nearby towns of Mapua and Tasman village. As such, it assists in meeting Tasman's housing needs in a way that is consistent with New Zealand's transition to a low carbon land transport system.

Will the project support adaptation, resilience, and recovery from natural hazards?

Yes

Please explain your answer here:

As discussed in Attachment 10: Assessment of Significant Regional Benefit – wetlands - and ecology effects assessment, climate change projections for the Nelson-Tasman region indicate a likely increase in temperatures (up to 1° by 2030 and up to 3° by 2090), increased rainfall in summer, autumn and winter, some increase in storm intensity, and continuing sea level rise. The stormwater water management system, including the detention basins and diversion of clean water to gully head wetlands, along with the extensive planting of the stream and wetland network, will play a significant part in ensuring the effects of climate change are ameliorated:

- The stormwater detention basins are designed to detain water for a 1 % AEP rainfall event so that erosion and sedimentation do not occur downstream.
- Clean water from building roofs will be diverted directly into gully head wetlands so as to recharge surface and ground water inputs to these wetlands. This reduces the rate at which the total volume of stormwater enters the stormwater detention basins, and ensures wetlands above the detention basins continue to receive sufficient inputs of water.
- The extensive planting of the stream and wetland network, including 10 m buffers of native shrub and tree planting, will help protect the streams and wetlands from erosion in extreme storm events, increase the filtering capacity of streams and wetlands, and reduce the volume and rate at which water, nutrients, and sediment enter the catchment downstream.
- The planting will shade the streams and wetlands, thus keeping water temperatures low, even as mean average air temperatures rise. Low water temperatures are important for the health of fish and aquatic invertebrates, and for preventing excess growth of algae.
- Protection of the stream and wetland network by excluding stock from the streams, wetlands, and surrounding area, will have significant benefits for the health of the wetland system on site, as well as downstream in the wider catchment, by reducing the level of nutrients (from excreta) and sediment (from trampling) entering the catchment.

The description above is substantiated and expanded on in Attachment 10: Assessment of Significant Regional Benefit – wetlands - and ecology effects assessment.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

Yes. The project will provide a significant regional benefit to Tasman's wetlands.

Freshwater wetlands are one of the most depleted ecosystem types in New Zealand, with 90 % having been lost nationwide. While the Tasman region supports nationally and internationally important wetlands that are protected as public land, wetlands on private land have been severely depleted, now covering only about 5 % of their former area. Wetlands in the Tasman region are mostly small, being less than 10 ha in area.

Freshwater wetlands are still being lost. Between 1996 and 2018, almost 5,400 ha of freshwater wetland was removed nationwide. This extent, and the previous and continuing rates, of loss of freshwater wetlands illustrates the very great need for the retention and enhancement of freshwater wetlands, particularly on private land.

The degraded wetlands on the Tahimana site are ecologically connected with the significant wetland on the adjacent property to the east. This wetland is fenced and actively managed. Restoration of the Tahimana wetlands will not only enhance these wetlands but also contribute to the health of the neighbouring wetland, and the wider catchment, by improving filtering of nutrients and sediment, reducing stormwater flow rates, and improving water quality.

The project will create an overall net benefit for wetland and stream health through the removal of stock and the planting of wetlands and riparian margins. The proposed ecological planting will also increase the area of good quality habitat on the site, for refuge, foraging, and nesting, benefitting a range of terrestrial fauna species, including birds and native skinks, as well as aquatic invertebrates and fish. Overall, the project will have a profound net-gain ecological benefit to the site, and result in ecological protection and enhancement, as well as improving resilience, to local wetlands, the Moutere estuary and as a local resource for indigenous biodiversity.

The description above is substantiated and expanded on in Attachment 10: Assessment of Significant Regional Benefit – wetlands - and ecology effects assessment.



Is the project consistent with local or regional planning documents, including spatial strategies?

Yes

Please explain your answer here:

Yes. As described in Attachment 16 Assessment of Significant Regional Benefit – Consistency with Planning Document, the project will have significant regional benefits through its consistency with a district and regional planning document, specifically the Tasman Resource Management Plan (“TRMP”). The project will significantly contribute to achieving the outcomes sought by the TRMP. In particular, the Rural 3 zone, within which the project is located, seeks to enable residential and rural residential development to take place between December 2003 to 2023 (at least) that “generally reflects a ratio of 25 percent developed area to 75 percent open space or unbuilt area”. However, the level of development is presently well under that ratio. The project will contribute to achieving the desired ratio. The project will also support achievement of policies dealing with protection and restoration of wetlands, and provision of transportation mode choice.

Anything else?

Please write your answer here:

Does the project includes an activity which would make it ineligible?

No

If yes, please explain:

For completeness, Crown land subject to a right of first refusal is not “identified māori land” as defined in the Bill and referenced in cl 18.

## Section 8: Climate change and natural hazards

Will the project be affected by climate change and natural hazards?

No

If yes, please explain:

No. As described in Attachment 13 Natural Hazards and Climate Change, the natural hazards that could potentially adversely affect large-scale land development projects are seismic shaking, land instability (erosion, falling debris, slips, subsidence) or flooding/coastal inundation. However, there are no mapped faults passing beneath the site and seismic hazard present can be adequately addressed with development following the appropriate NZ Standards and design codes. The risk of liquefaction-induced damage occurring on undulating Moutere Hills land is very low, and land instability risks across gently undulating land on Moutere Hills Gravel are minimal, and with the conservative earthworks design prepared, the risk of instability affecting the proposed development is low. The development is located on elevated land clear of gully bases or stormwater flow paths. The civil design of the roading and building site locations will ensure that the risk of flooding is low. There is nil risk of coastal inundation. Climatic warming will increase the exposure of the built environment to natural hazards by exacerbating existing hazards such as flooding and land instability. Increases in rainfall intensity directly affects flooding frequency and severity. Changing patterns of rainfall can lead to increased risk of ground saturation and subsequent slope failures. However, the proposed development is in the fortunate position of having limited exposure to natural hazards. Pre-development, the land has low risk of being adversely affected by land instability or flooding/inundation hazards. Following development and with appropriate design inputs on stormwater controls and earthworks, the vulnerability of the project to increased natural hazards due to climate change effects will remain low.

## Section 9: Track record

Please add a summary of all compliance and/or enforcement actions taken against the applicant by any entity with enforcement powers under the Acts referred to in the Bill, and the outcome of those actions.

Please write your answer here:

No enforcement action has been taken against Tahimana Ltd by any entity with enforcement powers under the Acts referred to in the Bill.

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## Declaration

Do you acknowledge your submission will be published on environment.govt.nz if required

Yes

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Please write your name here:  
Simon Collett

Important notes