

Memo

To: Tahimana Ltd **Date:** 1st of May 2024

From: Jackie McNae – Staig and Smith Ltd

Subject: 12498 Tahimana Development
Fast Track Application - Summary of Consultation

1. Local Authority Consultation

- i. There has been consultation with individual staff members at Tasman District Council by various Project team members to discuss individual aspects of the project including wetlands, stormwater, wastewater including options for vesting the communal wastewater system, Council water supply provision and roading.
- ii. A formal request was made by the Applicant for a pre-application meeting to enable the Applicant and key members of the Project Team to meet with the Council staff, with the Applicant setting out the scope of the future Application and the range of issues.
- iii. A pre-application meeting proceeded on 1 March 2023. The Applicant provided a preliminary concept subdivision layout and the initial site analysis and master plan. Issues discussed were 3 Waters, roading, walkway /cycleways, reserves, wetlands, potential soil contamination and need for a PSI.
- iv. A formal response from Council was issued in May 2023 noting feedback from Council staff on the issues discussed.
- v. A Resource Application was formally lodged with Council on 5 April 2024. Consultation with Council post-lodgement has been limited to acknowledgement of the Application and payment of Council deposit fees.

2. NZTA /Waka Kotahi Consultation

- i. An early approach was made to NZTA regarding the Project given the proximity of SH60. This initial consultation was in February 2022. This gave the opportunity to discuss access options, issues that NZTA wished the Applicants to address (reverse sensitivity issues between the development and potential exposure to traffic noise, options for utilising an area of Crown land identified as no longer needed for roading purposes to be available to the Applicant for treated wastewater to be discharged to land, and options for walkway /cycleway linkages).
- ii. There was a follow up response from NZTA confirming the conditions they would want met in terms of the design noise levels to be achieved by any dwellings, and advice on their strategy to reduce travel demand and encourage modal shift of transport. There was confirmation NZTA was open to the Applicant utilising part of Crown land administered by NZTA for the discharge of treated wastewater.

- iii. Following the initial consultation there was ongoing consultation with the Property section of NZTA over agreement in principle to a Licence to Occupy for discharge of treated wastewater. A copy of the confirmation is attached.
- iv. Once the Tahimana RMA Application was completed this was provided to NZTA /Waka Kotahi Regional office on 9 April 2024 with an invitation to review the Application and meet with the Applicant's representatives to discuss any issues or further information required. This current Consultation is being undertaken with a view to NZTA considering their position on providing formal written approval.

3. Iwi Consultation (see attached Record of Consultation)

- i. The Applicant initiated consultation with 8 Te Tau Ihu iwi in 2022 to understand their interest in the project and, if they had an interest, how they wished the Applicant to engage. The Applicant followed up that initial consultation by phone and email.
- ii. Responses were provided by Te Rūnanga o Ngāti Rārua, Te Rūnanga o Ngāti Tama and Te Ātiawa that they wished to be consulted.
- iii. Te Ātiawa provided a questionnaire they wished completed, and requested an Accidental Discovery Protocol Condition, in May 2022. The questionnaire was completed and returned.
- iv. Ngāti Rārua confirmed they wished to be consulted and provided an engagement protocol and requested further information on the project.
- v. Further information was provided to the 3 interested iwi in November 2022.
- vi. An online hui was held with Ngāti Rārua and Te Ātiawa in January 2023. A separate online meeting with Ngāti Tama occurred in December 2022.
- vii. A site Visit with Ngāti Rārua and Te Ātiawa representatives was undertaken in March 2023, Ngāti Tama representatives were unable to attend.
- viii. Ngāti Rārua advised they wished to have a Cultural Values Statement (CVS) produced before deciding if a Cultural Impact Assessment (CIA) was required. The CVS was completed in November 2023 and the Applicant responded in January 2024 confirming the actions that would be taken and conditions volunteered to address the matters raised in the CVS.
- ix. An online meeting with Ngāti Tama occurred in January 2024, followed by a site visit with Ngāti Tama representatives.
- x. A site visit with Ngāti Tama was undertaken in early February 2024. This was followed up by Ngāti Tama requesting a CIA, which was completed in March 2024.
- xi. Following the response of the Applicants to the initial CVS and CIA, an updated CVS from Ngāti Rārua and finalised CIA from Ngāti Tama were received. These documents set out their support for the project, subject to the listed recommendations being implemented.
- xii. The finalised Application document has been provided to Ngāti Rārua and Ngāti Tama.

4. Neighbour Consultation

The Applicants have consulted with 3 neighbouring landowners who have a potentially greater interest in the project, as follows.

- i. B Johnson and S Josenhans own the property to the east of the Subject Site, at 36 Westmere Drive. They have a large, regionally significant wetland on their property that they have restored. The Applicant has been in consultation with these neighbours since around 2022 to discuss their project and the Applicant's assessment of wetlands on the subject land, which are degraded with little current habitat value. The Applicant has discussed its Plans for restoration planting of the subject property wetlands, and proposals for stormwater management and earthworks to ensure that the development on the subject land does not adversely impact this neighbour's wetland. There

have been regular updates between the Applicant and these neighbours, culminating in providing these neighbours with a copy of the completed Application.

- ii. The Applicant has consulted with R and S Wendelborn, who own 200 Stagecoach Road and currently have buildings, driveway, landscaping and fencing occupying the legal Road reserve. The Applicant has discussed the Stagecoach Road upgrade from a gravel / dirt track standard to a full upgrade to a sealed road with provision for a cycleway /walkway. The Applicant has identified a design option of retaining being undertaken to avoid impacts on their dwelling and there has been consultation as to the future of shed buildings. These neighbours have been provided with a copy of the Applicant's full Application including the preliminary road design plans.
- iii. There has been recent consultation with L Ormandy-Wenn and J Wenn, who own land at 64 Westmere Road to the South and East of the Subject property. Their land also has frontage to Stagecoach Road but currently no formed access from that Road. This property has no current permanent building, these neighbours since their purchase of their property have moved onto the property into temporary accommodation while they plan the development of their permanent home. The Applicant has provided these neighbours with a copy of the Application.

Yours faithfully



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