

Memo



To: Tahimana Ltd **Date:** 2 May 2024

From: Jackie McNae – Staig & Smith Ltd

Subject: 12498 Tahimana Development – Fast Track Application
Summary of Effects

Staig & Smith Ltd has been engaged by Tahimana Ltd to provide a high level summary of effects of the proposed subdivision and development for the purposes of an application to the Fast-track Advisory Group. Staig & Smith Ltd co-ordinated the expert input necessary for bringing together a Resource Consent Application for the proposed subdivision and prepared the Resource Consent Application. The following sets out a high level summary of the assessment of effects.

Positive Effects

There will be positive effects for housing supply for the district through the addition of 141 house sites. The range of allotments sizes and locations within the development are designed to cater for a range of demographics and price points, including first home buyers. The companies involved in the development include an owner of two housing companies, as such this development will not simply be offering sections to the market but will provide for a range of house and land packages catering to a range of demographics, household size and price points.

The Tahimana Development has been designed to seek consent for each property to have the right to develop two household units within the one dwelling structure, with one unit being a smaller subsidiary unit suitable for intergenerational living, potentially an elderly parent or perhaps an adult son or daughter living in the smaller unit saving for their own home, or a live in carer.

The Application includes a proposal to upgrade and seal Stagecoach Road, together with the provision for a dedicated walkway/cycleway within the Stagecoach Road corridor and within the development site, providing for positive effects for the users of the road, property owners adjacent to the gravel sections of Stagecoach Road, and for the numerous cyclists and walkers utilising the Stagecoach Road corridor. The public reserve within the Tahimana Development, together with the connecting public walkway/cycleway through the site, will be a positive effect for the resulting Tahimana community and the wider community.

The provision of a reticulated water supply to the residential sites within the development will be a positive effect. The water supply will provide for a firefighting supply at this location which is a significant benefit to this area of the district given the high fire risk in the district regularly experienced through summer periods.

The Tahimana Development will result in significant positive effects for biodiversity gains through the protection and restoration of the stream and wetland networks through the property.

Effects on Productive Values

The subject land has been assessed by Land Vision Ltd, confirming the land is not high-quality productive land and does not come under the NPS for Highly Productive Land.

Effects on Wetland/Waterway Values

RMA Ecology has surveyed and mapped all wetlands and waterways and categorised these in terms of the relevant statutory requirements. They have assessed the values of the waterways and wetlands and found that in general these are in a degraded state.

RMA Ecology has considered the adverse effects of the proposed development and concluded that subject to the implementation of their recommendations, all of which are accepted by the Applicant, the effects would either be negligible, nil or there will be a net gain in relation to biodiversity values following the restoration of the wetlands and waterways through the proposed extensive restoration planting.

Hydrological Effects

Hydrological modelling and assessment by Pattle Delamore Partners Ltd (PDP) did not indicate that the development would cause any issues to the overall hydrological functioning of the wetlands and noted that Tahimana Ltd have proposed an additional management measure to divert some stormwater discharge from roof areas of dwellings towards the heads of wetland areas in the gully systems, which they confirm will be beneficial for retaining recharge for these wetlands.

Overall the groundwater assessment undertaken by PDP indicates the development is unlikely to result in diversion or interception of groundwater, a small increase in catchment throughflow may result, and that the development will not have adverse effects on groundwater, including hydraulically connected wetlands.

Effects Arising from Stormwater Management

Stormwater Management was assessed by Envirolink. Stormwater flows will be managed to predevelopment levels through a number of small dams/detention basins within both the western and eastern catchments ensuring that there will be no adverse effects on wetlands both within the Tahimana site and the wetland on the eastern boundary of the Tahimana site.

The preliminary design and assessment has detailed stormwater treatment proposals which include grass treatment swales, proprietary pollutant traps and plantings within the detention basins together with the restoration planting adjoining waterways and wetlands.

The proposals for stormwater infrastructure include requirements for ongoing maintenance of this infrastructure, therefore it is proposed that once the subdivision maintenance period has passed, the Applicants will put in place management plans, to be imposed by way of Consent Notice on the relevant allotments containing stormwater basins. These Management Plans will detail requirements for inspections, maintenance works, including remediating any minor defects such as minor scar or exposed geotextile.

Stormwater from roads and driveways will be collected and discharged to the stormwater detention basins with stormwater from roofs of dwellings in residential clusters will be diverted directly into gullyhead wetlands so as to recharge surface and groundwater inputs to these wetlands.

With the implementation of the range of recommendations from the Applicant's engineers, ecologist and hydrogeologist, the effects arising from stormwater management will be less than minor.

Effects from Earthworks

The Applicants have developed a preliminary earthworks model for the proposed subdivision that has been reviewed by the Applicant's specialist advisors including their geotechnical engineer, ecologist and landscape architect.

As with any earthworks there is potential for adverse effects arising from the generation of sediment and dust, this will be addressed through the provision and implementation of a Dust, Erosion and Sediment Control Plan (DESCP) in accordance with the Council Standards. There will be a level of noise and activity associated with earthworks, this will be addressed through compliance with the NZ Standards for Construction Noise.

The Geotechnical Investigation has confirmed that the Moutere gravel soils provide a stable base on which to carryout earthworks, subject to the geotechnical engineer's recommendations for the design of cut associated with roads and building platforms, batter heights, and recommendations in relation to fill platforms and requirements for certified fill.

There will be a level of landscape and visual impacts through the earthworks phase but these effects will be temporary in nature and addressed through the sowing of grass and landscape planting.

Subject to the implementation of the recommendations made by the project's technical advisors (which are accepted by the applicant), the effects arising from earthworks beyond the temporary effects, will be less than minor.

Effects from Wastement Management

Wastewater Management from 101 predominantly residential-sized allotments within the development site will be connected to a communal onsite wastewater treatment system. The system will be designed to treat effluent to a high standard and will apply treated effluent to land via sub surface dripper irrigation. Envirolink Engineers have assessed the requirements for the communal system and confirmed suitable area available for the discharge of treated effluent together with a further 50% reserve area for discharge.

The remaining lifestyle and rural conservation allotments will need to provide for onsite wastewater systems designed in accordance with AS/NZS1547:2012.

Envirolink Engineers have undertaken a detailed assessment of both the communal wastewater system requirements and onsite wastewater requirements in their assessment report J000087-RPT-001F. Subject to the implementation of their recommendations the effects of the proposed wastewater discharges on the environment will be less than minor.

Impacts from Water Supply

A water supply for the residential portion of the proposed development will be provided through the extension of the Council water supply system. This will involve constructing a 300m³ tank onsite together with a dedicated firefighting water supply. There will be no adverse effects of the provision of the reticulated water supply to the 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 Tahimana Development as all allotments will have access to the firefighting supply. Lifestyle allotments within the development will provide for their own domestic water supply, this can be achieved in this environment without significant effects. The lifestyle allotments having access to the firefighting water supply is a positive effect not only in respect of fire risk, but also in terms of reducing the visual impact of structures within the environment, as this supply removes the requirement to provide for up to 48,000lt of water storage per lifestyle allotment to be held as a dedicated firefighting supply.

Potential Hazard Impacts

The Geotechnical Assessment confirms that the risks from seismic activity, land instability and flooding is low.

The fire hazard is an ever present risk within Tasman District during drought conditions experienced relatively regularly in summers. Removal of all of the pine trees from the subject site has resulted in the removal of a source of fuel. The other important mitigation/remedial measures for the fire hazard is availability of a reliable water supply which will be provided and control over the species planted within landscaping ensuring that these are predominantly of lower flammability, which is the case with most native species which make up the majority of the proposed planting proposed for the Tahimana site.

Land contamination is a potential hazard on any property previously used for rural production activity. Envirolink has undertaken a Preliminary Site Investigation (PSI) which did not identify any hazardous activities that have, or are likely to have been undertaken, as listed on the HAIL.

Transportation Effects

The Transportation Assessment confirms the relatively close proximity of the subject development to the settlements of Tasman Village and Mapua, and the excellent connectivity of the site to these townships provided by the walking/cycling network. The Transportation Assessment confirms the proposed road upgrade of Stagecoach Road, to a fully sealed road with provision for a walkway/cycleway within the road reserve together with an additional walkway/cycleway to be developed through the proposed subdivision connecting into a range of walkway and cycleway trails adjoining the development.

As a result of the Tahimana Development, there will be a significant upgrade to the roading infrastructure and walkway and cycleway infrastructure in this locality which will be a positive effect on the environment.

While it is acknowledged that the proposed development will significantly increase the traffic movements on Stagecoach Road, 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.

Visual & Landscape Effects

The Landscape Assessment concludes that the Tahimana 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. These adverse effects have to be considered alongside the moderate-high positive effects that arise for the environment 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 Character & Amenity

There will be a significant change in the character of the subject land but that is in the context of the land being zoned Rural 3, where there is a clear expectation and anticipation within the TRMP Policy Framework that there will be change within the zone reflecting an overall zone ratio of 75% of the land being unbuilt with 25% of the land being developed. While there will be a clear change in character, the change is not adverse as it is the anticipated character for the Rural 3 zone. The change in character envisaged by the Rural 3 Zone Policy Framework, including the Coastal Tasman Subdivision and Development Design Guide, anticipates a pattern of development where there are clusters of residential and lifestyle development interspersed with open space/rural character providing for rural production where land has that capability, or being maintained as open space for conservation and rural character values.

In respect of impacts on amenity values, those aspects that relate to visual impacts have been considered in the Landscape Assessment, for those aspects that relate to issues of privacy, the density of development in relation to external neighbours is a relatively low density with appropriate separation distances between development on the Tahimana land and adjoining external properties. The more intensive residential cluster development does not adjoin the external boundary.

Overall the effects on the environment in respect of character and amenity will be less than minor and there will be positive contributions to character and amenity through the significant enhancement of wetlands and waterways within the site through the revegetation and restoration planting proposed. Further there will be enhancement to the amenities onsite and for those in the surrounding community through the extension of walkway and cycleways, the provision of a Local Purpose Reserve and the sealing of Stagecoach Road removing the existing dust nuisance.

Effects on Cultural and Heritage Values

There are no recorded Archeological sites on the subject property. The wider locality has cultural significance. The Applicants have proactively engaged in consultation with iwi as is detailed in the record of consultation provided.

The Applicants have obtained a Cultural Values Statement and a Cultural Impact Assessment that contain a range of recommendations and requests for specified conditions. The Applicants have largely responded to those recommendations through volunteering Conditions for an Accidental Discovery Protocol, volunteering a Condition for contractors to be briefed by an iwi Monitor prior to earthworks commencing, a Condition requiring an iwi Monitor for any earthworks undertaken within 10m of waterways or wetlands. The Applicants have committed to ongoing engagement with iwi through provision of all concept design plans and specialist assessments of the project, in addition the Applicants have committed to iwi post Resource Consent, to providing all detailed Engineering Design Plans and Planting Plans, provision of Management and Maintenance Plans for infrastructure and the wetlands. All of these actions align with Te Ao Māori as reflected in iwi Environmental Plans.

Conclusion

Based on the above assessment it is our conclusion that the effects on the environment range from less than minor to minor in respect of some of the Landscape and Visual impacts, but with time Landscape planting will mature lessening the effects over time. Other effects range from negligible or low to positive.

Yours faithfully



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