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Dear Sally

TAHIMANA SUBDIVISION DEVELOPMENT

Key Statements

The Tahimana subdivision addresses the pressing need for housing in the Tasman region by substantially increasing available housing stock. There is a pressing need with the following details relating to local context, being:

- The Housing and Business Assessment for Tasman 2021 (HBA) assessed a need for 11,757 dwellings to meet Tasman district wide demand over a 30-year period.
- The HBA 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.
- 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.

Introduction

Significant regional benefits will be provided by the proposed Tahimana subdivision by Tahimana Ltd representing a transformative development within the Tasman region. The Tahimana development is designed to significantly enhance the local housing market, infrastructure, and environmental landscape. This detailed brief outlines the project scope, expected regional benefits, and its alignment with national development goals.

Project Overview

Location and Scope: The Tahimana development is strategically located between Mapua and Tasman, covering several parcels of land along Stagecoach Road adjacent to State Highway 60. The project is designed to create 141 diverse allotments across approximately 70 hectares, segmented into various categories to cater to a wide range of demographic and lifestyle preferences.

Allotment Details:

- 98 Residential Allotments: These are standard residential sizes ranging from 590m² to 1100m², intended for single-family dwellings with the flexibility of adding secondary units.
- 38 Lifestyle Allotments: Ranging from 5000m² to 2.11ha, these larger plots are tailored towards those seeking a rural lifestyle with the conveniences of urban proximity.

- Two Rural Conservation Allotments: Covering 11.4ha and 5.68ha, these areas are designated for minimal development, focusing on conservation and ecological restoration.
- Three Utility Allotments: These include necessary infrastructure such as a communal wastewater system and water supply facilities.
- Development Phases: The subdivision is planned to be executed in 12 stages over ten years, enabling systematic growth and integration with existing community structures and services.

Regional and National Benefits

Enhancing Housing Supply and Affordability

The Tahimana subdivision addresses the pressing need for housing in the Tasman region by substantially increasing available housing stock. 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.

Infrastructure Development and Connectivity

A major benefit of the Tahimana project is the significant upgrade to local infrastructure it proposes. This includes the full redevelopment of Stagecoach Road to accommodate increased traffic, the introduction of safe pedestrian pathways, and cycling tracks linking to key points such as local schools, commercial areas, and neighbouring towns. Such enhancements are poised to improve overall accessibility and reduce car dependency, aligning with sustainable urban development practices.

Environmental Sustainability and Recreation

The development plan includes the restoration of native wetlands and the establishment of several green belts and recreational paths. These efforts aim not only to mitigate the environmental impact of new construction but also to provide residents with accessible natural spaces that promote health and well-being. Additionally, the integration of advanced stormwater management systems is expected to improve water quality and reduce flood risks.

Economic Stimulation

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.

Planning and Policy Alignment

Tahimana's development strategy aligns with regional planning documents, including the Tasman Resource Management Plan, and supports the objectives of the National Policy Statement on Urban Development. The project's focus on reducing urban sprawl, enhancing the built environment, and

conserving natural landscapes contributes to broader strategic goals for sustainable development across New Zealand.

Detailed Impact Assessments

Ecological Impact

The development includes a comprehensive ecological assessment to ensure the conservation of biodiversity and the responsible management of natural resources. Restoration initiatives are particularly focused on enhancing habitat connectivity and ecological resilience, providing long-term benefits for native flora and fauna.

Cultural and Community Considerations

The subdivision has been designed, and will be implemented, with sensitivity to cultural values. As a result, it has the support of those iwi who have expressed an interest in the project. The Design Plans include provision for visually integrating cultural education on the cultural history and important cultural values related to freshwater values of the wetlands and restoration native planting. Opportunities for integrating the cultural significance of the locality will include through storyboards, entrance features, the neighbourhood reserve, walkway areas, and through input into the detailed design of the wetland restoration planting.

Infrastructure and Services

The development plans detail the construction of modern, resilient infrastructure systems designed to meet the needs of the growing community. This includes sustainable water management practices, energy-efficient public lighting, and telecommunications services, all built to high environmental and safety standards.

Conclusion

The Tahimana subdivision will provide significant regional benefits and is poised to set a precedent for future residential developments in New Zealand. The Tahimana subdivision will demonstrate how large-scale projects can effectively integrate housing needs with environmental stewardship, economic growth, and community development. Through its phased approach and commitment to sustainability, Tahimana Ltd aims to foster a vibrant, diverse, and thriving community in the heart of the Tasman region.

Yours faithfully

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