

Memo

To: Tahimana Ltd

Date: 1 May 2024

From: Jackie McNae – Staig and Smith Ltd

**Subject: 12498 Tahimana Development
Fast Track Application - Summary of Key Objectives
& Policies for the Rural 3 Zone**

1. Summary

- i. The Tahimana project will have significant regional benefits through its consistency with a district and regional planning document, specifically the Tasman Resource Management Plan (“TRMP”). The TRMP is a combined regional and district plan as the Tasman District Council is a unitary authority. The project will significantly contribute to achieving the outcomes sought by the TRMP.

2. Rural 3 zone outcomes

- ii. The Tahimana site is zoned Rural 3. This zone was introduced into the TRMP to specifically enable opportunities for residential and lifestyle development, while retaining the zone’s overall rural amenity values and character, including natural character, and ongoing opportunities to utilise land where it is of high productive value. The Rural 3 zone was a response to the significant demand to live in the Coastal Tasman Area and an attempt to steer this demand away from the more productive Rural 1 and Rural 2 zones.
- iii. In particular, the zone 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.
- iv. The following key Objectives and Policies illustrate how the Tahimana project contributes to the implementation of the Rural 3 Zone Planning Framework, the delivery of infrastructure and an increase in housing supply and housing choice at a scale of regional significance.

Objective/Policy Number	Objective/Policy Wording	Assessment
Objective 5.4.3.1	To enable a variety of housing types, recognising different population growth characteristics, age, family and financial circumstances and the physical mobility of, or care required by, residents.	The subdivision design provides opportunities for a variety of housing densities, providing choice. The development provides opportunities for people and families of different ages and different socio-economic groups, as well as potentially different care requirements, through the opportunity of incorporating within a dwelling two housekeeping units.
Policy 7.3.3.1	To identify an area (Rural 3 Zone) within the Coastal Tasman Area within which rural residential and residential development is enabled while avoiding, remedying and mitigating adverse effects on the environment.	The Tahimana Subdivision Development implements this Policy by providing for both residential development, some 98 residential allotments as well as 41 Rural Residential lifestyle allotments, reflecting the policy seeking to provide for a choice of densities of development both residential and rural residential.

Policy 7.3.3.3	To ensure that the valued qualities of the Coastal Tasman Area, in particular rural and coastal character, rural and coastal landscape, productive land values, and the coastal edge and margins of rivers, streams and wetlands are identified and protected from inappropriate subdivision and development.	The site is not the Coastal Environment but has coastal views. The property has very limited productive land values as noted in the expert assessments on productivity. The water courses and wetlands have been identified, mapped and will be restored and protected from subdivision and development within the Applicant's proposal.
Policy 7.3.3.7	To enable residential and rural residential development to take place from December 2003 over at least a 20-year period in the Rural 3 Zone and the Waimea Inlet Rural Residential Zone that generally reflects a ratio of 25 percent developed area to 75 percent open space or unbuilt area across the total area of both zones.	The Tahimana development implements this Policy by providing for both residential and rural residential development. The Policy seeks to achieve a ratio of 25% developed area with 75% unbuilt, for the overall zone. The Tahimana development has a ratio of 25% built space to 75% unbuilt space within their development which achieves the growth ratio sought by this Policy.
Policy 7.3.3.9	To ensure that residential and rural residential development within the Coastal Tasman Area is able to connect to reticulated water supply services provided by the Council within two decades.	The Applicants propose to extend the Council's reticulated water supply to the subject land and will install a large water tank to provide a reticulated water supply to all residential allotments.
Policy 7.3.3.11	To improve access and progressively upgrade roads throughout the Coastal Tasman Area in accordance with development, while avoiding or mitigating adverse effects on landscape, natural character and amenity.	Stagecoach Road will be upgraded from the end of the existing seal, 650m from the State Highway 60 intersection. The road beyond this point is a gravel road deteriorating to a dirt track which will be upgraded to a sealed standard including provision for a cycleway/walkway, meeting Council's Roading Standards. This upgrade of Stagecoach Road will have benefits for the new subdivision as well as significant public benefits as 1.7km of Stagecoach Road to the south of the subject property is a poor quality gravel/dirt road which will be upgraded, as will the full frontage of Stagecoach Road through the development site, a further kilometre of upgrade. This will benefit those existing properties adjoining gravel sections of Stagecoach Road and the numerous people that utilise this corridor as a part of the wider walkway/cycleway networks within this part of the district.
Policy 7.3.3.15	To support proposals to restore, enhance or protect natural features and areas such as wetlands and coastal indigenous vegetation, with weed control and indigenous plantings appropriate to the area, as part of subdivision and development design in the Coastal Tasman Area.	The proposal specifically implements this policy which supports proposals to restore, enhance and protect wetlands. The wetlands have been mapped, the values assessed and proposals for restoration planting of wetlands and waterways confirmed. Further, the Application has set out the measures for ongoing protection of the wetlands and restoration planting through recommended Consent Notices requiring the ongoing implementation of the management and maintenance plans for the wetlands. The implementation of this Policy has regional benefit.
Policy 7.4.3.11	To enable the subdivision of land for conservation or protection of features or resources that particularly contribute to the rural character of the area.	The proposed subdivision includes two Rural Conservation allotments where the majority of wetlands are located. All wetlands are to be protected and enhanced with restoration planting with an appropriate management and maintenance plan in place which will be implemented through Consent Notices on relevant titles.
Policy 7.3.3.22	To avoid adverse off-site effects, including cumulative effects and water contaminations effects, resulting from the disposal of domestic wastewater to land arising from inappropriate scale, design, or location of subdivision and development of land for residential purposes in the Wastewater Management Area.	101 allotments, 98 of which are residential in size, will be connected to a communal wastewater system that will be designed and constructed to Council Standards at the developer's cost, facilitating the delivery of infrastructure.

3. Other supported outcomes

- i. Within the Tasman Resource Management Plan (TRMP) there are a range of additional Objectives and Policies of relevance under Chapter 8, which deals with margins of water bodies including wetlands. This reiterates the Policies highlighted above from Chapter 7, which seek the protection and restoration of wetlands and, where appropriate, public access. The specific Land Transport Objectives and Policies from Chapter 11 of the TRMP are relevant in terms of delivery of infrastructure that will be facilitated through the Tahimana development. The Land Transport Objectives and Policies seek to ensure that roading is of a suitable standard for increases in traffic, with an emphasis on provision and facilitation of cycle trails and walkway links promoting choice between utilising roads, walkways and cycleways for different modes of transportation. The Tahimana Development aligns with these Objectives and Policies for transportation infrastructure.

Yours faithfully



Jackie McNae
Resource Management Consultant
Staig and Smith Ltd

Email: s 9(2)(a)
Phone: (03) 548 4422