

Response ID ANON-URZ4-5FJW-H

Submitted to Fast-track approval applications  
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Submitter details

Is this application for section 2a or 2b?

2B

1 Submitter name

Individual or organisation name:  
Tasman Bay Estates Ltd

2 Contact person

Contact person name:  
Carsten Buschkuehle

3 What is your job title

Job title:  
Director of Tasman Bay Estates Ltd

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:  
s 9(2)(a)  
  
s 9(2)(a)  
  
s 9(2)(a)

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

Yes

Organisation:  
Planscapes

Contact person:  
Hayden Taylor

Phone number:  
s 9(2)(a)

Email address:  
s 9(2)(a)

Job title:  
Resource Management Consultant

Please enter your service address:

PO Box 99  
Nelson 7040

Section 1: Project location

## Site address or location

Add the address or describe the location:

The site comprises 13 titles on Aporo Road, Marriages Road, Mamaku Road and Horton Road, Tasman. Refer to attached Tasman Bay Village proposal document (Annexure A) – Site Context plan for a list of titles and a plan showing their location. The titles comprise a total of approximately 130 hectares of land. All titles are owned by Tasman Bay Estates Ltd.

File upload:

Annexure A Tasman Village proposal document.pdf was uploaded

Upload file here:

Annexure B Application and RC plan set only.pdf was uploaded

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

Yes

upload file:

Tasman Bay Village Titles.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Tasman Bay Estates Ltd own all titles that comprise the Application Site.

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:

The Applicant is the owner of the land on which the project will occur. No land acquisition or agreements with other landowners are required to undertake the project, within the Application Site. Other authorisations may be necessary in respect of any off-site enabling infrastructure requirements.

## Section 2: Project details

What is the project name?

Please write your answer here:

Tasman Bay Village

What is the project summary?

Please write your answer here:

The project, known as Tasman Bay Village, involves the comprehensive development of approximately 140 hectares of existing rural land to provide a village/ market town concept including 300-400 dwellings/ allotments (or potentially up to 800 with the provision of reticulated servicing as detailed further below) in a variety of lot sizes and housing typologies, in addition to a village/ commercial centre. An overview of the project objectives and philosophy are included in the attached proposal document at Annexure A.

What are the project details?

Please write your answer here:

Tasman Bay Village - overview

The project, known as Tasman Bay Village, involves the comprehensive development of approximately 140 hectares of existing rural land to provide a village/ market town concept including 300-400 dwellings/ allotments (or potentially up to 800 with the provision of reticulated servicing as detailed further below) in a variety of lot sizes and housing typologies, in addition to a village/ commercial centre. An overview of the project objectives and philosophy are included in the attached proposal document at Annexure A.

Tasman Bay Village – background

A suite of resource consents exist for the development of this land, including the application site. These are known as the 'Harakeke' consents, which were granted in 2016, and these consents are still live. The consents authorising the development lapse (variously) between 2032 and 2034. By way of overview, the 'Harakeke' proposal involves the subdivision of 17 titles with an overall area of 178 hectares (ha) of land zoned Rural 3 for the staged development of:

- 96 private allotments of various sizes, averaging approximately 2ha;
- One 31.19 ha productive horticultural block; and
- Six large lots to be planted for productive and rural character outcomes.

The development site includes five 'clusters' which are referred to as:

- Coastal cluster (33 allotments);
- Aporo cluster (13 allotments);
- Horton north cluster (16 allotments);
- Horton south cluster (10 allotments); and
- Mamaku cluster (24 allotments).

The 'coastal cluster' has been given effect to, and this completed stage is located on the eastern side of Aporo Road, centred around Decks Road. Development of the remaining sections has been paused, whilst the Applicant explores with central and local government his aspiration to redesign the remainder with a higher density. This would enable the development of a 'village' concept and the unlocking of a suite of social and environmental benefits, including the provision of affordable housing. The intention of the Applicant has been to, by taking a bolder approach to density, achieve the critical mass required to support the provision of a village centre, business and employment opportunities appropriate to a community of this scale, and more shared community services and spaces, as well as affordable housing.

The wider village/ market town concept has been shared with the local community, and with Tasman District Council in the past. Whilst the concept found broad support from Council, it was not successful in its joint bid with TDC and a neighbouring developer for IAF funding in 2021 to facilitate reticulated servicing of the land. The land was also not included as a growth area in the 2022 Nelson-Tasman Future Development Strategy (FDS). It is relevant to note that inclusion in the FDS was sought to facilitate a lower risk development pathway (together with a plan change to create an urban zoning) and to facilitate funding of enabling infrastructure, however, a plan change is not essential to enable the proposed village concept as this aligns with the current zoning as will be addressed in greater detail below. In light of the outcome of the IAF and FDS processes and associated risks associated with progressing the full site redevelopment, Tasman Bay Estates elected to proceed with a revised proposal for a purely residential part of the development as a first stage – known as the Mamaku Block – within the operative Rural 3 provisions of the Tasman Resource Management Plan. This proposal has been developed to a high level of detail and a resource consent application for this has very recently been lodged with Council. A continued piecemeal approach to development of this land does not however encourage either the optimum use of resources or planned investment in infrastructure that would benefit that on the larger scale.

#### Tasman Bay Village – detail

As noted above, the Stage 1 proposal has been developed to a level of detail suitable for resource consent lodgement. This proposal seeks resource consents to undertake a subdivision of approximately 40ha of existing rural land at Mamaku and Marriages Road to create 58 rural lifestyle allotments, roads to vest, rights of way, and balance land to be held in common ownership. The subdivision also involves associated and enabling activities including land disturbance, stream works, establishing a communal wastewater treatment plant and discharge of treated effluent to a land application area, creation of walkways, native plant restoration, contaminated land remediation, as well as authorising a dwelling on each of the 58 proposed private allotments. Inherent in the proposal is the provision of ecological restoration/ enhancement, public open space, and retention of some rural production activities. The application in its entirety is included at Annexure B.

The remainder of the Tasman Bay Village proposal has not, to date, been designed to a high level of detail. However, a significant amount of investigation has been undertaken, both in relation to the Harakeke consents and in investigating development feasibility and yields to inform the previous FDS and IAF processes. As such, the site is well understood in terms of geotechnical, contaminated land, flooding and stormwater management, roading, on-site wastewater considerations relevant to its feasibility for development, as is the feasibility of providing reticulated servicing from Motueka and Mapua. This information is useful for, and reduces the extent of new investigation required, if the project is accepted for inclusion in Schedule 2B of the Bill. More detailed design and assessment would be commenced immediately, with the expert team for this already assembled for the Mamaku Block application. The concept provides for approximately 300-400 allotments/ dwellings (including Stage 1), in a range of lot sizes and housing typologies, including more affordable options. The proposal also includes a small commercial centre that would provide for day to day needs of the local community. As with the Stage 1 proposal, significant ecological restoration work would be undertaken, in addition to provision of community recreation/ amenity areas, and retention of small areas of productive land in common ownership. A lot/ dwelling yield of approximately 300-400 (plus commercial space) would be possible without the need for wastewater reticulation beyond the site. Rather, on onsite treatment and land disposal solution would be proposed, similar to that proposed for the Stage 1 development. Water supply is available through a combination of an allocation from the Mapua/ Ruby Bay water supply scheme (refer to letter at Annexure C from Council which confirms allocation for up to 400 connections), supplemented by roof collection/ bore supply and tank storage if necessary. The provision of this water supply requires extension of existing water infrastructure from Mapua, and storage. The Applicant is interested in exploring further the funding mechanisms currently being considered by Government to enable this, when the opportunity is available. Stormwater runoff would be managed to pre-development levels within the site, in a similar manner to that detailed for the Mamaku Block application.

Provision of reticulated wastewater and water supply services from Motueka has been investigated to feasibility stage prior to the joint IAF application detailed earlier. Provision of these services would enable a significant increase in the dwelling yield for the site, potentially up to 800 dwellings. This option will be explored in greater detail if the project is accepted for inclusion in Schedule 2B. As with the water infrastructure detailed above, the Applicant would look to explore alternative funding mechanisms to enable this potential to be unlocked.

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

Please write your answer here:

Stage 1 (Mamaku Block) would be progressed first, given the level of design detail at the current point in time. The Stage 1 development is proposed to be undertaken in up to 5 sub-stages. The remainder of the Village development would also be staged, with details of this staging to be confirmed.

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

Please write your answer here:

Various resource consents would be required under the Resource Management Act 1991 (RMA) for the Tasman Bay Village development. These consents relate to provisions of the applicable unitary plan (the Tasman Resource Management Plan or TRMP) and National Environmental Standards (NESs). No authorities or permissions, other than resource consents under the RMA, are sought under this application.

Due to the wider site proposal being only at concept level at the current time, a full assessment of these has not been undertaken. However, using the Stage 1/ Mamaku Block proposal as a guide, it is envisaged that these will likely include:

- Subdivision consent to subdivide Rural 3 zoned land under Section 6.3.7 of the Tasman Resource Management Plan (TRMP) and to subdivide HAIL land, under the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations (NESCS).
- Land use consent to construct dwellings and to undertake commercial activities and community activities within the Rural 3 zone under Section 17.7 of the TRMP and to change the use of HAIL land under the Resource Management (National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations (NESCS).
- Land use consent/s for earthworks, under Section 18.5 of the TRMP, and to disturb HAIL land under the NESCS.
- Discharge permit/s to authorise the diversion and discharge of stormwater under Section 36.4 of the TRMP.
- Discharge permit/s to authorise the discharge of domestic effluent to land, under Section 36.1 of the TRMP.

Additional consents may be required, including but not limited to:

- Land use consent/s for the formation of roads, and extension of enabling infrastructure beyond the site boundaries, under the TRMP and in consideration of Nelson Tasman Land Development Manual standards.
- Land use consent/s for works in the beds of streams under Sections 28.1.5 and 28.1.8 of the TRMP.
- Water permit/s for diversion of water within a stream onto a new alignment. Under Section 31.1 of the TRMP.

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

Please write your answer here:

The relevant Unitary Authority for the above approvals is the Tasman District Council (TDC).

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

Please write your answer here:

The Stage 1 proposal has recently been lodged with Council for consideration under the RMA (refer to Annexure B). The Applicant's intent is to see how this progresses through this process in the interim, prior to the enactment of the Fast-track Approvals Bill. An assessment will be made at that time as to whether this application will be pursued to completion or withdrawn and progressed through the Fast-track Approvals Act. No decisions have yet been made by Council on this application.

The existing consents held for the subject site have been briefly detailed above, however further information on these can be provided upon request.

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

No

Please explain your answer here:

As detailed above, all land subject of this application is owned by the Applicant, and no approvals are required from other parties to enable works within the site. There is potential for other approvals being required in relation to off-site enabling infrastructure, such as from Council as land and asset owner, or from other Government departments such as NZTA.

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

Please write your answer here:

The Stage 1 development is intended to be either self-funded, or with some private investment sought. Alternative funding mechanisms such as those proposed by Government would be explored in relation to the provision of significant infrastructure, particularly for the wider Village development. The Applicant is able to commence works on Stage 1 as soon as relevant consents are granted, and any associated engineering plans have been prepared and approved. This is expected to be late 2024. Subdivision construction would be expected to take approximately 6-12 months. During this timeframe, it is anticipated that consenting and detailed design of the remainder of the Tasman Bay Village Project would progress, enabling construction works to proceed across the site in a staged manner following Stage 1 completion.

### Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

The application site is wholly or partially within the rohe of all eight Te Tau Ihu iwi, being Ngāti Kōata, Ngāti Rārua, Ngāti Tama ki Te Tau Ihu, Te Ātiawa o Te Waka-a-Māui, Ngāti Toa Rangitira, Ngāti Apa ki te Rā Tō, Ngāti Kuia, and Rangitāne o Wairau. Treaty settlements relevant to these iwi include the 'Ngāti Kōata, Ngāti Rārua, Ngāti Tama ki Te Tau Ihu, and Te Ātiawa o Te Waka-a-Māui Claims Settlement Act 2014', the 'Ngāti Toa Rangitira Claims Settlement Act

2014', and the 'Ngāti Apa ki te Rā Tō, Ngāti Kuia, and Rangitāne o Wairau Claims Settlement Act 2014'.

The application site is not located within an area of Statutory Acknowledgement recognised in these Treaty Settlements. There are no identified parcels of Māori land within the site area, nor any land returned under a Treaty settlement. All titles comprising the application site are owned by the Applicant.

As identified above, Tasman District Council are the relevant Unitary Authority.

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:

Development of the application site has been subject to a high level of community engagement, commencing prior to the involvement of the Applicant with this land. This included the application process for the Harakeke consents. In taking ownership of the site, giving effect to the Harakeke consents in part, and in investigating more efficient development models for the site the Applicant has continued this engagement.

Engagement and consultation with all eight Te Tau Ihu iwi (Ngāti Kōata, Ngāti Rārua, Ngāti Tama ki Te Tau Ihu, Te Ātiawa o Te Waka-a-Māui, Ngati Toa Rangatira, Ngāti Apa ki te Rā Tō, Ngāti Kuia, and Rangitāne o Wairau) has been ongoing, initially in respect of the village concept and FDS process, then more recently in respect of the Mamaku block resource consent application. Engagement on the Mamaku proposal is ongoing.

The Applicant introduced the overall village/ market town concept to the wider community via media release early in its inception. Specific engagement with some neighbours has been undertaken more recently in relation to the Stage 1 Mamaku block resource consent application.

Consultation with TDC has been ongoing from 2020 until the present. Initially this was in respect of the overall village/ market town concept, then in relation to the FDS and IAF processes. More recently, consultation has focussed on the Stage 1 Mamaku block resource consent process. Council have also confirmed allocation of water resources to the site (refer to Annexure C attached).

Upload file here:

Annexure C Tasman Bay Estates Water Allocation letter TDC.pdf was uploaded

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 application site is wholly or partially within the rohe of all eight Te Tau Ihu iwi, being Ngāti Kōata, Ngāti Rārua, Ngāti Tama ki Te Tau Ihu, Te Ātiawa o Te Waka-a-Māui, Ngati Toa Rangatira, Ngāti Apa ki te Rā Tō, Ngāti Kuia, and Rangitāne o Wairau. Treaty settlements relevant to these iwi include the 'Ngāti Kōata, Ngāti Rārua, Ngāti Tama ki Te Tau Ihu, and Te Ātiawa o Te Waka-a-Māui Claims Settlement Act 2014', the 'Ngati Toa Rangatira Claims Settlement Act 2014', and the 'Ngāti Apa ki te Rā Tō, Ngāti Kuia, and Rangitāne o Wairau Claims Settlement Act 2014'.

The application site is not located within an area of Statutory Acknowledgement recognised in these Treaty Settlements. There are no identified parcels of Māori land within the site area, nor any land returned under a Treaty settlement. All titles comprising the application site are owned by the Applicant.

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:

No detailed assessment of adverse effects for the overall Village proposal has been undertaken, given the concept stage of this aspect of the development. However, a detailed assessment has been undertaken for the Stage 1 development, in addition to those undertaken for the Harakeke consents, which determined that this was a site suitable for more intensive settlement where adverse effects could be mitigated through design. These provide a useful guide to the nature and scale of adverse effects that may be generated by the wider development. Please refer to the Stage 1 application included at Annexure C. In summary, the following effects have been identified and assessed in detail, including with reference to detailed expert assessments:

- Cultural effects;
- Visual and landscape effects;
- Residential amenity values, cross boundary and reverse sensitivity effects;
- Effects of wastewater management;
- Effects of stormwater management and flooding;
- Traffic safety and efficiency;
- Effects of earthworks;
- Ecological effects;
- Effects associated with land contamination;
- Rural productive land effects;
- Archaeological effects.

The conclusion reached in the Stage 1 application is that, subject to the development proceeding in accord with the professional design and recommendations submitted as annexures to the application, any adverse effects of the proposal will be no more than minor, and in most cases less than minor. It is expected that through appropriate design and adherence to mitigation recommendations of relevant experts, that adverse effects associated with the wider Village proposal will be able to be similarly managed to an acceptable level.

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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:

An assessment has been undertaken of relevant National Environmental Standards (NES's) and National Policy Statements (NPS's) for the Stage 1 proposal, and this is considered to be a useful guide in relation to the Tasman Bay Village development as a whole. As identified above, the NESCS is relevant to the proposal, and appropriate management is proposed for soils impacted by former horticultural land uses to ensure that risks to human health are minimised. Consents are not required under any other NES, including the NES for Freshwater

With regard to NPS's, the following general assessment is provided. For a more detailed assessment of the Stage 1 proposal in relation to these documents, please refer to the attached resource consent application. This is likely to be equally relevant to the proposal as a whole:

New Zealand Coastal Policy Statement 2010 (NZCPS)

Although not sharing an intimate relationship with the Coastal Marine Area (CMA), as part of the Coastal Tasman Area and with the application site draining towards the coastal environment, so the NZCPS (2010) has some relevance. This is an appropriate location for and scale of development as it will consolidate rural settlement within the Rural 3 Zone, inland of existing rural residential properties and where not highly visible from or impacting on the natural values of the coastal environment. The proposal will not offend the NZCPS.

## National Policy Statement – Freshwater Management (NPS FM)

The NPSFM 2020 sets out the objectives and policies for freshwater management under the RMA. Its objective is:

“to ensure that natural and physical resources are managed in a way that prioritises:

- (a) first, the health and well-being of water bodies and freshwater ecosystems
- (b) second, the health needs of peoples (such as drinking water);
- (c) third, the ability of people and communities to provide for their social, economic and cultural well-being, now and in the future.”

The proposal seeks to enable an efficient use of a site in a manner that will not adversely affect the values of wetlands and other receiving freshwater environments, including values associated with Te Mana o te Wai. This is achieved by designing wastewater disposal systems in accordance with the expert recommendations to avoid the discharge of contaminants to wetlands or watercourses on the site, including through adequate setbacks, disposal rates and treatment quality. Additionally, site works will be carried out to ensure that sediment movement will not physically impact on wetlands and other waterways through adherence to strict management measures on site to ensure effects associated with sediment movement to wetlands are avoided, planting of gullies to provide for the long-term health of wetlands and waterways, and providing appropriate on-site stormwater mitigation to ensure that stormwater discharges do not adversely impact on the hydrological regime of the site and surrounds.

Where stream realignments are required, these are considered to consistent with these policies and the overarching objective, as the existing streams are highly modified and have minimal ecological value, as confirmed by expert advice. Realigned streams are able to achieve ecological enhancement, through increased stream extent, enhanced in-stream habitat and riparian augmentation. As such, there will be no loss of river extent or values, habitats will be enhanced, and the principles of Te Mana o te Wai will be upheld, whilst also providing for the housing needs of the community.

Overall, the proposal will achieve the intent of the NPSFM.

## The National Policy Statement on Highly Productive Land 2022 (“NPS HPL”)

The NPS HPL came into effect on 17 October 2022. The overall focus of the NPS HPL is to ensure that sufficient highly productive land (HPL) is available for primary production use, both now and for future generations. The core resource management issue the NPS-HPL seeks to address is the ongoing, incremental loss of HPL, primarily from urban rezoning and land fragmentation arising from rural lifestyle development.

The Council has not yet updated its Regional Policy Statement to include maps of HPL across the region. The Rural 3 zone is not a general rural or rural production zone. Therefore, under Section 3.5(7) of the NPS HPL, the NPS does not apply to the subject land and is not relevant to the application. Notwithstanding this, the development of the subject land in an efficient manner supports the purpose of the NPS HPL to the extent that it would provide living opportunities within a generally rural environment, including ‘rural lifestyle’ opportunities, in an area that is not HPL as defined in the NPS, and which is not the most highly productive land in the region. In doing so, the proposal would relieve pressure for developing other rural land of higher productive value within the region, including land on the periphery of existing urban centres including Richmond, Motueka and Brightwater. Indeed, this was one of the objectives of establishing the Rural 3 zone.

## The National Policy Statement on Urban Development 2020 (NPSUD)

Additional to the above, the wider village proposal will involve creation of a small urban environment. Whilst the zoning of the land is rural, the NPSUD is considered to be of relevance.

The NPS-UD aims to ensure that New Zealand's towns and cities are well-functioning urban environments that meet the changing needs of our diverse communities. The NPS-UD directs councils to assess and respond to changes in housing demand, including enabling increased density in such locations as around city centres and areas accessible by public and active transport.

The existing Unitary Plan (TRMP) anticipates and provides for growth in this location (the Rural 3 zone and Coastal Tasman Area), acknowledging that the zone comprises land ‘in close proximity to main urban centres such as Richmond, Motueka and Mapua, major transport routes and the coast, and has high amenity values’. As such, the plan is already enabling of growth in this location in a manner supported by the NPS:UD although not currently in an urban setting which would allow more efficient use of the same land. The TRMP provisions, specifically the Coastal Tasman Area Design Guide (Appendix 3 to the TRMP) specifically envisage rural village concepts for the landscape unit that the application site is located within. The provision of a comprehensively designed development with a well-considered village centre has the potential to achieve the objectives above. Given the proximity of the site to existing centres (which are now linked by a public transport system which traverses the site) the provision of a village centre would not detract from these centres but would rather serve as a community hub with some provision of services and business activity to meet day to day needs and employment of residents, reducing the necessity for travel. Contributing to housing affordability is a key objective of the development, to be achieved through provision of a significant number of new houses/ allotments and with a range of lot sizes and housing typologies to cater for the needs of different demographics. Opportunities exist to support reductions in greenhouse gas emissions in development of the site, and the subject land is resilient to current and future effects of climate change.

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Annexure B Application and RC plan set only.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:

It is expected that the fast-track process will enable a more timely and efficient process for the project than that of a normal resource consent process, specifically with regard to risks surrounding notification, hearings and broad appeal rights.

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

Please write your answer here:

Whilst of a scale that would result in significant regional benefit, the project is not of such a scale or complexity as to impact adversely on the efficient operation of the fast-track process as a whole.

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

Not Answered

Please explain your answer here:

N/A

Will the project deliver regionally or nationally significant infrastructure?

Not Answered

Please explain your answer here:

N/A

Will the project:

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

Please explain your answer here:

The project will help achieve the purpose of the Bill, that is to "provide a fast-track decision-making process that facilitates the delivery of infrastructure and development projects with significant regional or national benefits". Specifically, the proposal would enable a significant increase in the supply of housing in the region to address housing needs and, as detailed above in relation to the NPS UD, the proposal would also contribute to a well-functioning urban environment (subsection 17(3)(c) of the Bill).

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

Development of the land will have flow-on economic benefits associated with support of the construction industry (subsection 17(3)(d) of the Bill).

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:

Inherent to both the Stage 1 proposal and the wider Village concept are the provision of a significant level of indigenous afforestation on the land. This will support climate change mitigation (subsection 17(3)(g) of the Bill).

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

Yes

Please explain your answer here:



As addressed in some detail in the Stage 1 resource consent application, the subject land is not subject to significant natural hazard risks. The land has under the Harakeke consents been found to be suitable for development in a geotechnical sense. Lower elevation land within the site is subject to flooding hazards in severe weather events, however the effects of this are able to be avoided. As evidenced in the Stage 1 design and the Harakeke consents, development is able to be located on land of higher elevation, with lower land being retained for productive use and in providing for ecological enhancement and recreational use. This same principle has guided concept design for the remainder of the site. A feature of the subject land that distinguishes it from a significant proportion of existing urban and peri-urban land in the nearest existing centres (Motueka and Mapua) is the fact that it is not vulnerable to the effects of sea level rise. This fact makes the subject land suitable to absorb growth, not only as an alternative to urban expansion or intensification in these nearby centres which are more susceptible to sea level rise, but also to accommodate potential retreat from these areas which may be necessary in the future.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

Inherent to both the Stage 1 proposal and the wider Village concept are elements of environmental betterment including re-naturalising highly modified watercourses and provision of a significant level of indigenous afforestation on the land. This will have environmental benefits for the site and surrounds (subsection 17(3)(i) of the Bill).

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

Yes

Please explain your answer here:

The proposal is consistent with local and regional planning documents (subsection 17(3)(j) of the Bill). This has been addressed in some detail in the Stage 1 resource consent application. This is equally applicable to the development of the remainder of the site, noting that the Rural 3 zone anticipates both standalone residential development and 'rural village' concepts in the specific location of the application site.

Anything else?

Please write your answer here:

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

No

If yes, please explain:

## Section 8: Climate change and natural hazards

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

No

If yes, please explain:

## 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:

The Applicant has no history of non-compliance or enforcement action under the RMA. He has been involved in a number of developments in the Tasman District, including in more sensitive coastal environments.

Load your file here:

No file uploaded

## 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:

Hayden Taylor

Important notes