



Simon Collet
Director
Tahimana Limited

01/12/2025

By email

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Job Title	Tahimana Development 3 Waters Servicing
Job Reference	J000087-LET-007-A

Dear Simon,

Envirolink Limited have been engaged by Tahimana Limited to provide design advice in relation to wastewater, stormwater and water servicing (3 waters) for the proposed “Tahimana” subdivision, located on Stagecoach Road, Tasman. A detailed assessment of servicing is presented in a report document reference J000087-RPT-002-A dated 18 November 2025. The purpose of this letter is to provide a high level summary of servicing and assessment of effects.

Proposed Development

The development is a residential subdivision which will consist of a range of lot sizes as follows:

- 2 rural conservation lots of 56,800 and 114,000m² in area
- 41 rural lifestyle lots, typically 4,000 to 15,000m² in area
- 98 residential lots, typically less than 1,000m² in area

Wastewater Management

Wastewater from all residential lots and 3 rural lifestyle lots will be managed with a communal onsite wastewater treatment system. The system will be designed to treat effluent to a high standard followed by land application using subsurface irrigation. The available land application area is adequate for the proposed discharge with a 50% reserve area.

For all but 3 of the rural lifestyle lots, and for all the rural conservation lots, wastewater will be managed onsite with individual systems, designed in accordance with AS/NZS1547:2012 – Onsite Domestic Wastewater Management. All lots are considered suitable for onsite effluent disposal.

The detailed report includes a range of recommendations on wastewater management which the applicants have accepted. By implementing those recommendations, the proposed discharges will not have any significant impact on the receiving environment.



Stormwater Management

Development will take place within two distinct stormwater catchments. Pre and post development stormwater runoff rates have been assessed for the two catchments. Multiple stormwater detention basins will be used in each catchment to mitigate the effect of development on the downstream catchment. From the assessment completed, the proposed detention will successfully offset additional post development runoff. The proposed stormwater management will ensure that the downstream catchment is not affected by development. Detention locations have been determined in consultation with the project team to ensure no significant effect on any onsite wetlands. Surface runoff will be treated with both proprietary devices and grass swales as appropriate.

Development will not occur within any inundation flow paths. The effect of climate change has been considered when undertaking the stormwater management assessment. All calculations have accounted for increased rainfall intensity due to climate change through to 2100.

With the proposed mitigations and management measures, there will be no adverse effect on stormwater runoff within the catchment, or the receiving environment.

Water Supply

A water supply for the development will be implemented, serviced from the TDC Mapua Rural Water supply. A 300m³ tank will be constructed as part of the development with approximately 50m³ dedicated to firefighting.

Residential lots will have a reticulated connection with a restrictor to limit supply to 1m³ per day. Each dwelling will have a 3,000L tank and pressure pump. Rural lifestyle lots will not have a reticulated connection and these properties will harvest rainwater with on property storage.

There will be no adverse effect on the TDC water supply, or the environment, associated with the water supply.

Please contact the undersigned should you have any further questions regarding this letter.

Regards



David Carlson-McColl

Water and Wastewater Engineer | CP.Eng

