

## Sally Gepp

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**From:** Gina Grimwood s 9(2)(a)  
**Sent:** Monday, 19 January 2026 4:02 pm  
**To:** Sally Gepp  
**Cc:** Simon Collett  
**Subject:** Fw: Tahimana FastTrack Referral Application / Consultation - Development Project, Stagecoach Road

Kind Regards,  
Gina

**Gina Grimwood** – Operations Manager  
s 9(2)(a)



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**From:** Team Taiao | Rangitāne <taiao@rangitane.org.nz>  
**Sent:** Monday, January 19, 2026 3:47 PM  
**To:** Gina Grimwood s 9(2)(a)  
**Cc:** Robbie McKinney | Rangitāne s 9(2)(a) Rowena Smith | Rangitāne  
s 9(2)(a)  
**Subject:** RE: Tahimana FastTrack Referral Application / Consultation - Development Project, Stagecoach Road

Kia ora Gina,  
Nice to e-meet you and thank you again for your time on the telephone today and for providing the information on the Tahimana FastTrack referral application.

To confirm our position and discussion, Rangitāne o Wairau requires that an Accidental Discovery Protocol (ADP) be incorporated into the project documentation. While this particular proposal is not currently within a core area of focus for us, we do hold enduring interests and whakapapa connections within the wider Tasman area, including sites and associations that predate other iwi.

In support of the process, we are happy to prepare and provide a cultural narrative for the area should you wish to install interpretation boards etc post development.

As discussed, Rangitāne upholds the principle of “nothing about us without us.” We therefore expect to be engaged and appropriately resourced for any ongoing consultation and participation required through the Fast Track process.

This includes future engagement phases, technical input, and cultural oversight as the project progresses.

We also acknowledge the importance of preserving and balancing the landscape and amenity qualities of the rural zone. Maintaining the dark sky values and the broader amenity characteristics of the rural environment is essential, and we support efforts to ensure these values are not diminished through the development proposals.

Please feel free to get in touch if you require any clarification or if there are further steps we should prepare for at this stage.

Ngā mihi nui

**Sally Neal**

Pou Taiao | Environmental Manager

T. s 9(2)(a) | 2 Main Street Blenheim

PO Box 883 Blenheim 7240 | [www.rangitane.org.nz](http://www.rangitane.org.nz)



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 **Working Hours:**

 **In-Office: 9:00 AM – 2:30 PM (NZT), Monday to Friday**

 **Remote:** Available outside office hours – I'll respond as soon as possible.

---

**From:** Gina Grimwood s 9(2)(a)  
**Sent:** Monday, 19 January 2026 2:03 pm  
**To:** Team Taiao | Rangitāne <[taiao@rangitane.org.nz](mailto:taiao@rangitane.org.nz)>  
**Subject:** Tahimana FastTrack Referral Application / Consultation - Development Project, Stagecoach Road

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Hello Sally - in preparation for our phone call later today (as arranged by Tiha).

I enclose a site plan and supporting document to give you a better idea of the location and scope of the project.

I look forward to talking.

Kind Regards,  
Gina

**Gina Grimwood – Operations Manager**  
s 9(2)(a)

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---

**From:** Gina Grimwood s 9(2)(a)

**Sent:** Thursday, January 8, 2026 3:39 PM

**To:** [admin@rangitane.org.nz](mailto:admin@rangitane.org.nz) <[admin@rangitane.org.nz](mailto:admin@rangitane.org.nz)>; [taiao@rangitane.org.nz](mailto:taiao@rangitane.org.nz) <[taiao@rangitane.org.nz](mailto:taiao@rangitane.org.nz)>

**Subject:** Tahimana FastTrack Referral Application / Consultation - Development Project, Stagecoach Road

Hello

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The development remains the same as described in our initial communication, i.e., it is envisaged to balance affordable homes and lifestyle living within a strong green framework, providing opportunities for first-home buyers, families, and others, and utilising connectivity through walkways and bike linkages. A family-oriented development that takes advantage of ridgelines, gullies, and views to connect residents with their surroundings and provide healthy lifestyle activities on-site.

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- i. Appropriate provision will be made for the management of stormwater quality and flow.
- ii. Earthworks will be managed to address erosion and sediment generation and accord with current best practise techniques.
- iii. The project includes the protection and enhancement of wetlands, which contribute to water quality and ecosystem values downstream.

The Developer wishes to inform you that the project is now being put forward under the Fast-track Approvals Bill. If the referral application is accepted, it will progress to a substantive application. We assure you that, regardless of the FastTrack application, the commitments made to iwi throughout engagement remain steadfast.

The Developers of Tahimana wish to double-check in with you and invite feedback on the Fast-Track referral application, with a request for this by **16 January 2026**. After this date, we remain open to further engagement if the Fast-Track application progresses. Regardless of whether you chose to engage with the Developer at this time, if the Fast -Track application is successful, the Minister will invite comment from Te Tau Ihu iwi.

Thanks for your time, and please feel free to call if you wish to discuss.

Kind Regards,  
Gina

**Gina Grimwood** – Operations Manager  
s 9(2)(a)

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## Sally Gepp

---

**From:** Gina Grimwood s 9(2)(a)  
**Sent:** Monday, 19 January 2026 4:03 pm  
**To:** Sally Gepp  
**Cc:** Simon Collett  
**Subject:** Fw: Tahimana FastTrack Referral Application / Consultation - Development Project, Stagecoach Road  
**Attachments:** 1 Supporting information for referral application.pdf; 3 Scheme Plan and Location and Context Plans.pdf

Kind Regards,  
Gina

**Gina Grimwood** – Operations Manager  
s 9(2)(a)



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---

**From:** Poutini Environmental <Poutini.Environmental@ngatiwaewae.org.nz>  
**Sent:** Monday, January 19, 2026 2:07 PM  
**To:** Gina Grimwood s 9(2)(a)  
**Subject:** RE: Tahimana FastTrack Referral Application / Consultation - Development Project, Stagecoach Road

Kia ora Gina,

Many thanks for sending through the attached information.

Poutini Environmental is the environmental arm of Te Rūnanga o Ngāti Waewae

I can confirm that this development project area is outside of the takiwā/territory of Te Rūnanga o Ngāti Waewae and consequently no further consultation is required with our rūnanga around this proposal.

Ngā mihi  
Philippa

Philippa Lynch  
General Manager  
Poutini Environmental  
Phone: s 9(2)(a)  
Email: s 9(2)(a)



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**From:** Gina Grimwood s 9(2)(a)  
**Sent:** Monday, 19 January 2026 1:42 p.m.  
**To:** Poutini Environmental <Poutini.Environmental@ngatiwaewae.org.nz>  
**Subject:** Re: Tahimana FastTrack Referral Application / Consultation - Development Project, Stagecoach Road

You don't often get email from s 9(2)(a) . [Learn why this is important](#)

**Caution:** This is an EXTERNAL email. Please consider safe cyber security practices.

Thanks for your prompt response, Phillipa. It's disappointing for me to hear that the original email did not make its way to you.

I enclose the site plan and some supporting information that may be helpful.

I look forward to your reply and please feel free to call on the number below if you wish to discuss.

Kind Regards,  
Gina

**Gina Grimwood – Operations Manager**  
s 9(2)(a)

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**From:** Poutini Environmental <[Poutini.Environmental@ngatiwaewae.org.nz](mailto:Poutini.Environmental@ngatiwaewae.org.nz)>  
**Sent:** Monday, January 19, 2026 1:38 PM  
**To:** Gina Grimwood s 9(2)(a)  
**Subject:** RE: Tahimana FastTrack Referral Application / Consultation - Development Project, Stagecoach Road

Kia ora Gina,

Thank you for your email. I am the correct person to be contacting around consultation for resource management proposals with Te Rūnanga o Ngāti Waewae.

I'm afraid that the previous correspondence was never forwarded to me unfortunately

Are you able to send me a copy of the proposal map please? I'm keen to see exactly where the proposal is, so I can determine if the site is located within our takiwā/territory or not in the first instance

Many thanks

Ngā mihi  
Philippa

Philippa Lynch  
General Manager  
Poutini Environmental  
Phone: s 9(2)(a)  
Email: s 9(2)(a)



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**From:** Gina Grimwood s 9(2)(a)  
**Sent:** Monday, 19 January 2026 1:28 p.m.  
**To:** Poutini Environmental <[poutini.environmental@ngatiwaewae.org.nz](mailto:poutini.environmental@ngatiwaewae.org.nz)>  
**Subject:** Tahimana FastTrack Referral Application / Consultation - Development Project, Stagecoach Road

You don't often get email from s 9(2)(a) . [Learn why this is important](#)

**Caution:** This is an EXTERNAL email. Please consider safe cyber security practices.

Hello

Please see the email below. I am uncertain if this has reached the correct person within Ngāti Waewae?

I called the number on your website and Aleigha responded with your email address. It would be great to get an acknowledgement of receipt of the email and arrange a time to call to discuss.

I look forward to your response.

Kind Regards,  
Gina

**Gina Grimwood – Operations Manager**  
s 9(2)(a)

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---

**From:** Gina Grimwood s 9(2)(a)  
**Sent:** Thursday, January 8, 2026 3:42 PM  
**To:** [admin@ngatiwaewae.org.nz](mailto:admin@ngatiwaewae.org.nz) <[admin@ngatiwaewae.org.nz](mailto:admin@ngatiwaewae.org.nz)>; s 9(2)(a)  
s 9(2)(a)  
**Subject:** Tahimana FastTrack Referral Application / Consultation - Development Project, Stagecoach Road

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Thanks for your time, and please feel free to call if you wish to discuss.

Kind Regards,  
Gina

**Gina Grimwood** – Operations Manager  
s 9(2)(a)

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the recipient as communicated to us. Neither the recipient nor any other person should act upon it without our separate written authorization of reliance. If you have received this message in error, please notify us immediately and destroy this message.

## Sally Gepp

---

**From:** Gina Grimwood s 9(2)(a)  
**Sent:** Tuesday, 20 January 2026 3:33 pm  
**To:** Sally Gepp  
**Subject:** Fw: Tahimana FastTrack Referral Application / Consultation - Development Project, Stagecoach Road

Regards,  
Gina

**Gina Grimwood** – Operations Manager  
s 9(2)(a)

Sent from my iPhone | Please excuse any typos

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**From:** Neil Deans s 9(2)(a)  
**Sent:** Tuesday, January 20, 2026 3:31:27 PM  
**To:** Gina Grimwood s 9(2)(a)  
**Cc:** Quintin G Hāpuku s 9(2)(a)  
**Subject:** Re: Tahimana FastTrack Referral Application / Consultation - Development Project, Stagecoach Road

Thank you for this summary information Gina

I have had a look at the information provided and made some enquiries with the iwi regarding this application, and have just had a quick chat with your counsel, Sally Gepp.

In principle Ngāti Koata are comfortable with the application generally, and supportive particularly of the wetland enhancements, subject to the usual requirements regarding accidental discovery protocols.

We support your application being referred through to the next stage of the Fast Track process.

Please contact me if you need anything further.

Nga mihinui

**Neil Deans**  
**Pou Taiao**  
**Ngāti Koata**

T s 9(2)(a) M s 9(2)(a)



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**From:** Gina Grimwood S 9(2)(a)  
**Sent:** Monday, 19 January 2026 11:13  
**To:** Neil Deans S 9(2)(a)  
**Subject:** Fw: Tahimana FastTrack Referral Application / Consultation - Development Project, Stagecoach Road

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Hello Neil

Thanks for your time on the phone earlier. I have attached a supporting document and a site plan. Please feel free to reach out if you would like any further information.

I look forward hearing if you have an interest in this project, and wish to provide feedback.

Kind Regards,  
Gina

**Gina Grimwood – Operations Manager**  
S 9(2)(a)

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**From:** Gina Grimwood S 9(2)(a)  
**Sent:** Thursday, January 8, 2026 3:23 PM  
**To:** S 9(2)(a) S 9(2)(a)  
**Subject:** Tahimana FastTrack Referral Application / Consultation - Development Project, Stagecoach Road

Hello

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acknowledged that the coastal environment is the ultimate receiving environment for sediment control/stormwater discharges. With respect to this, the following is noted:

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Thanks for your time, and please feel free to call if you wish to discuss.

Kind Regards,  
Gina

**Gina Grimwood** – Operations Manager  
s 9(2)(a)

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## Sally Gepp

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**From:** Gina Grimwood s 9(2)(a)  
**Sent:** Tuesday, 20 January 2026 3:33 pm  
**To:** Sally Gepp  
**Subject:** Fw: Tahimana FastTrack Referral Application / Consultation - Development Project, Stagecoach Road

Regards,  
Gina

**Gina Grimwood** – Operations Manager  
s 9(2)(a)

Sent from my iPhone | Please excuse any typos

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**From:** Ella Jaspers s 9(2)(a)  
**Sent:** Tuesday, January 20, 2026 3:10:44 PM  
**To:** Gina Grimwood s 9(2)(a)  
**Cc:** communications <communications@ngatitooa.iwi.nz>; Resource Consents <resource.consents@ngatitooa.iwi.nz>  
**Subject:** RE: Tahimana FastTrack Referral Application / Consultation - Development Project, Stagecoach Road

Tēnā koe Gina,

My apologies for the delay in getting back to you and thank you for your earlier phone call. I can confirm receipt of the attached documentation.

We would like to offer our support in relation to any feedback you have already received from ngā iwi o Te Taihū. We acknowledge that there are other iwi with stronger interests in the project area.

At this stage, Te Rūnanga o Toa Rangatira does not have any comments to provide; however, we would appreciate being kept informed as the application progresses.

Nāku iti noa, nā

**Ella Jaspers**

**Kaitohu Tuakana Rawa Taiao Matua – Senior Advisor Resource Management**

 s 9(2)(a)

 s 9(2)(a)

 s 9(2)(a)



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**From:** Gina Grimwood s 9(2)(a)  
**Sent:** Monday, January 19, 2026 3:33 PM  
**To:** communications <communications@ngatitoea.iwi.nz>; Resource Consents <resource.consents@ngatitoea.iwi.nz>; Ella Jaspers s 9(2)(a)  
**Subject:** Re: Tahimana FastTrack Referral Application / Consultation - Development Project, Stagecoach Road

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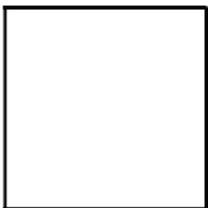
Hello, I am unsure whether the email below has reached the correct person within your organisation. I have since followed up earlier today with a text message to Ella Jaspers, asking for a phone call.

I have attached a site plan and supporting document for further information, and I hope we can have a conversation about the project, particularly if you have any interest in it, would like to provide feedback, and would like to be kept informed going forward.

Could I please have an acknowledgement of receipt of the email and confirmation that I have the correct address?

Kind Regards,  
Gina

Gina Grimwood – Operations Manager  
s 9(2)(a)



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**From:** Gina Grimwood s 9(2)(a)  
**Sent:** Thursday, January 8, 2026 3:29 PM  
**To:** communications <communications@ngatitoea.iwi.nz>; resource.consents@ngatitoea.iwi.nz  
<resource.consents@ngatitoea.iwi.nz>  
**Subject:** Tahimana FastTrack Referral Application / Consultation - Development Project, Stagecoach Road

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Thanks for your time, and please feel free to call if you wish to discuss.

Kind Regards,

Gina

**Gina Grimwood** – Operations Manager

s 9(2)(a)

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## Sally Gepp

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**From:** Leona deRidder s 9(2)(a)  
**Sent:** Tuesday, 20 January 2026 2:58 pm  
**To:** Sally Gepp  
**Subject:** Re: Tahimana Ltd - Development in Tasman

Kia ora Sally

Response below from Casey Anderson, Taiiao lead.

“It sounds like Ngāti Rārua, Ngāti Tama and Te Ātiawa have it in hand. I don’t know enough about it to write a response at this stage. Let’s park it for now and if we want to respond to it we can do so at our next opportunity.”

L

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**From:** Sally Gepp s 9(2)(a)  
**Sent:** Monday, January 19, 2026 4:40 PM  
**To:** Bailie Duff s 9(2)(a)  
**Cc:** Leona deRidder s 9(2)(a); Gina Grimwood s 9(2)(a)  
**Subject:** FW: Tahimana Ltd - Development in Tasman

Kia ora Bailie

Happy new year! Hope you had a good break.

I hear that Gina has been in touch with you about our Tahimana subdivision application – this is one where we contacted Ngāti Kuia back in 2022 and received the feedback below from Kristie Pakipaki. We have run into difficulty in that the application has now been lodged under the fast track, and we have been told by MFE that we have to go back to iwi to check their position within a very short timeframe – very sorry if this puts pressure on you, but if you were able to confirm that Ngāti Kuia’s position remains as it was in 2022 that would be a huge help to me.

If you have any questions I am more than happy to discuss in the morning.

Ngā mihi

**Sally Gepp KC**  
Barrister

Tel: s 9(2)(a)                      3 Brookside, Nelson 7010

[www.sallygepp.co.nz](http://www.sallygepp.co.nz)

This email is from Sally Gepp, Barrister. The contents of this email and any attachments are confidential to the intended recipient. They may not be disclosed to or used by or copied in any way by anyone other than the intended recipient. If this email is received in error, please contact me on 021 558 241 and then delete the email. I do not accept responsibility for viruses and it is your responsibility to scan or otherwise check this email and any attachments.

---

**From:** Kristie Paki Paki s 9(2)(a)  
**Sent:** Monday, May 23, 2022 4:09 PM  
**To:** Gina Grimwood s 9(2)(a)  
**Cc:** Jen Ngāti Apa ki te Rā Tō s 9(2)(a) Lewis Smith s 9(2)(a)  
**Subject:** RE: T`āhimana Ltd - Development Land / Iwi liaison and consultation

Kia ora Gina

Thank you for initiating early engagement with this proposal. Having the time to read and digest proposals is key to successful and meaningful consultation and engagement, so thank you.

In this instance, the proposed location of the subdivision (Old Coach Road, Tasman) does not fall within the statutory acknowledgement areas of Ngāti Kuia or Ngāti Apa ki te Rā Tō (who we are authorised to represent for resource consent consultation), or near any specific sites of significance to our iwi. We would like to note however, that there is evidence of both iwi having occupied many areas along the coast of Ruby Bay and across Tasman Bay.

We have an accidental discovery procedure which I would like to suggest you incorporate into your operational plans. I can provide you with a copy of this if you are interested.

Warmest regards  
Kristie

Kristie Paki Paki  
Taiao Planner (Mon - Fri)  
Te Rūnanga o Ngāti Kuia Trust  
PO Box 1046 Blenheim 7240  
s 9(2)(a) | 0800 NGATIKUIA | s 9(2)(a)



**Ngāti Kuia**  
*Te Iwi Pakohe*

---

**From:** Lea Hemi s 9(2)(a)  
**Sent:** Wednesday, April 27, 2022 4:14 PM  
**To:** Kristie Paki Paki s 9(2)(a)  
**Subject:** FW: T`āhimana Ltd - Development Land / Iwi liaison and consultation

---

**From:** Gina Grimwood s 9(2)(a)  
**Sent:** Wednesday, 27 April 2022 10:51 AM

To: s 9(2)(a) [office@teatiawatrust.co.nz](mailto:office@teatiawatrust.co.nz); [admin@ngatirarua.co.nz](mailto:admin@ngatirarua.co.nz); s 9(2)(a) [runanga@ngatitooa.iwi.nz](mailto:runanga@ngatitooa.iwi.nz); Lea Hemi s 9(2)(a) [office@ngatiapakiterato.iwi.nz](mailto:office@ngatiapakiterato.iwi.nz); [admin@rangitane.org.nz](mailto:admin@rangitane.org.nz)  
**Subject:** T`āhimana Ltd - Development Land / Iwi liaison and consultation

Hello

## **Subdivision Development – Stagecoach Road, Tasman**

### **Introduction**

Tāhimana Ltd has property which is zoned Rural 3 and is starting the process of master planning for subdivision development under the current zone rules. I have attached a map showing the land highlighted in yellow. The land area is approximately 68ha in size with recent testing showing the soils to have low natural levels of fertility and have limited productive use (beyond plantation forestry or extensive livestock grazing). There is no natural water source in this location and stock water is a limitation during dry summer months.

The Developer acknowledges the special relationship of iwi to land, water and other taonga as a matter of importance and fully understands the significance of maintaining and protecting cultural landscapes, natural resources, biodiversity and ecosystems. As such, we are seeking to engage/consultant with iwi to understand and address the heritage, cultural and spiritual connections and impacts on this land and to seek guidance to ensure taonga are managed accordingly and protected for future generations.

### **The Vision**

The proposed development is envisaged to balance affordable homes and lifestyle living set within a strong green framework providing opportunities for first home buyers, families etc. The vision is to masterplan the development to foster a community feel delivering amenities such as a village green and connectivity with walkway and biking linkages. A family orientated development taking advantage of the ridgelines, gullies, and views to connect those living there with their surroundings and provide healthy lifestyle activities onsite.

### **The Location**

In addition to being close to both Tasman and Mapua, the site is approximately 20 km from Richmond (south) and 15 km from Motueka (north), providing opportunities for nearby employment and recreation, such as the Great Taste Cycle Trail, Rabbit Island, and the Tasman Bay coastline. Along the south boundary of the site a track provides pedestrian access between Old Stagecoach Road and Westmere Drive, linking to the subdivision east of the site. There is potential to provide a connection from this path into the site plus the many more opportunities for connectivity.

### **Future Development Strategy**

The site was put forward to the combined TDC/NCC Future Development Strategy and forms part a secondary portion of the proposal. However as advised above, the Developer is seeking to masterplan under the current zone rules (Rural 3).

### **Engagement with Iwi**

The Developer would like to engage with iwi and as a priority, we wish to initiate discussion and identify those who have a connection with this site/location.

In the first instance, we are asking if you could please advise:

1. if you have an interest (or not) in the land and wish to engage with the Developer
2. your preferred engagement method
3. contact details for relevant liaison person/s

Many thanks for your time and consideration. I look forward to your response.

Regards

Gina Grimwood  
For Tāhimana Ltd

**Gina Grimwood** – Operations Manager  
s 9(2)(a)



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## Sally Gepp

---

**Subject:** FW: Tahimana FastTrack Referral Application / Consultation - Development Project, Stagecoach Road  
**Attachments:** NAKtRT ADP.pdf

Sally Gepp KC  
Barrister

Tel: s 9(2)(a) 3 Brookside, Nelson 7010

[www.sallygepp.co.nz](http://www.sallygepp.co.nz)

This email is from Sally Gepp, Barrister. The contents of this email and any attachments are confidential to the intended recipient. They may not be disclosed to or used by or copied in any way by anyone other than the intended recipient. If this email is received in error, please contact me on 021 558 241 and then delete the email. I do not accept responsibility for viruses and it is your responsibility to scan or otherwise check this email and any attachments.

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**From:** Gina Grimwood s 9(2)(a)  
**Sent:** Monday, 19 January 2026 11:04 am  
**To:** Sally Gepp s 9(2)(a)  
**Cc:** Simon Collett s 9(2)(a)  
**Subject:** Fw: Tahimana FastTrack Referral Application / Consultation - Development Project, Stagecoach Road

Gina Grimwood – Operations Manager  
s 9(2)(a)

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---

**From:** Taiao | Ngāti Apa ki te Rā Tō <[Taiao@ngatiapakiterato.iwi.nz](mailto:Taiao@ngatiapakiterato.iwi.nz)>  
**Sent:** Friday, January 16, 2026 4:48 PM  
**To:** Gina Grimwood s 9(2)(a)  
**Subject:** RE: Tahimana FastTrack Referral Application / Consultation - Development Project, Stagecoach Road

Kia ora Gina,

Given the very short timeframe to respond, Ngāti Apa ki te Rā Tō has not had the opportunity to review the Fast-track referral material in detail or provide substantive feedback at this stage.

However, we wish to be clear that if the project proceeds, our Accidental Discovery Protocol must be included as a condition (attached).

We will come back with any further feedback once we have had the opportunity to review the material in more detail. Please continue to keep us updated.

Ngā mihi,

## Echo Herewini

Taiao Advisor

P 0800 578 900 | E [Taiao@ngatiapakiterato.iwi.nz](mailto:Taiao@ngatiapakiterato.iwi.nz)

W [www.ngatiapakiterato.iwi.nz](http://www.ngatiapakiterato.iwi.nz)

78 Seymour St, Blenheim 7201 | 315A Hardy St, Nelson 7010 | P.O. Box 708, Blenheim 7240



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**From:** Gina Grimwood s 9(2)(a)  
**Sent:** Monday, 12 January 2026 10:49 am  
**To:** Taiao | Ngāti Apa ki te Rā Tō <[Taiao@ngatiapakiterato.iwi.nz](mailto:Taiao@ngatiapakiterato.iwi.nz)>  
**Subject:** Re: Tahimana FastTrack Referral Application / Consultation - Development Project, Stagecoach Road

Hello again, Echo - Ngāti Tama have not approved the circulation of their CIA, sorry.

Kind Regards,  
Gina

**Gina Grimwood** – Operations Manager  
s 9(2)(a)

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---

**From:** Taiao | Ngāti Apa ki te Rā Tō <[Taiao@ngatiapakiterato.iwi.nz](mailto:Taiao@ngatiapakiterato.iwi.nz)>  
**Sent:** Friday, January 09, 2026 4:11 PM

**To:** Gina Grimwood s 9(2)(a)  
**Cc:** Dave Johnston | Ngāti Apa ki te Rā Tō s 9(2)(a)  
**Subject:** RE: Tahimana FastTrack Referral Application / Consultation - Development Project, Stagecoach Road

Kia ora Gina

Thank you for your email. Could you please provide a copy of the Fast-track referral application, along with the CIA/CVS that were prepared.

Ngā mihi

## Echo Herewini

**Taiao Advisor**

**P** 0800 578 900 | **E** [Taiao@ngatiapakiterato.iwi.nz](mailto:Taiao@ngatiapakiterato.iwi.nz)

**W** [www.ngatiapakiterato.iwi.nz](http://www.ngatiapakiterato.iwi.nz)

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NGĀTI APA  
ki te RĀ TŌ

» SIGN UP TODAY «  
*Kia hiwa rā*  
NEWS AND EVENTS

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**From:** Gina Grimwood s 9(2)(a)  
**Sent:** Thursday, January 8, 2026 3:36 PM  
**To:** Office <[office@ngatiapakiterato.iwi.nz](mailto:office@ngatiapakiterato.iwi.nz)>; Taiao | Ngāti Apa ki te Rā Tō <[Taiao@ngatiapakiterato.iwi.nz](mailto:Taiao@ngatiapakiterato.iwi.nz)>  
**Subject:** Tahimana FastTrack Referral Application / Consultation - Development Project, Stagecoach Road

Some people who received this message don't often get email from s 9(2)(a) [Learn why this is important](#)

Hello

Tahimana Ltd initially wrote to you in April 2022 to provide information on the vision for a subdivision development project and offered the opportunity to liaise with the developer. Ngāti Rārua and Ngāti Tama accepted the offer to engage, which resulted in the provision of a Cultural Values Statement and a Cultural Impact Assessment, and Te Ātiawa requested an Accidental Discovery Protocol Condition.

The development remains the same as described in our initial communication, i.e., it is envisaged to balance affordable homes and lifestyle living within a strong green framework, providing opportunities for first-home buyers, families, and others, and utilising connectivity through walkways and bike linkages. A family-oriented development that takes advantage of ridgelines, gullies, and views to connect residents with their surroundings and provide healthy lifestyle activities on-site.

There are no statutory acknowledgments over the subject site. There are statutory acknowledgements over Te Tau Ihu Coastal Marine Area (approximately 2 km to the east) and Moutere River (approximately 1 km to the west). It is acknowledged that the coastal environment is the ultimate receiving environment for sediment control/stormwater discharges. With respect to this, the following is noted:

- i. Appropriate provision will be made for the management of stormwater quality and flow.
- ii. Earthworks will be managed to address erosion and sediment generation and accord with current best practise techniques.
- iii. The project includes the protection and enhancement of wetlands, which contribute to water quality and ecosystem values downstream.

The Developer wishes to inform you that the project is now being put forward under the Fast-track Approvals Bill. If the referral application is accepted, it will progress to a substantive application. We assure you that, regardless of the FastTrack application, the commitments made to iwi throughout engagement remain steadfast.

The Developers of Tahimana wish to double-check in with you and invite feedback on the Fast-Track referral application, with a request for this by **16 January 2026**. After this date, we remain open to further engagement if the Fast-Track application progresses. Regardless of whether you chose to engage with the Developer at this time, if the Fast -Track application is successful, the Minister will invite comment from Te Tau Ihu iwi.

Thanks for your time, and please feel free to call if you wish to discuss.

Kind Regards,

Gina

**Gina Grimwood** – Operations Manager

s 9(2)(a)

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# Accidental Discovery Protocol

This protocol sets out the standard procedures to be followed in the event that an archaeological site, kōiwi/human remains or taonga tūturu (Māori artefacts) are accidentally discovered during investigation, construction and/or maintenance work in a Ngāti Apa ki te Rā Tō area of interest (Figure 1).



Figure 1 Ngāti Apa ki te Rā Tō rohe (area of interest)

This protocol involves the following parties listed in Table 1.

Table 1 Parties involved in this ADP

Party	Description
Ngāti Apa ki te Rā Tō Trust	The mandated post-settlement representative entity for Ngāti Apa ki te Rā Tō. This party is an "iwi authority" for the purposes of the Resource Management Act 1991 (RMA).
The Applicant	This includes the project owner and their lead consultant(s), project manager, project archaeologist, contractor(s), site supervisor(s), and staff involved in the activity/project.
Heritage NZ Regional Archaeologist	Heritage New Zealand must be notified when an archaeological site/wāhi tapu is found. Heritage New Zealand's role is to determine if the site is archaeological and if so whether an archaeological authority will be required.
The Ministry for Culture and Heritage (MCH)	MCH must be contacted if a taonga tūturu is found. MCH has developed guidelines for taonga tūturu which explain this process in more detail. Each iwi of Te Taihū have a Taonga Tūturu Protocol Agreement with the Ministry.
NZ Police	Any discovery of kōiwi tīpuna/human remains requires notification to the New Zealand Police. It is the responsibility of the police to establish whether the site is a crime scene.
Other iwi	Rangitāne o Wairau, Ngāti Kuia, Ngāti Toa Rangatira, Ngāti Koata, Ngāti Rārua, Ngāti Tama, Te Ātiawa o Te Waka-a-Māui, Ngāti Waewae

The procedures are designed to recognise and provide for the protection of cultural and historic heritage and the special relationship Māori have with whenua, wai, wāhi tapu, wāhi tipuna and other taonga.

**These procedures reflect the minimum requirements for Ngāti Apa ki te Rā Tō in accordance with statutory obligations under the Heritage New Zealand Pouhere Taonga Act 2014 and the Protected Objects Act 1975.**

While this protocol is specific to the interests and requirements of Ngāti Apa ki te Rā Tō, it is the responsibility of the applicant to ensure all iwi with overlapping interests in the area are identified and contacted.

This protocol has been based on the New Zealand Transport Agency, Minimum Standard – P45, August 2018.

---

## General Procedures Following the Accidental Discovery of Possible Archaeological Sites, Kōiwi/Human Remains and/or Taonga

### Stop Work

- 1.1. Immediately following the discovery of material that could be an archaeological site, kōiwi/human remains and/or taonga, the applicant must cease all work within a minimum of 20 m of any part of the discovery and immediately advise Ngāti Apa ki te Rā Tō of the discovery.
- 1.2. If it is unclear whether the find is an archaeological site, kōiwi/human remains and/or taonga, the applicant must consult a qualified archaeologist to confirm its origin.

### Secure Site

- 1.3. The applicant must secure the discovery area, ensuring the area (and any object(s) contained within) remains undisturbed and meets health and safety requirements.

**Note:** It is an offence under S87 of the Heritage New Zealand Pouhere Taonga (HNZPT) Act 2014 to modify or destroy an archaeological site without an authority from HNZPT irrespective of whether the works are permitted, or a consent has been issued under the Resource Management Act 1991.

### Notify Affected Parties

- 1.4. The site supervisor/contractor must notify the following people of the discovery:
  - A Ngāti Apa ki te Rā Tō representative.
  - The New Zealand Police, if any kōiwi/human remains are uncovered. This is to determine whether the remains are of a missing person or part of a crime scene. This is also a requirement of the Coroners Act 1988.
  - An archaeologist must be appointed by the applicant in consultation with Ngāti Apa ki te Rā Tō to ensure all archaeological sites, kōiwi/human remains and taonga tūturu are dealt with appropriately and to support liaison with key parties, including clarifying with HNZPT whether an authority is required.
  - The Regional Archaeologist at HNZPT.

### Assess

- 1.5. The applicant shall ensure they are available to meet and guide Ngāti Apa ki te Rā Tō, the archaeologist, the New Zealand Police, and the HNZPT Regional Archaeologist, to the discovery area. The applicant will assist with any reasonable requests any of these people may make.
- 1.6. The applicant shall ensure that no information is released to the media except in consultation with Ngāti Apa ki te Rā Tō.

- 
- 1.7. Further assessment of the site by the archaeologist may be required. If the discovery area contains an archaeological site which cannot be avoided, an application for an archaeological authority must be made to HNZPT in accordance with the Heritage New Zealand Pouhere Taonga Act 2014.



Confirm

- 1.8. The archaeologist and applicant must ensure that archaeological sites (see 1.9 and 1.10), kōiwi/human remains (see Section 2 Discovery of Kōiwi/Human Remains), and taonga tūturu (see Section 3 Discovery of Taonga Tūturu/Māori Artefacts) are protected until as much information as practicable is obtained and a decision is made regarding their appropriate management.



Resolve

- 1.9. Once archaeological authority has been granted, the applicant must inform Ngāti Apa ki te Rā Tō that HNZPT have authorised that work in the discovery area can recommence.  
**The applicant must not recommence work until all statutory and cultural requirements have been met, including the mandatory stand-down period associated with an authority.**

- 1.10. The applicant must ensure all subsequent work is in accordance with the conditions of this authority.

---

## Further Procedures in the Event that Kōiwi Tipuna/Human Remains are Discovered

The New Zealand Police are involved in all cases where kōiwi/human remains are discovered. Their primary role is to undertake formal identification of the remains and to determine if they relate to a missing person or if a crime has been committed.

HNZPT regional archaeologists will (if necessary and where possible) visit a site following the notification of the discovery of kōiwi/human remains. HNZPT staff can assist in the formal identification of the remains as human if required and determine whether they are associated with an archaeological site and therefore require archaeological authority before works can proceed. They will also work with Ngāti Apa ki te Rā Tō, the applicant and the Police to identify appropriate processes.

### Notify affected parties

- 2.1 As soon as practicable after the applicant has given notice to the New Zealand Police (through the local police station), Ngāti Apa ki te Rā Tō, the archaeologist, and the HNZPT regional archaeologist that kōiwi tipuna/human remains have been discovered, the applicant shall invite these parties to meet to discuss the next steps.

Note: If the remains are of Māori derivation there are a number of sensitive issues to work through. Such issues include:

- whether any cultural ceremonies are required;
- the possibility for the remains to stay where they are;
- whether a disinterment license is required from the local Public Health Unit;
- what protocols will be followed for the removal of the remains if *in situ* preservation is not possible;
- the final location of the remains;
- the level of recording and extent of any further scientific analysis; and
- who will remove the remains.

### Iwi

- 2.2. The applicant, in consultation with Ngāti Apa ki te Rā Tō, shall make the necessary arrangements for any cultural ceremonies as soon as practicable.

- 2.3. Once these ceremonies are completed, the applicant shall arrange for the archaeologist, in consultation with Ngāti Apa ki te Rā Tō the New Zealand Police, and the HNZPT Regional Archaeologist, to proceed as agreed with potential recording, further analysis, *in situ* retention, or exhumation in a manner that meets professional standards and the New Zealand Archaeological Association code of ethics.

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Archaeologist

- 2.4. The archaeologist will record details of the kōiwi/human remains, the site of discovery, and any other relevant facts, and these records will be made available to Ngāti Apa ki te Rā Tō the New Zealand Police and HNZPT.

- 2.5. An archaeological authority may be required from HNZPT before work affecting the site can recommence, particularly if the remains are identified as human and within an archaeological context.

---

## Custody of Taonga Tūturu (excluding Kōiwi/Human Remains) or Material Found at an Archaeological Site/Wāhi Tapu

It is the role of the archaeologist to determine whether the object is a taonga tūturu. The role of the Ministry of Culture and Heritage is to facilitate which iwi have an interest, and the Māori Land Court determines ownership.

### Secure Taonga

- 3.1. The project archaeologist will have initial control of, and responsibility for, all material contained in the discovery area.

- 3.2. The applicant shall ensure no objects are removed from the site until it has been determined, in consultation with the project archaeologist and Ngāti Apa ki te Rā Tō whether it is associated with an archaeological site and/or the object is taonga (either taonga tūturu as defined in the Protected Objects Act 1975, or otherwise).

Note: It is illegal to take taonga tūturu. It must go through the MCH process.

### Assess

- 3.3. If the object is of Māori origin, the project archaeologist must record the object and its context. If the object is taonga tūturu, they must also notify the Ministry for Culture and Heritage of the finding as required under the Protected Objects Act 1975.

### Resolve

- 3.4. The archaeologist will then hand the material to the Ministry of Culture and Heritage for the taonga tūturu process.

- 3.5. If the object is European in origin, the consultant shall deliver any such object to the client so that the legal right of ownership can be determined.

- 3.6. If the object is a taonga and less than 50 years old (i.e., not taonga tūturu), the consultant shall invite Ngāti Apa ki te Rā Tō to remove the taonga from the site.



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FW: Tahimana FastTrack Referral Application / Consultation - Development Project, Stagecoach Road

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From Sally Gepp [s 9\(2\)\(a\)](#)  
Date Wed 21/01/2026 10:59 AM  
To Jess Hollis [s 9\(2\)\(a\)](#) Referral <Referral@fasttrack.govt.nz>

**MFE CYBER SECURITY WARNING**

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Kia ora Jess

Please see email exchange below between Te Ātiawa and the applicant.

The matters raised by Te Ātiawa relating to wastewater management, riparian buffers and planting and green zones have already informed the substance of the application: (i) a very high level of wastewater management is proposed with setbacks from waterbodies and boundaries; (ii) riparian buffers and planting are proposed; (iii) there are large Rural Conservation Lots and a network of green corridors shown on the Scheme Plan.

The new matters raised are whānau involvement in planting days, street naming, right of purchase options. Those are operational / relationship matters that will continue to be discussed between the applicant and Te Ātiawa.

Te Ātiawa continues to request incorporation of their ADP – this has been agreed and is proposed as part of the application.

Ngā mihi

**Sally Gepp KC**  
Barrister

Tel: [s 9\(2\)\(a\)](#) 3 Brookside, Nelson 7010

[www.sallygepp.co.nz](http://www.sallygepp.co.nz)

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From: Gina Grimwood [s 9\(2\)\(a\)](#)  
Sent: Wednesday, 21 January 2026 10:48 am  
To: Sally Gepp [s 9\(2\)\(a\)](#)  
Cc: Simon Collett [s 9\(2\)\(a\)](#)  
Subject: Fw: Tahimana FastTrack Referral Application / Consultation - Development Project, Stagecoach Road

---

From: Gina Grimwood [s 9\(2\)\(a\)](#)  
Sent: Wednesday, January 21, 2026 10:46 AM  
To: Renee Love | Te Ātiawa Trust [s 9\(2\)\(a\)](#)  
Subject: Tahimana FastTrack Referral Application / Consultation - Development Project, Stagecoach Road

Hello Renee

In response to the questions about wastewater discharge, I provide the following information, sourced from our Wastewater engineer.

1. *What effects will a large-scale sub-surface wastewater dripper irrigation system have on the whenua and the surrounding area, such as smell, encroachment to wetlands...*

The consent conditions will specify the irrigation rate and effluent quality, which should mean there is no effect on the whenua and surrounding area. The irrigation rate is very low, no more than 2mm/day (i.e., 2 litres per square metre per day). This is less than what the grass will uptake, so the soil in the wastewater field should never be saturated unless a drip line is damaged or fails with age. The conditions will specify frequent maintenance, so if that happens, it will be picked up quickly. Even when the site is saturated from rainfall, the rate is sufficiently low that the effluent will stay in the soil and won't come up to the ground surface. To give a better idea, I have included an image below of a typical drip line showing the irrigation pattern when the system is running. Dripline won't be laid on the surface like the image, but it's a useful demonstration of how the dripline irrigates the soil. Only a very small area immediately around the drip emitters receives irrigation. We have worked with an agronomist to specify effluent quality so that the nutrients should all be taken up by the grass in the disposal field. Practically, the only effect should be that in the middle of summer, the field will be greener than the surrounding un-irrigated land. A properly maintained disposal field should have no odour.



2. Will this wastewater discharge area have buffer boundaries to ensure any surrounding wetland areas are protected from possible contamination and pollution?

Yes there will be a minimum 1.5m buffer to site boundaries for the communal system. For any wet areas, we have a 20m buffer, and for things like drains that only carry water during/immediately after rainfall, we have a 10m buffer. Most likely, we will use the perimeter for vehicle access and pipework, so there will actually be more than the minimum buffer in most cases. As above, this should be ample to ensure no off-site effects. As you can see in the image above, the effluent shouldn't travel anywhere near 1.5m from the dripline when it is maintained properly.

3. Will this method of sub-surface wastewater discharge potentially leach into surrounding wetlands and/or water table?

No. We have chosen the lowest risk approach to mitigate any risk of this happening. The dripline is about 100-150mm deep. "Proper" groundwater is deep at this site. We are avoiding any areas where wetlands/waterways are present, with the buffers noted above. There will be at least 1m of vertical separation between the irrigation line and saturated soils and a 20m horizontal buffer. This means the risk of treated effluent tracking down and ending up in groundwater or wetlands is insignificant.

In terms of your requests for:

- Riparian planting, and buffer zones to all wetlands, including opportunities for whānau to attend planting days and environmental and wetland restoration.
- Green zones are implemented throughout the development to restore biodiversity and natural habitat.
- Te Ātiawa have been given the opportunity to participate in street naming within the development.
- Te Ātiawa is permitted to engage in discussions with Tahimana Ltd regarding the first right to purchase specific allotments.

I confirm that the developer will implement these where possible. Riparian planting and buffer zones are proposed around all wetlands, and we would welcome whānau coming to planting days. Large areas of the site will be left undeveloped and managed to encourage restoration of biodiversity. The applicant is happy to discuss opportunities for street naming and purchase opportunities.

I hope this satisfies your queries.

Kind Regards,

Gina

**Gina Grimwood** – Operations Manager

s 9(2)(a)

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---

**From:** Renee Love | Te Ātiawa Trust s 9(2)(a)

**Sent:** Tuesday, January 20, 2026 12:18 PM

**To:** Gina Grimwood s 9(2)(a)

Cc: Kristie Pakipaki | Te Ātiawa Trust s 9(2)(a)

Subject: RE: Tahimana FastTrack Referral Application / Consultation - Development Project, Stagecoach Road

Kia ora Gina,

Thank you for reaching out and updating us on the progress for the Tahimana FastTrack Referral Application development project.

Our Te Ātiawa Taiao team recognises the consultation process which has previously taken place, with all iwi who recognise this as a culturally significant area.

Te Ātiawa are satisfied that all elements of the project have been thoroughly investigated to ensure the best environmental outcomes for the subdivision, and that due process has been followed to express ngā iwi - cultural value statements, assessments, and input.

Te Ātiawa commends the developers for the communal and self-managed wastewater system, due to the pressure currently being placed on the existing wastewater treatment infrastructure.

However, we would like to query the following: *wastewater from 101 allotments will be connected to a communal onsite wastewater treatment system which involves discharging treated effluent to land via a sub-surface dripper irrigation.*

1. What effects will a large-scale sub-surface wastewater dripper irrigation system have on the whenua and the surrounding area, such as smell, encroachment to wetlands...
2. Will this wastewater discharge area have buffer boundaries to ensure any surrounding wetland areas are protected from possible contamination and pollution?
3. Will this method of sub-surface wastewater discharge potentially leach into surrounding wetlands and/or water table?

Te Ātiawa would also ask that the following is implemented wherever possible:

- Riparian planting, and buffer zones to all wetlands, including opportunities for whānau to attend planting days and environmental and wetland restoration.
- Green zones are implemented throughout the development to restore biodiversity and natural habitat.
- Te Ātiawa have been given the opportunity to participate in street naming within the development.
- Te Ātiawa is permitted to engage in discussions with Tahimana Ltd regarding the first right to purchase specific allotments.

I have attached the latest version of our Te Ātiawa Accidental Discovery Protocol and would appreciate a condition of consent to having an iwi monitor present during any excavation work.

Please contact me directly with any pātai?

Nāku iti nei, nā,

*Renēe Love*

*Kaitohutohu Taiao / Environmental Advisor*

Te Ātiawa o Te Waka-a-Māui



PO Box 340, Waitohi (Picton) 7250

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**From:** Gina Grimwood s 9(2)(a)  
**Sent:** Wednesday, 14 January 2026 2:22 pm  
**To:** Renee Love | Te Ātiawa Trust s 9(2)(a)  
**Cc:** Kristie Pakipaki | Te Ātiawa Trust s 9(2)(a)  
**Subject:** Tahimana FastTrack Referral Application / Consultation - Development Project, Stagecoach Road

Hello Renee and Kristie,

Thanks for your time on the phone Renee and Happy New Year to you both.

Tahimana Ltd initially wrote to iwi in April 2022 to provide information on the vision for a subdivision development project and offered the opportunity to liaise with the developer. Ngāti Rārua, Ngāti Tama, and Te Ātiawa accepted the offer to engage, which led to the provision of a Cultural Values Statement, a Cultural Impact Assessment, and the request for an Accidental Discovery Protocol Condition.

During the process of engagement directly with Te Ātiawa:

Sylvie Filipo provided a questionnaire, which was completed and returned, and an accidental discovery protocol condition was requested.

Daren Horne and Sylvie Filipo attended an online Hui on 24/01/2023

A Site visit was held at Tahimana, Stagecoach Road, on 17 March 2023 with Daren Horne attending as a representative of Te Ātiawa.

In addition to the above, Jen Bennett was actively involved and worked closely with the iwi and the Developer.

The Developer wishes to inform you that the project is now being put forward under the Fast-track Approvals Bill. If the referral application is accepted, it will progress to a substantive application. We assure you that, regardless of the FastTrack application, the commitments made to iwi throughout engagement remain steadfast.

The development remains the same as described in our initial communication, i.e., it is envisaged to balance affordable homes and lifestyle living within a strong green framework, providing opportunities for first-home buyers, families, and others, and utilising connectivity through walkways and bike linkages. A family-oriented development that takes advantage of ridgelines, gullies, and views to connect residents with their surroundings and provide healthy lifestyle activities on-site.

There are no statutory acknowledgements over the subject site. There are statutory acknowledgements over Te Tau Ihu Coastal Marine Area (approximately 2 km to the east) and Moutere River (approximately 1 km to the west). It is acknowledged that the coastal environment is the ultimate receiving environment for sediment control/stormwater discharges. With respect to this, the following is noted:

- i. Appropriate provision will be made for the management of stormwater quality and flow.
- ii. Earthworks will be managed to address erosion and sediment generation and accord with current best practise techniques.
- iii. The project includes the protection and enhancement of wetlands, which contribute to water quality and ecosystem values downstream.

If you have any feedback on the Fast-Track referral application, could you please inform us by **16 January 2026**. After this date, we remain open to further engagement if the Fast-Track application progresses. Regardless of whether you chose to engage with the Developer at this time, if the Fast - Track application is successful, the Minister will invite comment from Te Tau Ihu iwi.

I enclose the following documents:

Supporting Information for Fast Track Referral Application

Scheme Plan and Location

Ecology Report

Graphic Attachment

There are other reports that append to the application, i.e. traffic, economic, etc., that can be supplied if requested. I am also happy to approach Rowena, Ngāti Rārua and ask if they consent to providing their CVS to you.

Thanks for your time, and please feel free to call if you wish to discuss.

Kind Regards,

Gina

**Gina Grimwood** – Operations Manager

s 9(2)(a)

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