

FW: RE: FTAA-2512-1162 Tahimana - Information required CRM:0419000014

From Referral <Referral@fasttrack.govt.nz>
Date Mon 30/03/2026 9:53 AM
To FTAreferalls <FTAreferalls@mfe.govt.nz>

 2 attachments (1 MB)

J000087-LET-008-B.pdf; Referral RFI response TDC correspondence.pdf;

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----- Original Message -----

From: Sally Gepp s 9(2)(a)

Received: Wed Mar 18 2026 16:53:51 GMT+1300 (New Zealand Daylight Time)

To: Jess Hollis s 9(2)(a); Fast-track Referral Team <referral@fasttrack.govt.nz>; FastTrack Referral <referral@fasttrack.govt.nz>;

Subject: RE: FTAA-2512-1162 Tahimana - Information required CRM:0419000014

Kia ora Jess

Thanks for your email. Tahimana Ltd's responses are below:

1. With respect to the existing consent applications lodged with Tasman District Council (TDC) for the project, please advise whether the applicant intends to withdraw these applications if the referral application is successful.

As required by s 94 of the Act, if the project is referred and the substantive application is then accepted as complete by the EPA, the existing consent applications lodged with Tasman District Council (TDC) for the project will be withdrawn.

2. Water Supply - the application details that water supply will be serviced from the TDC Mapua Rural Water Supply. Comments received indicate this water supply is subject to the construction of a new pipeline for the Mapua/Ruby Bay water supply scheme, and it is unclear whether the current water allocation agreement can be met. Please provide additional information on this, including if the water supply is dependent on construction of a new pipeline, who is responsible for these works, the timing and funding, and how this may impact project delivery.
The project's water supply requires a pipeline to the existing TDC storage system on Stagecoach Road. Approximately 1.7km of 100mm diameter pipeline is required, and installation of this pipeline will be at the developer's cost.

Tahimana Ltd received confirmation in 2022 that TDC would provide it with up to 200 m³/day of water from Mapua/Ruby Bay Scheme. That agreement referred to uptake of a certain volume of

water within 5 years (by June 2027), with the potential for the Council to review and reduce the allocation if that uptake was not met. Tahimana Ltd's water requirements are less than provided for in that letter (102 m³/day), and this has been reflected in an updated letter from TDC dated 17 March 2026 – please see correspondence **attached**. The updated letter also extends the date of initial uptake to 30 June 2029 and reduces the uptake trigger volume proportionally (to 25 m³). The date for uptake of 100 % allocation has also been extended (to 30 June 2037). These dates are entirely achievable following on from consents being granted under the FTAA, as the applicant is ready to start work immediately. There is no impact on project delivery.

A report by Envirolink is **attached** in support of the assumptions as to infrastructure requirements and water volume set out above.

Ngā mihi

Sally Gepp KC
Barrister

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

www.sallygepp.co.nz

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From: Referral <Referral@fasttrack.govt.nz>
Sent: Friday, 13 March 2026 3:18 pm
To: Sally Gepp s 9(2)(a) Jess Hollis s 9(2)(a)
Cc: Referral <referral@fasttrack.govt.nz>
Subject: FTAA-2512-1162 Tahimana - Information required CRM:0419000014

Kia ora Sally

The Minister has now received comments on the referral application for the Tahimana project.

Please provide responses to the following to assist us in preparing our stage 2 briefing:

1. With respect to the existing consent applications lodged with Tasman District Council (TDC) for the project, please advise whether the applicant intends to withdraw these applications if the referral application is successful.
2. Water Supply - the application details that water supply will be serviced from the TDC Mapua Rural Water Supply. Comments received indicate this water supply is subject to the construction of a new pipeline for the Mapua/Ruby Bay water supply scheme, and it is unclear whether the current water allocation agreement can be met. Please provide additional information on this, including if the water supply is dependent on construction of a new pipeline, who is responsible for these works, the timing and funding, and how this may impact project delivery.

Can you please provide a response to the above by COB on Wednesday 18 March.

Ngā mihi
Jess Hollis

Simon Collet
Director
Tahimana Limited

18/03/2026

By email

s 9(2)(a)

Job Title	Tahimana Development Potable Water Servicing
Job Reference	J000087-LET-008-B

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. Following application for a Fast Track Resource Consent, processing staff have requested additional information regarding the water supply as follows:

“The application details that water supply will be serviced from the TDC Mapua Rural Water Supply. Comments received indicate this water supply is subject to the construction of a new pipeline for the Mapua/Ruby Bay water supply scheme, and it is unclear whether the current water allocation agreement can be met. Please provide additional information on this, including if the water supply is dependent on construction of a new pipeline, who is responsible for these works, the timing and funding, and how this may impact project delivery.”

The purpose of this letter is to outline:

- How the current water allocation agreement can be met from existing TDC networks.
- What upgrades are required to provide the supply outlined in the agreement.
- How timing in the agreement can be met.

Water Supply Allocation

The Tahimana residential lots can be serviced from the existing TDC assets. To identify any upgrades required to service the development, an analysis has been undertaken as follows.

Envirolink have concluded that a peak demand of approximately 100m³/day of potable water is required to supply residential lots.

Water is supplied to this area by the Mapua Rural Restricted Scheme. A TDC operated pump station services the reticulation from the Pomona Road Reservoir site. Water is conveyed to storage tanks located approximately 500m south of the development area. Envirolink have analysed data provided by TDC to understand the flow which could be obtained from existing assets. The analysis of Pomona Road pump station flow is summarised as follows:

- TDC have provided Scada data from December 2021 to July 2023
- This highest ever instantaneous flow was 15.6L/s, the typical peak is less than 14L/s. The analysis has adopted 13.5L/s as the maximum the pump station can produce.

- The highest ever daily flow was 1066m³ on the 27th of January 2022. Between the 25th of January and the 11th of March 2022 there were 7 days where use was close to, or more than 800m³. Since March 2022, there has not been a single day where use was more than 500m³. Envirolink are unaware if the high use in early 2022 was linked to commissioning new equipment however it is assumed to be an outlier.
- The Tahimana Development will offer a restricted supply with 1m³ per day per connection and 98 residential connections, plus one additional water connection for the wastewater plant. For simplicity, calculations have allowed for peak water demand of 100m³/day. This is different to flows discussed for wastewater as it also accounts for outdoor use such as irrigation.

An analysis of residual flow to service the Tahimana development has made the following assumptions.

- The TDC pump station can operate for a maximum of 18 hours per day at 13.5L/s, it can supply 875m³/day.
- Available flow has been assessed assuming the January 2022 use is real and not due to mains flushing or similar.
- The Tahimana development builds a 300m³ storage tank with 50m³ dedicated to firefighting
- Every house will be required to have 3,000L of storage
- Peak use is 200L per person, 4 occupants per house (greater than wastewater demand) other than the 3 peak days for the TDC reticulation where every house uses the full 1m³ allocation.
- Tanks are full at the start of the January 2022 peak demand event. This is easily achievable based on demand in the previous week.

The results of this analysis are presented in Table 1 below.

Date	TDC/Existing Scheme Use (m3)	Residual Flow (m3)	Daily Demand (m3)	Storage Change (m3)	Storage (communal tank – m3)	Storage (property tanks – m3)
21-Jan-22	509	366	80	20	300	300
22-Jan-22	628	247	80	20	300	300
23-Jan-22	606	269	80	20	300	300
24-Jan-22	669	206	80	20	300	300
25-Jan-22	793	82	80	2	300	300
26-Jan-22	867	8	100	-92	208	300
27-Jan-22	1066	0	100	-100	108	300
28-Jan-22	956	0	100	-100	50*	258
29-Jan-22	477	398	80	20	50*	278
30-Jan-22	388	487	80	20	50*	298
31-Jan-22	435	440	80	20	52	300
1-Feb-22	365	510	80	20	72	300
2-Feb-22	378	502	80	20	92	300
3-Feb-22	361	513.5	80	20	112	300
4-Feb-22	366	525	80	20	132	300
5-Feb-22	336	536.5	80	20	152	300
6-Feb-22	413	548	80	20	172	300
7-Feb-22	333	559.5	80	20	192	300
8-Feb-22	382	571	80	20	212	300
9-Feb-22	302	582.5	80	20	232	300

*Management intervention for tank to prevent further drawdown below minimum firefighting storage plus safety margin of 5m³.

- If the January 2022 results are representative, this level of demand could be managed with 60% of available storage.
- If the January 2022 results are not representative, use for the 2022-23 summer never exceeded 470m³/day and an additional 100m³/day can easily be delivered by the existing pump station.
- This allows for only 18 hours at peak flow during the worst case demand day. Actual data indicated the pump station would have operated 22 hours on 27 January 2022.

Even based on the “worst case” data, the existing TDC infrastructure, together with the proposed storage, can provide the required portion of the allocation to the development. Based on the lower Mapua Rural Restricted Scheme use since 2022, Tahimana can be serviced from the existing TDC assets without any need to use storage capacity.

From Envirolink’s work on the Mapua water treatment and supply system more generally, we are not aware of any other limitations that would prevent the supply of an additional 100m³/day to this development.

Infrastructure Upgrades

The project includes a communal 300m³ storage tank, together with individual on property 3,000L tanks. Flow metering and level sensing are required to manage the water supply. Individual on property water meters are recommended to assist in management, even though restrictors will be used. An automated control system and outlet valve are required to ensure the dedicated firefighting storage remains available.

A new pipeline is required to connect the water tank at the development site with the existing TDC storage system on Stagecoach Road. Approximately 1.7km of 100mm diameter pipeline has ample capacity for the calculated demand, in compliance with TDC standards. Installation of this pipeline will be at the developer’s cost.

This is not the pipeline referred to in the letter from TDC to Tahimana dated 18 March 2026. That letter anticipated a larger capacity pipeline from the Pomona Road reservoir site pump station to the site. From our assessment, upgrade all the way to the Pomona Road reservoir site is only required to service the full 600 m³/day allocation, anticipated in a previous agreement between TDC, Tahimana and Tasman Village Ltd dated 20 June 2022. For clarity, this analysis demonstrates that to provide 100m³/day of water to the Tahimana Development, a new pipeline is only required to connect the site with the Stagecoach Road reservoir.

Water Supply Agreement Timing

The letter from TDC to Tahimana dated 18 March 2026 provides TDC's written confirmation to provide a potable water allocation of 102m³/day from the Mapua/Ruby Bay water supply scheme.

Uptake of at least 25% of the water allocation is required within 5 years of the agreement, 30 June 2029 or "Council reserves the right to review or reduce (the) allocation quantity". 25% of the total water supply now required (100 m³/day) equates to 25 m³.

Subject to obtaining consent in a timely manner, it is realistic that 25% of the water allocation can be taken up by this date, based on typical construction industry timeframes for works of this nature.

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

Regards



David Carlson-McColl

Water and Wastewater Engineer | CP.Eng



Sally Gepp

Subject: FW: Tahimana Water Supply - Urgent reply needed
Attachments: Tahimana Water Allocation 17 March 2026.docx

From: Dwayne Fletcher s 9(2)(a)
Sent: Wednesday, 18 March 2026 8:34 am
To: Simon Collett s 9(2)(a)
Cc: Mike Schruer s 9(2)(a) Leif Pigott s 9(2)(a) Chris Milne
s 9(2)(a)
Subject: Fw: Tahimana Water Supply - Urgent reply needed

Hi Simon

Please see attached from Mike S, TDC Waters and Waste Manager and myself.

Regards
Dwayne

s 9(2)(a)

Phone s 9(2)(a)

~~20 June 2022~~ 17 March 2026

Simon Collett
Tahimana Limited
PO Box 3604
Richmond 7050

Dear Simon

Drinking water allocation from the Mapua water supply

~~You have asked for~~ Further to our letter of 20 June 2022, you have asked for written confirmation of the water allocation for your development, ~~as agreed with Dwayne Fletcher in 2021 (at that time, the Council's Activity Planning Manager).~~ We confirm that the Tasman District Council (Council) will provide you a potable water allocation of up to **200-102 m³/day** from the Mapua/Ruby Bay water supply scheme, for your future development - Tahimana Development.

This quantity is ~~one third a share~~ of the combined allocation (~~600 m³/day~~) to you and one other party (Tasman Village Ltd) to this arrangement which is subject to the following:

- Available to Tahimana Limited, and to any subsequent consent holder for the development of the land at Dicker Road, Tasman, Certificate of Title number 573241.
- If the land or any part of it is sold before a consent for development of the land is issued, the allocation will not transfer without the approval of the Tasman District Council Waters and Wastes Manager (or their equivalent in any future water management entity).
- The water provided is for the purpose primarily of supplying water for residential development.
- The Council expects a restricted supply of 1m³/day will be allocated and supplied to each dwelling via a restricted connection, which includes the usual Council restrictor requirements such as backflow prevention, storage tank, automated household pressure pump. Volumes for non-residential development will need to be agreed with Council and accounted for within the allocation.
- Uptake of at least 25% of this water allocation (~~50-25~~ dwellings/ or ~~50-25~~ m³) within five years of the date this letter 30 June 2029, or the Council reserves the right to review and reduce your allocation quantity.
- Uptake of 100% of the water allocation (200m³/day) ~~within 15 years of this letter~~ by 30 June 2037 or the Council reserves the right to review and reduce your allocation

Tasman District Council

Email info@tasman.govt.nz
Website www.tasman.govt.nz
24 hour assistance

Richmond

189 Queen Street
Private Bag 4
Richmond 7050
New Zealand
Phone 03 543 8400

Murchison

92 Fairfax Street
Murchison 7007
New Zealand
Phone 03 523 1013

Motueka

7 Hickmott Place
PO Box 123
Motueka 7143
New Zealand
Phone 03 528 2022

Tākaka

78 Commercial Street
PO Box 74
Tākaka 7142
New Zealand
Phone 03 525 9972

quantity unless a subsequent resource or subdivision consent provides for a longer period.

- Uptake means:
 - the creation of titled sections or
 - a building code compliant dwelling, or
 - other building, which is connected to the water supply.
- All costs incurred in the provision (i.e extending the network) of the water allocation from the Council's current Mapua/Ruby Bay Water Supply Scheme, [from the Pomona Road Reservoir \(149 Pomona Road\)](#) to the development site lie with the two developer parties, including but not limited to water supply/distribution mains and reservoir storage.
- The two developers party to this agreement are to work together to agree responsibilities and carry out sharing of the water allocation in accordance with the allocated quantities and provide the Council with a copy of these agreed responsibilities in writing, and copies of Engineering plans of the proposed water infrastructure for approval by Council's Community Infrastructure Manager.

It should be noted that this letter relates to the allocation of drinking water only and does cover matters relating to wastewater or stormwater services, which the Developer will also need to cater for.

The developer is expected to identify the best solutions for wastewater treatment and disposal, and stormwater management and demonstrate alignment of these with current best practice, the Nelson Tasman Land Development Manual (NTLDM) and Engineering Standards.

It should also be noted that this letter is primarily focused on the availability of water for your proposed development. It should not be construed as wider Council support for any Tasman Resource Management Plan changes, or resource or subdivision consent needed for your development to progress.

Yours sincerely

Dwayne Fletcher
Strategic Policy Manager

Mike Schruer
Water and Wastes Manager