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Phone s 9(2)(a)

15 December 2025

Sally Gepp
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Nelson 7010

Kia ora Sally

Re: Tahimana Fast track referral

Thank you for your letter/email titled Tahimana – Fast Track Referral Application, Dated the 8 December. Where you have requested that we provide any further feedback by the 15 December 2025

Council notes the feedback relates only to S11 requirements, and expects an S17 invitation from the Minister for written comment as the local authority. Our response is based on the premise that extra information applies just to the referral phase of the fast track process. Section 11 governs this stage, requiring applicants to consult with local authorities, iwi/Māori groups, and relevant agencies before lodgement.

The bundle of consent applications (RM240192-8 were lodged with Council on 8 April 2024). Specifically the consents lodged are as follows:

- **RM240192:** Subdivision of RT 573241 into 98 residential lots, 38 rural lifestyle lots, two rural conservation lots, and road and reserve to vest in the Rural 3 Zone.
- **RM240193:** Land use consent to construct a new generic dwelling and subsidiary second housekeeping unit on each of Lots 1 – 138, 140 and 141 of subdivision RM240192 in the Rural 3 Zone.
- **RM240194:** Land Disturbance consent for earthworks associated with roading, access ways, walkways, infrastructure servicing including communal wastewater disposal fields, detention basins, and the formation of building sites (Subdivision RM240192).
- **RM240195:** Discharge consent for stormwater to settlement ponds prior to discharge to land and water during construction period, and to discharge and divert stormwater from the subdivision and developed sites to land and water with a portion of the stormwater being directed to onsite detention basins.
- **RM240196:** Discharge consent for wastewater to land from the communal wastewater system catering for 101 allotments within the development of subdivision RM240192 which includes all of the residential allotments together with proposed

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Lots 87, 11, and 145, and to discharge treated wastewater from 38 onsite wastewater systems for the lifestyle allotment and proposed Lots 140 and 141.

- **RM240197:** Consent under NES for Freshwater for works associated with subdivision RM240192, which includes earthworks, removal of exotic vegetation and weeds within adjacent wetlands and waterways and restoration planting and maintenance, and construction of a boardwalk over a wetlands, and damming and diversion of water within 100m of a wetland, and installation of culverts within detention basins, some of which are located within streams.
- **RM240198:** Discharge consent for wastewater to land from cluster system (RM240192 Subdivision).
- **RM240199:** Consent to discharge to freshwater.
- **RM240798:** Land use consent to construct a network utility (water tank to vest in Council).

Timeline Update

Please note that the bundle of consents is currently being processed by Tasman District. The Section 95 notification decision process has not yet been completed.

Feedback

We recognise that a considerable amount of feedback has already been provided, as referenced in your attachment 2.

We note that there has been considerable initial feedback from individuals/'interested persons' in the surrounding area to this application.

As previously communicated to you, while all requested transport-related information has been provided, there remains a difference in opinion between the applicant and Council with regard to transport matters.

We are currently processing a similar consent application for Tasman Bay Estates. The 42A staff report for Tasman Bay Estates is relevant to Tahimana, especially regarding proposed consent conditions and the wastewater solution. The wastewater memo, 42A staff report and all the proposed conditions of consent are attached to the email with this letter.

Ngā mihi



Leif Pigott
Principal Advisor