

FILENOTE



DATE: 8 June 2026
RE: Tahimana Substantive Application
WITH: Tasman District Council

Attending:

TDC	██████████ (Co-ordinator Natural Resource Consents) ██████████ (Transportation Manager) – for items 1, 2, 3 ██████████ (Team Leader – Development Engineering) ██████████ (Team Leader – Water Supply) – for items 1 and 2 ██████████ (Waters and Wastes Manager) – for items 1 and 2 ██████████ (consultant planner)
Tahimana	██████████ (Director) ██████████ (Operations Manager) ██████████ (planner) ██████████ (land development consultant) ██████████ (3 Waters Engineer) – for items 1 and 2 ██████████ (Transport Engineer) – for items 3 and 4 ██████████ (legal counsel)

TDC advised that topics requiring discussion were:

1. Wastewater
2. Water supply
3. Roothing
4. Lighting

Topic		Action
1	Wastewater	
<i>System:</i> ██████████ to give confidence, have committed to using Innoflow. Not same as Galeo system which is largely a gravity system nor ██████████ ██████████ which was <i>cobbled</i> together from different components		• Tahimana to prepare Asset Management Plan and O&M Plan based on Innoflow advice.

from different suppliers. Tahimana system is proposed as a pumped system where there will be an individual on site tank on each connected property with its own pump so that waste can be pumped from onsite tanks to treatment plant. [REDACTED] pumping to treatment plant reduces risk of infiltration significantly. [REDACTED] and pumps come with run counters. If INI issue, can tell from run counters. <i>Ownership:</i> [REDACTED]: LAA relies on land owned by NZTA. What sort of arrangement with them? [REDACTED] license to occupy. [REDACTED]: a number of these systems have increased their land application areas. [REDACTED] they built smaller areas than what their consent said. Here would still have 50% reserve also. <i>Maintenance:</i> [REDACTED] systems managed by individuals who want to minimise cost can create significant challenges with large bills for individuals. Leif sent draft conditions of a similar discharge consent to guide Tahimana on the Council view of the necessary consent conditions trying to limit that risk. Note condition requiring Asset Management Plan. [REDACTED]: Tahimana has asked Innoflow to build full depreciation into maintenance and sinking fund estimate, so total charge to residents is known and covers paying for new components as required. Wastewater Environmental Standards give you a lot of detail about what O&M plan needs to cover <i>Staging:</i> [REDACTED] sitting with Innoflow but largely 2 stages. <i>Reports:</i> [REDACTED] Innoflow will provide a report to demonstrate can meet the standards in David's report.	Tahimana to include requirements for these plans in consent conditions		
<table border="1"> <tr> <td data-bbox="164 1458 284 1503">2</td><td data-bbox="284 1458 1519 1503">Water</td></tr> </table> [REDACTED] Around 100 sections to supply with water so only require 102 m³. Intend to rely on current Stagecoach system and feed in from there. Note urban extension use from the Ruby Bay supply: up until 2022 that supply showed one pattern of usage, then dropped off. But have assumed up to 2022 use real to be conservative. [REDACTED] there is demand – lots of people want to join urban extension. Outpoint of supply would be Stagecoach Road tanks? David: Yes [REDACTED] Council does not want communal tank to vest. Tahimana would become secondary supplier. No different to Champion Road supply. Volume: 100 m³ is quite a difference to previous 600m³ agreement. Typical storage requirement is 7 days usage.	2	Water	Tahimana to change design plans so not showing tank “to vest”.
2	Water		

David: Communal tank. Actuator valve at Stagecoach site that cuts off. 3 m³ on property (3 days) plus 200 m³ tank (subsequent to meeting confirmed that the tank is proposed to be 300m³). Same tank for firefighting: 150 m³ storage and 45 m³ firefighting [subsequent to meeting confirmed 300m³ tank, proposed storage about 5.5 days between communal tank and on site tanks] . Control with level alarm. In last 5 years, only one occasion where take other than full. █: have an exception in Brightwater and edge of Richmond for 3 days but edge of town, haven't done that for that far out yet. Daily restriction to each? David: Yes. Metered at residential clusters. █ Sometimes mechanical meters fail because not enough flow. █: Can have a zone meter. David: quite easy. █ firefighting supply is to cover 25l/s for first half hour. Does that work? █ that's in line with what we have across the district. █ issues with distance to firefighting source? █ majority meet pressure requirements. █ make onsite tanks fire fighting also? █ access may be an issue. █ as a secondary supplier, have to show chlorine residual. Downer would come up with a plan. Would need to be in the agreement. █ also have automated, Downer to check. █ Council supply to boundary so from Council Stagecoach road tank to Tahimana tank would be Council owned. For pipes in roads to vest – █ to talk to roading team. License to occupy required. There's a process to gain one, council will not be particularly difficult about it. Needs to be with a group that will hold the liability. █ normally require it as part of s 224. Paid by developer before Residents Association set up. May start with developer with agreement to transfer. TDC and Tahimana confirmed in principle agreement on water supply. Effectively a variation to the previous agreement. Stormwater: █ confirmed TDC agreement internally re stormwater	• Tahimana to write to roading team regarding pipes in roads to vest. • Tahimana Residents Association conditions to cover liability for pipes in council roads. • Water supply: document agreement in principle by Tahimana writing a proposal for Council to respond to.
3 Roading/transportation	
<i>Upgrade to Stagecoach Road</i> █: not a big change. Want to try and construct road and shared cycleway within road corridor. Possible some minor incursions will arise when get to detailed design but would address those through a minor variation if needed.	

█████ Asked NZTA whether they would be open to the shared pathway going over their land. They were happy provided maintenance covered by Council. █████ Would be covered by maintenance boundary agreement. Seems like a viable alternative plan. Discussion of whether the NZTA option should be in the application. <i>Dicker Road shared path option:</i> █████ Current proposal is to extend cycle trail to Williams Road. With work Trust has done, they have formed all but about 900 m along Dicker Road. Looks like a better connection to Tasman Village. █████: agree. █████ from a national cycleway perspective, have Great Taste Trail on Aporo Rd, if connect this to Chaytor Rd, can get to Tasman View Road. More pleasant ride than going up Harley Rd. Is it easier for applicant to build it, or contribute funding to Council who can leverage funding? █████ Govt prepared to invest in Great Rides but nothing else. █████: for context, its about \$150k additional investment by Tahimana. But timing important: would want control over it because it's a plus for sales. █████ would want it to be a condition on the applicant. █████ to Great Taste Trail standard. █████ big benefit. <i>Safety and capacity</i> █████ Council comments on referral application regarding safety and capacity issues were just a cut and paste from earlier work. █████ its more around urban form. No other issues. <i>Emergency access</i> █████ Onto SH60 from Dicker Rd. Agreed with NZTA. █████ How will you stop it being used? You're creating a road up to boundary. Don't want it to look like it's a continuation of paved road. █████ primarily an NZTA issue to control , agreement is only for emergency access such as a fire where civil defnec would be involved and may require emergency access to be opened or a Traffic accident on Stagecoach where Police are likely to control opening of emergency access., its NZTA land, but Tahimana road will be formed to have an obvious end.	• █████ transportation assessment to cover off end of road issue.
4 Lighting	
█████: advice from traffic safety perspective is flag light at Road A / Stagecoach Rd. Landscape advice is the less lighting the better, they accept a flag light. Tahimana intends to apply on that basis. █████ so not shooting for a P4 or any stated standard? █████ Tasman Estates – residents didn't want lighting. █████ design guidance suggest there should be some lighting included. But urban-	

type housing in a rural environment breaks all the design guides. Council wants some lighting but not specifying extent.	
5	General / other
<i>Conditions</i> ■ Intent is to have draft conditions in application. Does TDC want to see them beforehand? ■ yes if possible. ■ clarified she has been retained to help with condition writing. <i>Technical reports</i> ■ does TDC want to see the technical reports before we lodge? ■ probably should. Helpful if changes can be outlined. <i>Ongoing engagement</i> ■ requested open conversation. If Tahimana team sends something to EPA, please cc ■ Also noted that TDC has access to a working group which the EPA also attends, can be a way to get information. <i>Section 30 notice</i> Tahimana to send s 30 FTAA notice. <i>Email from Annie asking about withdrawing application</i> ■: clarified will withdraw when substantive application lodged and accepted as complete, as required by FTAA.	• ■ to circulate draft conditions to TDC • ■ to provide draft technical reports to TDC as they become available, noting main changes. • Tahimana to send s 30 Notice.