


From: [Dianne Smith](#)
To: [Philip McKay](#)
Cc: [Darlene Carroll](#); Melissa@ruahapia.nz; [Aria Graham](#); [Russell | Deakin Trucks](#)
Subject: Re: Site visit to 147 Napier Rd
Date: Tuesday, 5 March 2024 12:05:31 pm
Attachments: [image002.gif](#)
[image003.png](#)

Kia Ora Philip

Thank you for the reminder email and my follow-up phone call to you this morning.

We appreciate the opportunity to provide feedback into this development and as discussed on the phone, as this application progresses we will appreciate being kept up to date, so that we may continue to provide cultural and environmental guidance and mitigation measures.

Nāku noa, nā

| | | |
|---|---|--|
| <p>signature_1483761271</p>  | <p>Dianne Smith <i>Environmental Planner</i></p> | <p>L1/117 Heretaunga St West, Hastings. ☎ - 06 876 6506 or 027 443 6667 ✉ - dianne.s@tpw.iwi.nz 💻 - Heretaungatamatea.iwi.nz</p> |
|---|---|--|

From: Philip McKay <Philip.McKay@mitchelldaysh.co.nz>
Date: Tuesday, 5 March 2024 at 10:40 AM
To: Dianne Smith <dianne.s@tpw.iwi.nz>
Cc: Darlene Carroll <darlene.c@tpw.iwi.nz>, Melissa@ruahapia.nz <melissa@ruahapia.nz>, [Aria Graham](mailto:AriaGraham@gmail.com) <ariaoteao@gmail.com>, [Russell | Deakin Trucks](mailto:Russell@deakintrucks.co.nz) <russell@deakintrucks.co.nz>
Subject: RE: Site visit to 147 Napier Rd

Tēnā koe Dianne,

Just following up on our e-mail below to see if you have any further comment on our suggested responses to your feedback as set out in the table below.

We are now at the stage of being ready to lodge the application and unless we hear anything further from you the application will be lodged with the response to your feedback being in accordance with the comments outlined in the table below.

Once again thank you for facilitating our onsite meeting and for providing written feedback.

Ngā mihi

Phil

Philip McKay



Associate

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From: Philip McKay
Sent: Friday, February 16, 2024 3:01 PM
To: Dianne Smith <dianne.s@tpw.iwi.nz>
Cc: Darlene Carroll <darlene.c@tpw.iwi.nz>; Melissa@ruahapia.nz; Aria Graham <ariaoteao@gmail.com>; Russell | Deakin Trucks <russell@deakintrucks.co.nz>; Pierre Du Toit <pierre@fatparrot.nz>; Simon <Simon@sgl.nz>; Andrew Taylor <andrew@surveyingthebay.co.nz>
Subject: RE: Site visit to 147 Napier Rd

Tēnā koe Dianne,
Thank you again for the written response that you have provided following our site meeting and discussions.

The project team for Sun Properties have taken the opportunity to consider the ‘Proposed Mitigation’ items set out in your response word document.

Our comments on those mitigation measures are set out in the following table. As you can see, we are in full or partial agreement with those suggested mitigation measures. We would be very grateful to receive further feedback from you in regard to our comments on items 3 and 5 and trust that our other comments are consistent with the mitigation measures sought.

| Requested Mitigation Measure | Comment |
|--|---|
| <p>1. Developers to implement rainwater harvesting systems contained within each residential lot. This provides resilience to climate change, participates in the circularity of the water and more importantly lessens the discharge to the Kāramu stream.</p> | <p>The stormwater system proposed with the development included a 1,000-liter tank with each residential unit to slow the velocity of roof water runoff entering the stormwater system. . It is not an option to retain water for full potable use as it is a District Plan requirement to connect residential development to a public reticulated water supply where available (Standard 30.1.7B). In response to the requested mitigation measure, and to provide increased sustainability and resilience to climate change with partial water harvesting, the proposal will be amended to include a 1,500-litre tank that also retains water to be available for each residential unit for</p> |

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| | <p>outdoor use such as garden watering and cleaning.</p> |
| <p>2. Ensure and reassure that any stormwater discharge to the stream has been treated to a near 100% clean state at point of discharge.</p> | <p>The stormwater system is designed to produce a high quality of discharge, using low impact design techniques including treatment of the runoff from paved surfaces via an open rock lined channel to a planted rain garden for treatment (via sedimentation, filtration, adsorption, and biological uptake), and then discharge to a second rock lined open channel at the foot of the bank for conveyance to the Karamu. This system also seeks to acknowledge the historical natural stream confluence in this location, with its open channels and rain garden as opposed to a piped system. A resource consent for stormwater discharge is required from HBRC and will be applied for when and if resource consent is obtained for the subdivision from Hastings DC. Our aim is for this development to be an exemplar for high quality low impact urban development stormwater discharges.</p> |
| <p>3. Given the whakapapa of the area, consider the naming of the subdivision and its streets to adopt original Māori names.</p> | <p>Sun Properties would like the development to be known as Te Karamū View and seek comment from a mana whenua perspective to this proposed name. Sun Properties are also open to the use of Māori names for either the open space reserve to vest in HBRC and the private open space in which the raingarden is to be located, or potentially for the private streets internal to the development which will be required to be named for Emergency Services locational information. We would be grateful to receive feedback from mana whenua on the proposed development name, and on suggestions for appropriate Māori names for the reserves or streets.</p> |
| <p>4. Planting plan to incorporate majority of native tree species within the subdivision.</p> | <p>Yes, we are very pleased to accommodate this mitigation measure of using native vegetation. The</p> |

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| | landscaping concept is currently being prepared for inclusion in the architectural plan set. |
| 5. Monitoring of stormwater discharge to be undertaken in conjunction with mana whenua (as far as they wish to be involved) due to the cumulative effects of discharging to the Kāramu stream. There is to be a financial arrangement/reimbursement for mana whenua involvement in this activity. | This will need to be linked to the HBRC stormwater discharge consent monitoring condition and is not something that Hastings District Council has jurisdiction over for this current subdivision consent application. Sun Properties are happy to have further dialogue on this matter to understand how it would work in practice in preparing the stormwater discharge application. Depending on the time taken to process the subdivision consent application, detailed work on the stormwater consent application is not likely to commence until the second half of 2024. |

We look forward to any additional feedback that you can provide to our comments above.



Ngā mihi
Phil

From: Dianne Smith <dianne.s@tpw.iwi.nz>
Sent: Thursday, February 8, 2024 1:13 PM
To: Philip McKay <Philip.McKay@mitchelldaysh.co.nz>
Cc: Darlene Carroll <darlene.c@tpw.iwi.nz>; Melissa@ruahapia.nz; Aria Graham <ariaoteao@gmail.com>
Subject: Re: Site visit to 147 Napier Rd

Tēnā koe Philip and I hope your week is going well!

Please see the attached response for your information and feel free to make contact if you have further questions.

Ngā mihi

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|---|--|---|
| <p>signature_1483761271</p>  | <p>Dianne Smith <i>Environmental Planner</i></p> | <p>L1/117 Heretaunga St West, Hastings.  - 06 876 6506 or 027 443 6667  - dianne.s@tpw.iwi.nz  - Heretaungatamatea.iwi.nz</p> |
|---|--|---|

From: Philip McKay <Philip.McKay@mitchelldaysh.co.nz>

Date: Friday, 2 February 2024 at 8:19 AM

To: Dianne Smith <dianne.s@tpw.iwi.nz>

Cc: Russell | Deakin Trucks <russell@deakintrucks.co.nz>

Subject: RE: Site visit to 147 Napier Rd

Kia ora Dianne, thanks for your reply and also for letting me know that there are further comments to come. It would be great if we can receive those within the next couple of weeks so that they can be referenced in our application and if necessary, responded to.

Ngā mihi

Phil



Philip McKay

Associate

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From: Dianne Smith <dianne.s@tpw.iwi.nz>

Sent: Thursday, February 1, 2024 5:08 PM

To: Philip McKay <Philip.McKay@mitchelldaysh.co.nz>

Cc: Russell | Deakin Trucks <russell@deakintrucks.co.nz>

Subject: Re: Site visit to 147 Napier Rd

Tēnā koe Philip

Yes 2024 has started with a bang and will continue to do so!

Yes I would agree that what you have provided is an appropriate summary of the first up engagement with mana whenua. We do have some further commentary, but I will just get confirmation that what they had put together last year is still relevant. I will come back to you with a response in a few days. If I don't, please give me a reminder.

Ngā mihi

signature_1483761271



Dianne Smith

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From: Philip McKay <Philip.McKay@mitchelldaysh.co.nz>

Date: Thursday, 1 February 2024 at 1:44 PM

To: Dianne Smith <dianne.s@tpw.iwi.nz>

Cc: Russell | Deakin Trucks <russell@deakintrucks.co.nz>

Subject: RE: Site visit to 147 Napier Rd

Tēnā koe Dianne,

I hope 2024 is going well for you so far. It is hard to believe that it is February already. I am just touching base with you on progress with the Sun Properties proposal for 147-151 Napier Road, and thank you once again for facilitating the meeting that we had on site on 29 November 2023. We are still finalizing the resource consent application, including engagement with the adjoining neighbours, and we hope to be in a position to lodge the subdivision and land use consent with the Hastings District Council by the end of February. Once (and if) the certainty of the non-complying subdivision and land use consent from HDC is obtained, the stormwater discharge consent from HBRC will be sought. It is acknowledged that the proposed stormwater management of the development is also a significant component of the AEE for the HDC application and is therefore also being addressed in that application.

In preparing the resource consent application to HDC I am proposing to include the following summary of the mana whenua consultation that you were involved with:

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| November 2023 | Mana Whenua Hapū & Tamatea Pōkai Whenua - e-mail and phone correspondence. | Following up on the advice of Marei Apatu an e-mail was sent to the contacts for the three mana whenua marae and to Tamatea Pōkai Whenua providing information and plans relating to the proposal and seeking the opportunity to meet on site to discuss cultural concerns. In response a phone call was received from Dianne Smith of Tamatea Pōkai Whenua who agreed to facilitate the requested meeting with the marae representatives. A meeting date of 29 November at 5.30pm was agreed and invitations were sent to marae representatives from Waipatu, Ruahapia and Matahiwi. |
| 29 November 2023 | Mana Whenua Hapū & Tamatea Pōkai Whenua - Meeting on site attended by Dianne Smith and representatives from Ruahapia Marae | The meeting onsite with the Applicant's project team was attended by Dianne Smith of Tamatea Pōkai Whenua and two representatives from Ruahapia Marae, including Chair, Melissa Panapa-Fraser. The invited representatives from Waipatu and Matahiwi did not attend. The feedback from Melissa was primarily focussed around the importance of achieving a high quality stormwater discharge and avoiding any adverse effects on Te Karamū Awa. This was acknowledged by the project team who had already committed to delivering such an outcome, however the significance of this in addressing cultural effects was noted. Discussion was also had about the request to have the site included in the Future Development Strategy and the involvement of Tamatea Pōkai Whenua in that strategy. |

I would be very grateful if you could please review the above summary and let me know if you consider it to be an accurate record or please advise of any amendments or additions as appropriate. We would also be happy to receive any additional thoughts that you or the marae representatives may have had since our 29 November meeting.

I look forward to your reply.

Ngā mihi

Phil



Philip McKay

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From: Dianne Smith <dianne.s@tpw.iwi.nz>

Sent: Tuesday, December 5, 2023 11:03 AM

To: Philip McKay <Philip.McKay@mitchelldaysh.co.nz>

Subject: Site visit to 147 Napier Rd

Tēnā koe Philip

Just a quick followup from our site visit last Wednesday. If you were please able to make a koha payment for Melissa Panapa-Fraser's time representing the marae, to attend the site visit that would be appreciated.

The koha payment can be made to the marae, details as follows:

Ruahapia Marae

03-0642-0798026-00

Ref: Winipere Koha

We have had a brief circulation of points of interest regarding mana whenua interests in this site with the 3 Chair's from the marae, and will provide feedback as this application progresses. Feel free to make contact if you have any further queries.

Ngā mihi

Dianne Smith

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