Date:	**Thursday 11 September 2025**
Time:	**9.30am**
Meeting Room:	**Tasman Council Chamber**
Venue:	**189 Queen Street, Richmond**

Tasman District Council

Kaunihera Katoa

MINUTES ATTACHMENTS

PUBLIC FORUM: Council provides the opportunity for public forum input at its ordinary meetings. The views and opinions expressed in public forum do not necessarily reflect the position of the Tasman District Council, Council officers or elected members

Pākawau Community Residents Association

Pākawau Community Residents Association

1. Our purpose today: What we are asking for
2. Background
3. Current situation
4. Rock wall historic resiliency
5. Cost
6. Manawhenua ki Mohua support

Pākawau Community Residents Association

1. Our purpose today: What we are asking for

Consent to construct a rock wall at numbers 1132, 1134 and 1136 Collingwood Puponga Main Road to protect homes and reinstate safe public access on the Council reserve

Pākawau Community Residents Association

tasman district council | Te Kaunihera o te tai o Aorere

2. Background

2015: At the request of the TDC, PCRA established so that they are dealing with one representative group not numerous individuals

2022 - 23: Rock wall consented and built at 1126, 1128 and 1130. This process was comparatively straightforward taking 19 months for consent and 3 days to build the wall.

2024 - 25: Demands from TDC proving to be different than last application (Coastal Management Team)

Pākawau Community Residents Association

3. Current Situation

A strong possibility we are a Storm away from catastrophe

Young children warned about dangers

4. Historic Rock Wall Resiliency

Totara Ave

Pākawau Camp Ground

No’s 1126, 1128 and 1130

Pākawau Community Residents Association

5. Cost

There is **NO COST TO TDC**

Landowners have already paid for the first 3 properties that has included the council reserve and will do so for the next 3.

Residents will pay for ongoing maintenance including council reserve

Pākawau Community Residents Association

tasman district council | Te Kaunihera o te tai o Aorere

6. Manawhenua Ki Mohua

"Manawhenua Kii Mohua supports the PCRA who are currently in the process of applying for a Home Owners Consent, which would enable residents, at their own expense, to construct a rock retaining wall to protect their properties and the foreshore."

Manawhenua ki Mohua

Email: mohuamanawhenua@gmail.com
Ph: 027 5259148

Date: 07/ 04/2025

Request for Support – Urgent Coastal Erosion Threat at Pākawau

Tēnā koe te Rangatira o TDC Mayor Tim King

Nga mihi mahana kia koe i tenei ra.

Manawhenua Ki Mohua is the umbrella entity for the three Iwi, Ngati Tama, Te Atiawa and Ngati Rarua in Mohua Golden Bay.

We recently received a letter from the Pākawau Community Residents Association Inc (PCRA) outlining a rapidly escalating situation affecting whānau homes along the Pākawau foreshore north of the Pākawau Campground.

Bronwynn Billens and myself went to Pakawau on Friday 2nd of May to view the damage caused in the severe storm that occurred overnight (30 April–1 May), where some coastal properties lost up to three metres of foreshore due to erosion. We agree that the homes along the foreshore are now at risk of inundation. We spoke to one resident about the situation and the impacts on the property owners whose properties are not rocked was obvious to all.

Manawhenua Kii Mohua supports the PCRA who are currently in the process of applying for a Home Owners Consent, which would enable residents, at their own expense, to construct a rock retaining wall to protect their properties and the foreshore.

MKM also supported the residents when Tasman District Council (TDC) previously approved a similar wall for three houses immediately north of the existing rock wall near the Pākawau Campground.

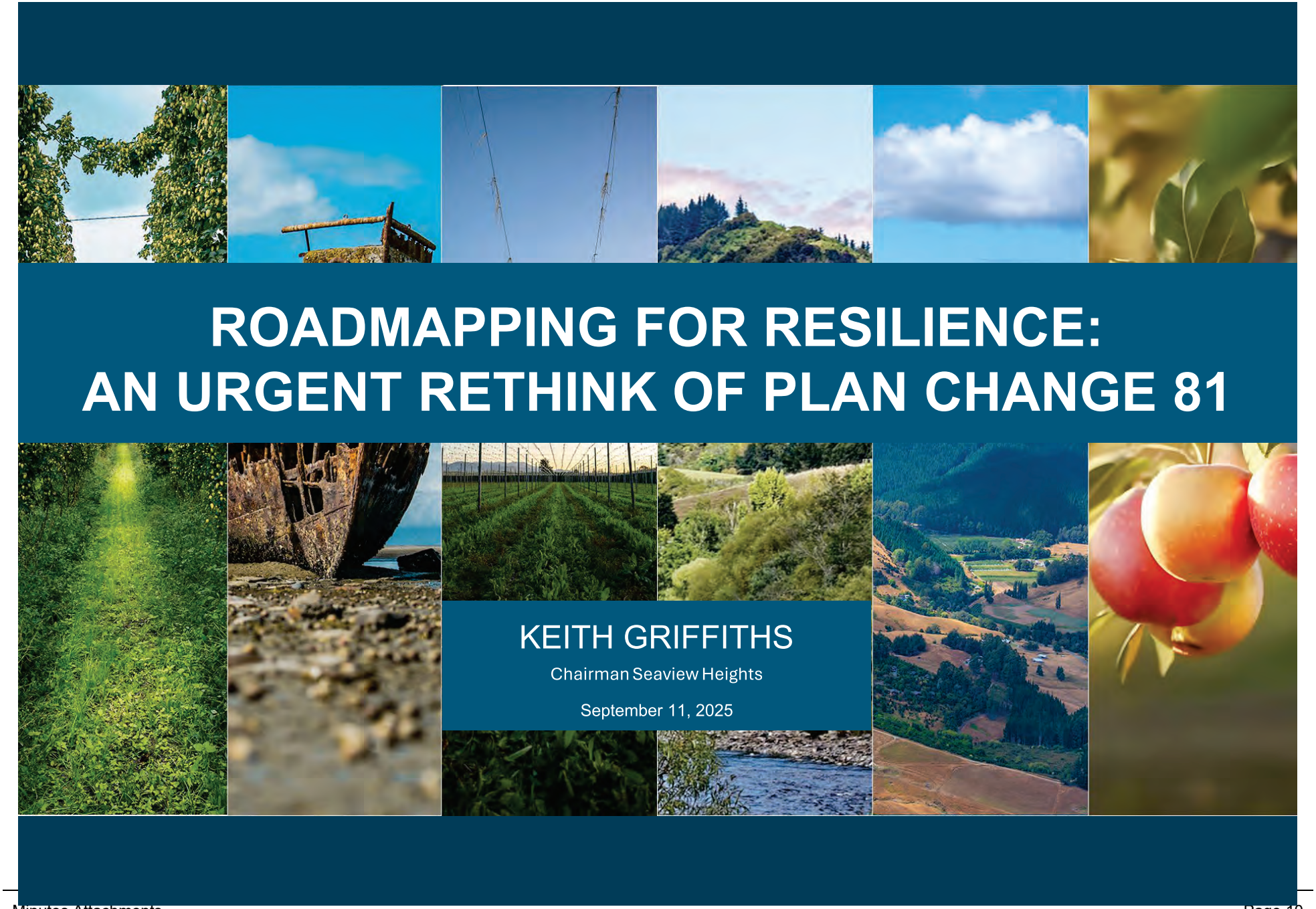
Manawhenua Ki Mohua supports the protection and preservation of the coastal whenua/ foreshore at Pakawau as it holds deep significance to the Iwi of Ngati Tama,Te Atiawa and Ngati Rarua having been kainga/ Pā sites in the past. The Tomātea Reserve (Te Atiawa) is to the north of the affected properties.

Ngā mihi,

Margie Ward-Holmes Little
Hemana/ Chairperson
Manawhenua ki Mohua
Ph: 027 5259148

Pākawau Community Residents Association

tasman district council | Te Kaunihera o te tai o Aorere


ROADMAPPING FOR RESILIENCE:
AN URGENT RETHINK OF PLAN CHANGE 81
KEITH GRIFFITHS
Chairman Seaview Heights
September 11, 2025

A RACE TO DISASTER?

IS PLAN CHANGE 81 BEING PUSHED THROUGH IN HASTE, WITHOUT PUBLIC CONSULTATION TO THE HON. CHRIS BISHOP FOR APPROVAL WITHOUT

DUE DILIGENCE

BEING UNDERTAKEN ON THE VERY SERIOUS EFFECTS OF THE RECENT FLOODS AND HOW THEY IMPACTED LAND AND HOMES IN MOTUEKA WEST DELINEATED IN THIS PLAN FOR FURTHER URBAN DEVELOPMENT.

YES OR NO?

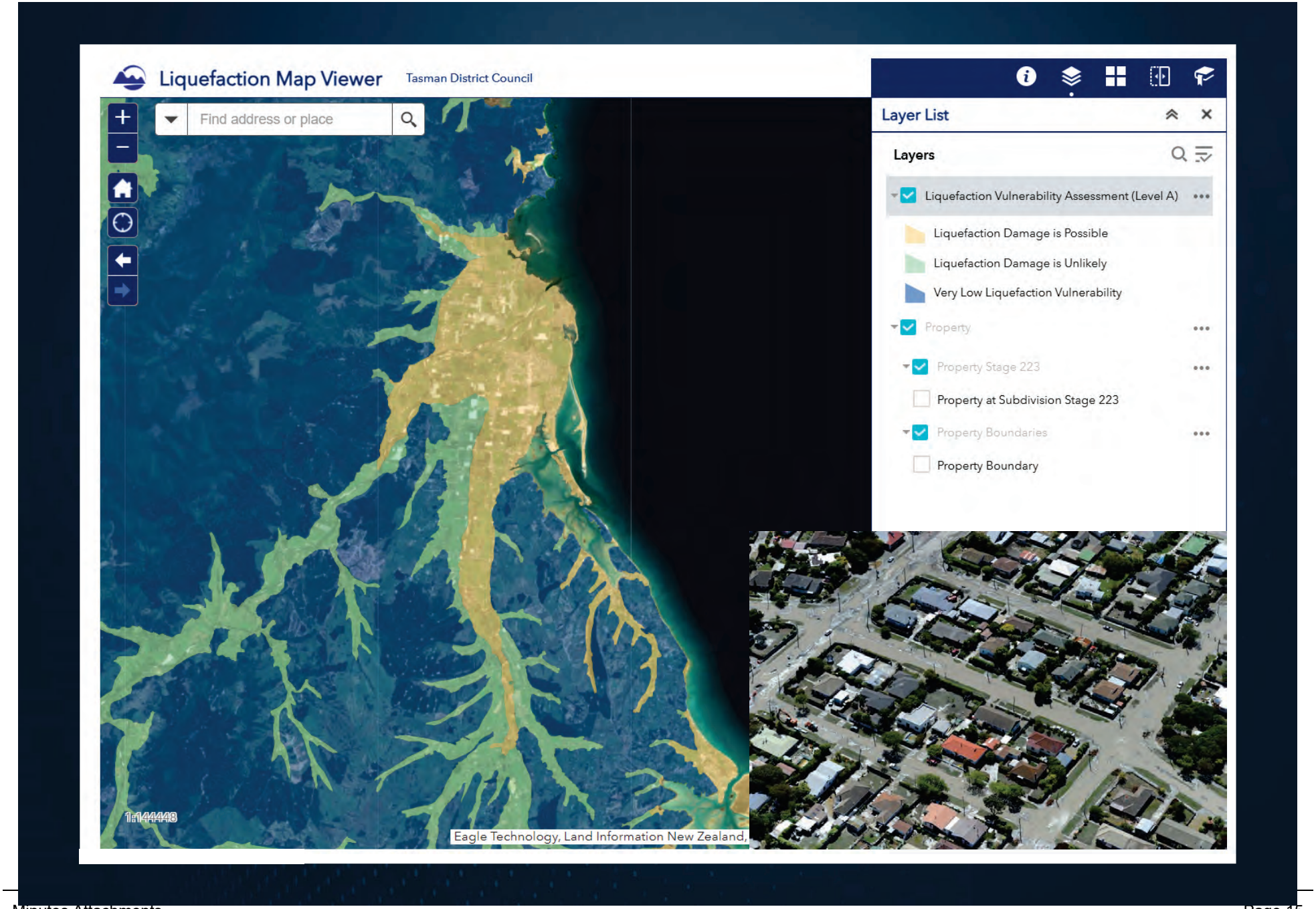
THIS WOULD APPEAR TO BE TDC'S SOLUTION TO CLIMATE CHANGE IMPACTS IN MOTUEKA EAST

Why Does PC81 Fail to Meet the National Policy Requirements and Responsibility of Councils under the Local Government Act as Regards Resilience – Floods & Coastal Inundation ?

- **PC81 Amendment 6.2.3.4 states: *"Urban development should avoid natural flood plains with moderate/high flood, erosion, or instability"***
- **Motueka West land is on a floodplain**
- **PC 81 is in direct conflict with national policy and the council's own planning principles.**
- **Shape Tasman Environment Plan states: *Strengthen resilience & disaster preparedness.***
- **No resilience plan exists for Motueka West despite proven flood risks.**

ARE THE LESSONS FROM THE CHRISTCHRUCH EARTHQUAKES BEING HEEDED IN PLANNING DECISIONS IN MOTUEKA?

Policy Conflict - Why Does PC81 Fail to Meet the National Policy Requirements and Responsibility of Councils under the Local Government Act as Regards Resilience – Earthquakes?


Liquefaction Map Viewer
Tasman District Council
Find address or place
Layer List
Layers
Liquefaction Vulnerability Assessment (Level A)
Liquefaction Damage is Possible
Liquefaction Damage is Unlikely
Very Low Liquefaction Vulnerability
Property
Property Stage 223
Property at Subdivision Stage 223
Property Boundaries
Property Boundary
1:144448
Eagle Technology, Land Information New Zealand,

Where is the Money for Development in Motueka Going to Come From if all Property is not Fully Rateable?

Papakāinga development is eligible for rates remissions.

How will essential services & infrastructure be funded if the rating base is reduced?

Why has Seaview Heights which meets all the requirements for hazard-free, long-term growth for the Tasman region, been left out of PC81 when Mayor Tim King assured me after the recent floods that it would be part of the motueka master plan. Is this still the case?

TASMAN DISTRICT COUNCIL MEETING 22ND NOVEMBER 2023 STARTING 1.08PM

NAVIGATING CONSULTATION WITH IWI

Partnership Challenges - The Partnership Agreement between Councils and Iwi is important as it reinforces the commitment of councils to uphold the Treaty of Waitangi, but please explain how it can work effectively in practice, because we have found it exceptionally difficult to navigate?

Treaty obligations: councils and iwi must engage in a manner that is fair, transparent, and reasonable.

→

Current issues Seaview Height is facing:

- Early engagement
- Limited responses
- Resource consent is required
- At odds with TDC advice
- No further responses.

→

Undected Areas of Cultural Significance as a Barrier to Planning for Community Benefit and a Resilient Future

→

30 July 2024 Hui TDC noted "work in progress to include a criterion about how we deal with private plan changes (that come from developers) for any bit of land that might not be in our intended areas for development."

→

Perception of vested interests obstructing alternative developments.

MAYOR TIM KING - *"IT IS A BACKWARD LOOK AS OPPOSED TO A FUTURE LOOKING DOCUMENT"*

RENEE THOMAS - *"THIS DOCUMENT DOES NOT HOLD US LIABLE OR ACCOUNTABLE IN ANY WAY. IT IS NOT A CONTRACT THAT BINDS US IN ANY WAY TO IWI"*

COMPROMISING FOOD SECURITY

Why is the TDC allowing participating in further compromise of New Zealand's rarest, most productive horticultural Land by rezoning it for Urban Development?

Motueka West: among the most valuable and productive land in New Zealand.

Urban development here means sacrificing long-term food security on what is high value horticultural land . It is not a small parcel of land

(126 hectares)

Why are there two standards of interpretation of productive land?

Seaview Heights offers a safer alternative for urban development on land with a far lower horticultural production value than Motueka West.

Why Not A Private Plan Change ?
Because Common Sense Should Prevail

Consulting with Iwi is of the utmost importance, which is why we have had "front-footed" conversations with them and conducted a detailed archaeological study of the site. There is NO indication that there are ANY AREAS of cultural significance.

Plan Change 81 is designed to include amendments to help with unanticipated or out-of-sequence development proposals.

It need not be in any conflict with the proposed areas of Papakāinga development. Multiple options for urban dwelling are needed, on land that is not restricted to leasehold.

Seaview Heights aligns closely with the goals of Plan Change 81. It's elevated, undulating topography offers natural resilience against hazards such as the latest weather events, sea-level rise, tidal surges, all issues that commonly contribute to stormwater discharge problems and infrastructure failures in low-lying areas.

NZ IS IN DIRE NEED OF URBAN PLANNING INTEGRITY, DIVERSITY & QUALITY

It must genuinely meet the needs of our communities, support economic development, be fair to all sections of society and come from a place of a genuine desire to make life better for all while working in a genuine & fully transparent way that does not favour some developers over others. Most importantly it must have at its core the need for RESILIENCE. People need to know that our district councils have at their core the need to safeguard citizen s' homes and livelihoods from future catastrophic natural events.

The recent flood events and the likely AF8 event demonstrate the error in failure to include Seaview Heights in PC81. The proposal fully supports the Council's objective of increasing housing supply, jobs, and vibrant, connected communities. The Nelson Tasman Future Development Strategy 2022–2052 states clearly: *"Motueka's projected population growth won't be sustainable unless more land is opened up for urban development."* This underscores the need for a consistent, forward-thinking approach.

Seaview Heights offers precisely this.

Engagement summary with ngā iwi on PC81 and Change 1 to the RPS, from July 2024 to February 2025

	Summary
30 July 2024 ngā iwi hui	Attendance: Dayveen Stephens - Ngāti Tama ki Te Waipounamu Trust, Rowena Cudby – Pou Whakamāherehere - Ngāti Rārua , Kristie Pakaipaki - Te Ātiawa Trust, Renee Love – Te Atiawa, Leona deRidder – Ngāti Kuia, Margie Little – Manawhenua Ki Mohua, Susan Aitken - Te Rūnanga o Ngāti Waewae, Te Hau Kaonohi - Ngāti Koata, Myaan Bengosi, Tasman District Council, Jeremy Butler, Tasman District Council, Jacqui Deans, Tasman District Council , Michelle Lanfear, Tasman District Council – Minutes
	TDC outlined the work done to date on the Nelson Tasman Future Development Strategy (FDS). Main component of the plan change is to rezone sites in the FDS for housing, business and papakāinga across nine towns, excluding Mapua. Plan change focuses on those sites that can be serviced within the next 10 years. Staff provided an overview of iwi and hapū representatives input into the FDS. Ran through all of the sites included in the plan change to date and the proposed zoning for the same, noting that the focus was on intensification and introducing a new Medium Density Residential Zone in our larger towns. Discussed other changes to workers' accommodation, Sunday noise limits, housing supply projections in the RPS and providing some guidance around centres hierarchy. TDC noted work in progress to include a criterion about how we deal with private plan changes (that come from developers) for any bit of land that might not be in our intended areas for development. This will go into the RPS. Discussions included papakāinga opportunities in Richmond, zoning at Whakarewa Trust lands, and ensuring Māori housing preferences are reflected in the MDRZ. Concerns were raised about fire risk, accessibility, and alignment with other planning efforts like the freshwater plan. Iwi asked to have the opportunity to look back over the sites being included in the Plan Change to recheck that there are no sites of significance to Māori in or around the sites. Manawhenua Ki Mohua asked that Onetahua Marae be included in the plan change and rezoned to papakāinga. TDC agreed that could be included in the scope.
21 August 2024	Map snippets of sites being rezoned in plan change provided to ngā iwi, so iwi representative had another opportunity to recheck that there are no sites of significance to Māori in or around the sites.
16 September 2024	TDC circulated the draft criteria for inclusion in the RPS, to manage out of sequence plan change proposals for urban development. Organised the next hui to discuss the plan change.
30 September 2024 ngā iwi hui	Attendance: Dayveen Stephens - Ngāti Tama ki Te Waipounamu Trust, Leona deRidder – Ngāti Kuia, Margie Little – Manawhenua Ki Mohua, Robert McClean - Ngāti Toa, Myaan Bengosi, Tasman District Council, Jeremy Butler, Tasman District Council, Jacqui Deans, Tasman District Council

	TDC sought feedback on ngā iwi review of sites. No issues in terms of sites of significance to Māori raised by those in attendance. Iwi raised concerns around stormwater discharges into waterways, specifically around the light industrial site opposite the Takaka Aerodrome. TDC advised the site could be amended to improve this potential adverse effect. Ngā iwi questioned if additional papakāinga sites could be included in the scope of PC81. A few sites along Whakarewa Street (Motueka) and Stringer Road were put forward for TDC's consideration. Discussed the draft criteria for inclusion in the RPS, circulated on the 16 September 2024. Ngā iwi asked that the criteria ensure development is kept away from the coastal environment and provides for korero with iwi in the initial stages of a developer's proposal. TDC provided an update on drafting the new Medium Density Residential Zone. There will be some non-negotiables around existing neighbours, quality of environment, privacy and safety. Looking at the greenness of our towns and rules to enable papakāinga. Discussions around the infrastructure pressures to provide for the Medium Density Residential Zone. Noted more work needs to be done on what changes to papakāinga are needed in this plan change, confirmed TDC would like to work in collaboration with ngā iwi on that topic.
2 December 2024	Provided ngā iwi with an update on work done to date. Including a consultant for TDC undertaking some research into potential issues with papakāinga in the TRMP and potential options to address the change. Tried to organise a hui to discuss the same, as well as discuss how new sites put forward for papakāinga had scored against the FDS criteria, and high-level changes to the RPS to support the plan change.
12 December 2024	Low availability for a ngā iwi hui. Alternatively, circulated a memo outlining research into what (if any) changes should be made to papakāinga in the TRMP as part of the plan change to support papakāinga. Asked ngā iwi if they could provide some feedback on if they agreed with the recommended approach. Asked for a hui to discuss the same early in 2025.
5 February 2025 ngā iwi hui	Attendance: Dayveen Stephens - Ngāti Tama ki Te Waipounamu Trust, Rowena Cudby – Pou Whakamāherehere - Ngāti Rārua , Kristie Pakaipaki - Te Ātiawa Trust, Margie Little – Manawhenua Ki Mohua, Susan Aitken - Te Rūnanga o Ngāti Waewae, Turi Hippolite – Ngāti Koata, Ropata Taylor – chair of Whakarewa Trust, Dean Straker – Whakarewa Trust, Myaan Bengosi - Tasman District Council, Jeremy Butler – Tasman District Council, Jacqui Deans – Tasman District Council, Coralie Barker – Property Group
	Discussed research into potential issues with papakāinga in the TRMP and potential options to address the same. General agreement across ngā iwi in attendance with option 5 in the memo circulated for addressing the issues. Overall, focusing on a 'quick wins' approach to better enable papakāinga. Includes introducing objectives and policies specific to papakāinga development, amending the rules to make them more enabling and amending the definition to provide clarity.

	TDC advised a draft plan change is being released on the 24 March 2025. Ngā iwi confirmed they needed more time to collaborate and draft changes to papakāinga with TDC. TDC agreed to recommend to councillors that specific draft papakāinga wording not be included in the draft released to public. TDC staff to continue to work in collaboration with ngā iwi to draft changes to papakāinga definition, objectives, policies and rules in the TRMP. These will be included in the notified plan change in August 2025.
11 February 2025	Circulated a summary of the 5 February ngā iwi hui outcomes and actions. Confirmed that TDC would provide an amended analysis table showing how the recommended option discussed would address the issues outlined in the memo (circulated to ngā iwi on the 12 December 2024). Confirmed TDC were happy for ngā iwi to have a iwi only hui as needed to discuss the information being provided on papakāinga changes. A hui with TDC would follow to continue collaborating on changes needed.
20 February 2025	TDC circulated a document requesting drafting directions from ngā iwi for papakāinga changes. Confirmed Kristie Pakaipaki - Te Ātiawa Trust would organise an iwi only hui. Also confirmed iwi representatives were welcome to attend the 4th and 6th March 2025 councillor workshop and answer any questions around papakāinga.
17 March 2025 – Papakāinga Working Group Hui	• Discussion focused on refining papakāinga provisions in the TRMP, ensuring clarity around two development pathways: within the papakāinga zone and outside it in other zones. • Consensus that the definition of papakāinga must work for both pathways, encompassing all relevant residential, cultural, and community activities. • Concerns raised about the complexity of current provisions; a preference emerged for streamlining rules into a single chapter where possible. • Iwi representatives supported retaining "papakāinga" terminology rather than shifting to a "Māori Purpose Zone," as this change caused confusion at the Council workshop. • Further discussion needed on ownership and land retention mechanisms to ensure papakāinga developments remain for tangata whenua.
19 March 2025 – Papakāinga Working Group Hui	• Reviewed proposed amendments to TRMP Chapter 16, which focuses on papakāinga outside of the papakāinga zone. • Agreement that objectives and policies need to be placed in a logical section of the TRMP, likely under a new Chapter 10A rather than urban or rural sections. • Refinements proposed to the definition of papakāinga, ensuring alignment with tangata whenua rights while keeping provisions broad enough for practical application. • Clarifications sought on whether land must be residentially zoned before papakāinga development can proceed. • Discussion on the need for non-notification provisions and whether papakāinga rules should be integrated into a single "one-stop shop" section for clarity.
21 March 2025 – Papakāinga Working Group Hui •	• Focused on refining permitted activity standards for papakāinga development, particularly setbacks and site coverage rules.

Hello John

Just so you know, please take a look below in yellow. This is why Seaview Heights would like to be included in the discussions on the wastewater treatment plant. Based on TDC's advice, why would we even consider a private plan change when we are not being included in any infrastructure solutions?

Best K

From: Barry Johnson <Barry.Johnson@tasman.govt.nz>
Sent: Thursday, 23 March 2023 10:47 am
To: keithgriffiths2020@gmail.com
Cc: Dugald Ley <Dugald.Ley@tasman.govt.nz>
Subject: RE: Seaview Heights Joint Venture

Hi Keith,

I have gone through the action points in your minutes and provided responses and information to them. I suggest you also talk to Dugald Ley - Team Leader Development Engineering. He will be able to advise on what Council expectations will be regarding servicing a development like you are considering. I expect infrastructure and servicing will be a significant component of development costs and it will also impact design and layout of any proposal.

Regards

Barry

Hi Keith

There are 7 recorded archaeological sites near the area of land proposed for rezoning/subdivision. I have attached the

records for each site.

Below is a brief description and note of where they are in relation to the area of development.

N27/108 – occupation/midden/stone working on property to the north of the outlined area, see attached .png N27-108. Outside subdivision area but close to the boundary.

N27/109 – occupation, pits, find spots – see maps filed with N27/108. One of the find spots (#2) is within area of subdivision but finds are mostly on the land along the western side of the road loop.

N27/110 – midden/ working area - outside subdivision area, see #3 on map filed with N27/108

N27/111 – findspot of ko/digging stick - outside subdivision area, see #4 on map filed with N27/108

N27/174 – midden/oven – roadside below bluffs, outside subdivision area

N27/175 - midden/oven – roadside below bluffs, outside subdivision area

N27/176 – midden/oven – on terrace above road but outside subdivision area

If you would like a more detailed appraisal, I will do a fee proposal for approval, as additional research will be necessary.

Kind regards

Deb

Deb Foster

Archaeological Consultancy

55 High St

Motueka 7120

New Zealand