

ATTACHMENT M

NGATI HEI IWI AUTHORITY CORRESPONDENCE



PLANNERS PLUS LIMITED

Land Development, Resource Consent and Planning Specialists.

***PROPOSED TRAVELLER'S ACCOMODATION & CONFERENCE /WEDDING FACILITY,
206A SILVERSTREAM FALLS ROAD, TAIRUA HILL.***

Planners Plus Limited wrote to Ngati-Hei to initiate consultation over the above property proposal on the 22nd May 2012. The owners/applicants are, Chris and Andrea Lusby. Andrea made contact with me and arranged a site visit with herself and Glen Lees the manager/developer for Professional Contractors who originally developed and promoted the Silverstream concept in regenerating bush land on the western side of S.H.25, and on the Whenuakite side of Tairua Hill. This site visit took place on the 19th June 2012 and included discussions around the concept envisaged of cabin rentals/ occupancy, versus wedding reception priorities, the roading, traffic generation, bush clearance, wastewater disposal, job prospects view shafts from the State Highway, recessive building colours, building materials among other topics. I was told the emphasis would be focussed more on providing single and double cabin accomodation facilities, with the wedding reception centre being utilised on a more casual basis, with up to 24 weddings being catered for per year. This centre could also be utilised by those staying in the cabins for group gatherings or families on holiday, as a central meeting and general cooking / lounge facility area

Ngati-Hei had originally given our consent to the Silverstream project some years ago, looking upon the project as an innovative departure from the 'norm'. Providing a subdivision of real merit and at the same time planning for significant retention by reservation, of native bush and regenerating podocarp forest, as well as enhancing and protecting streams by maintenance of riparian margins and careful treatment of stormwater and roadside runoff. All of which provided a unique environment for the enclaves of housing interspersed throughout a near natural landscape. Consequently a minimalist approach was adopted regarding house footprints and consequent bush clearance, in order to accommodate houses aesthetically within this environment. Ngati-Hei totally supported the concept, as it truly reflected our perspectives regarding our *kaitiakitanga* values and the preservation of a regenerating forest landscape and enhancement of the water quality values . The foregoing has been deliberately stated to reinforce the standard set here initially on the land.

After deliberations at our Ngati-Hei Trust meeting held on the 30th June 2012 and again at our meeting of the 28th July 2012, several questions were raised about wastewater disposal and stream water quality, visual effects of buildings in this environment, and building envelopes and regenerating bush clearance to accommodate 14 cabins and a reception centre were all cited. I was able to allay the Trust's concerns in most of these areas, as our site visit covered all such eventualities in our onsite discussions. Buildings will be sited where clearance and platforms are already established. No bush needs to be cleared. The covenanted QEII area is safeguarded already, and wastewater disposal is planned to be reticulated around the periphery of Lot 17, D.P.401573. There will be a dedicated green-belt surrounding this plateau area where the actual development is planned to take place, and this is separated from the rest of the surrounding adjacent land by the existing metalled roading infrastructure. The 20metre wide greenbelt area which is intended to be utilised for wastewater disbursement is of a natural fairly flat gradient and suited geologically for such disposal, and is sufficiently distant from the flowing stream located to the east.

In conclusion we see traffic movements perhaps increasing potentially, but mainly spiking over the spring/summer months, compared to the present situation which is low, because all sections of the original subdivision are not yet built on. We feel that provided the ambience of this development is not compromising the baseline parameters as setout on page 1, the issues of a non complying activity, land-use consent and recessive building codes etc. are not our concern directly and it is for Council to assess the impacts, if any, of the proposal within the Silverstream environment. Our only other concern is the provision of a facility like this in a rural zone as opposed to something similar being proposed in a town/ commercial situation. Obviously a development here, capitalises on the inherent naturalness and beauty of this setting. Converesly, such an initiative here, has the potential to invigorate and bring new life within this developing community precinct. We are aware also that, Te Moata Retreat, situated not far away in Paul's Road provides a 'getaway' spiritual bush experience for those so inclined, with cabins, bush walks, retreat and communal hall facilities.

Kind regards,

Peter Johnston; - Assistant Chairman, Ngati-Hei Trust.