

# HOPFIELDS – HOUSING DEVELOPMENT

91 Poole Street

Mōtueka

## PROPOSAL:

- 36 residential lots with mixed housing types.
- Vehicle access via Poole Street, with cycle/pedestrian access via Wesley Street and a right of way serving six lots.
- Development will be completed in five stages: 1-11, 12-22, 23-29, 30-33 & 34-36



## OUR HIGH-LEVEL ASSESSMENT POINTS

Cultural Assessment: We are aware that this is a very close to an urupā. We would appreciate any input you feel comfortable sharing with us. We are open to receiving information about the site, recommendations, concerns that you would like us to raise with the developers. Please refer to the DRAFT Cultural Impact Assessment that we have prepared as a basis to weave your feedback into.

Archaeological Assessment: indicates a moderate to high risk of archaeological discoveries and recommends obtaining an Archaeological Authority under the Heritage New Zealand Pouhere Taonga Act 2014.

Access and Infrastructure: Plans include vehicular access from Poole Street and the establishment of a pedestrian/cycleway via Wesley Street, emphasising connectivity within the community and adhering to urban planning principles.

Utilities and Infrastructure: Detailed planning confirms the technical feasibility of connecting to existing potable water and wastewater services. Wastewater management will involve on-site pump chambers connecting to existing infrastructure, while stormwater will utilise on-site soakage systems and a reticulated network.

Excavation: Excavation to desirable levels not exceeding 1.5 meters overall and up to 2 meters for stormwater pipe networks. Topsoil preservation is a standard practice, ensuring reinstatement after completion of earthworks.

Compliance and Quality Assurance: Construction activities will adhere to local regulations and the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NTLDM 2020).

**So far, these are the proposed recommendations to be put to the developers:**

1. **Partnership:** Engage continuously with Te Ātiawa to safeguard cultural and environmental interests. Identify land for cultural expression or community use.
2. **Cultural Sites:** Implement measures to protect significant sites, including an accidental discovery protocol and provision for iwi monitors from Ārewa Limited.
3. **Cultural Recognition:** Incorporate Māori names for streets and features in consultation with Te Ātiawa.
4. **Environmental Stewardship:** Adopt sustainable practices including reducing impervious surfaces, native plantings, on-site stormwater treatment, and promoting solar energy.
5. **Housing Diversity and Affordability:** Ensure diverse housing options, including affordable housing, to support whānau. Design housing units that integrate with the natural environment and promote a sustainable community.

Provide priority allocation or discounted rates to Te Ātiawa for rental or ownership of housing units, ensuring housing remains accessible to iwi members.

6. **Community and Connectivity:** Enhance community connectivity by improving cycle/walkway connections and encourage community spaces that reflect cultural values and support social interaction.

**We would really appreciate you input and guidance here whanau.**