



## **Tahimana Development**

The site is situated between Māpua and Tasman townships, approximately 5 km from Māpua and 4 km from Tasman. The western edge borders State Highway 60 but is set back and elevated above it. Access is from the south via Old Stagecoach Road, which becomes Dicker Road and leads into Tasman township. This route follows a gravel 'paper' road used for recreation by local residents and has potential for future development. As part of the development, Tahimana is proposing to complete many kilometres of road upgrade and to construct cycleways and walkways to benefit all ratepayers. The developers also plan to fund additional cycleway and walkway connections, as outlined in the application, to Williams Rd, including links to Westmere Drive connecting to the subdivision east of the site. The location offers many opportunities: being close to both Tasman and Māpua, about 20 km from Richmond and 15 km from Motueka, providing access to employment and recreation facilities like the Great Taste Cycle Trail, Rabbit Island, and the Tasman Bay coastline.

The development company owns the land outright, is ready for development, and is highly motivated to meet the region's housing demand. The aim is to deliver 141 lots divided as follows:

- 70% affordable family homes
- 30% mid-range section sizes/house designs

This month, Tasman has been identified as the least affordable region in the country for housing (Nelson Tasman Annual Monitoring Report, December 2025). This 141-lot subdivision is envisaged to balance affordable homes and lifestyle living set within a strong green framework, offering opportunities for families to access affordable housing. The proposed masterplan is designed to create a community atmosphere, including amenities like a village green and cycleways and walkways linkages. It is a family-focused development taking advantage of the ridgelines, gullies, and views to connect residents with their surroundings and promote healthy lifestyle activities onsite. A summary of objectives is as follows:

- Network of green corridors and spaces to create a well-connected neighbourhood both ecologically and for residents.
- A range of lot sizes to promote affordability and attract a diverse community
- Establish landmarks and focal points to enhance legibility and character
- Preserve and improve existing waterways, gullies, and significant vegetation
- Offer spaces for gathering and recreation to benefit the community

## **The Developer is experienced and ready to go – providing employment, housing and economic gains**

The landowner and applicant is Tahimana Ltd. The directors of Tahimana Ltd are Simon Collett and Gary Donaldson. Both have extensive experience in land development and strong connections to the civil construction industry as discussed further below.

Tahimana Ltd is development-ready and has the necessary resources and experience required to transform this site from bare land to a fully developed subdivision delivering homes. Tahimana Ltd holds a unique advantage through ownership by the two company directors in:

- A large, locally owned civil construction company that can commence on-site in 2026, starting with bulk earthworks, followed by road construction, service reticulation, pump station installation, and building platforms.
- Building companies currently constructing a high volume of homes annually in the Nelson Tasman region, and who are committed to helping Tahimana achieve the proposed development. Several other builders will be considered to join the project if or when a resource consent is granted.

A key motivation for this development is to utilise the substantial workforce currently engaged in one of the biggest residential subdivision developments in the top of the South Island – Richmond West. The Directors feel a sense of responsibility to provide opportunities for these tradespeople and workers, and to safeguard their income opportunities once Richmond West concludes in 2026. All these skilled and trained tradespeople are from local families who enjoy the Nelson lifestyle, and maintaining a good workflow will help ensure they remain in the region rather than having to relocate for work and business prospects.

The biggest risk to the project is failing to meet a fair consenting timeline and secure an appropriate resource consent to subdivide within a reasonable period. The Nelson/Tasman region has experienced several significant business closures recently with job losses described as the worst in 30 years. Both Simon and Gary have observed the impact of a slower economy on housing development, leading to many job losses. More concerning, however, is the departure of young, skilled workers from the region to seek more stable employment, mainly in Australia. Simon says, *“We need this development underway for the benefit of so many local families, keeping the employment as we cannot afford to keep losing skilled people in the region. We have been working on this project for over 5 years now and have had to overcome a whole lot of new legislation from the previous government during this period, it’s extremely frustrating.”*

Tahimana is applying for a fast-track application because of the time and uncertainty involved in trying to get a subdivision approved under the traditional RMA system. Rural 3 is an unusual planning zone, and at times the developers have experienced contention among council staff over exactly what is intended to be achieved and how matters should be weighted.

The Rural 3 Zone is an area intended to retain a level of rural amenity while:

- providing places for people to live and
- directing residential development away from productive Rural 1 and 2 zones.

The intention (as set out in the Tasman Resource Management Plan) was for development in the Rural 3 zone to occur in clusters, with the surrounding land remaining as larger rural blocks to preserve rural character and productivity. However, due to various factors, and despite the

planning framework, a lot of Rural 3 Zone has been developed into lifestyle blocks, which are financially inaccessible to many families. This inability to achieve any level of carefully planned density in Rural 3 locations has reduced the potential yield of developments, raised prices for purchasers, reduced the opportunities for restoration, and reduced the overall viability of developments. We purchased this land in 2020 with a clear understanding of the Rural 3 framework and a vision to address inefficient use of land with large areas taken up by only a few homes, instead progressing a true cluster-based, efficient and affordable development that also improves the environment through protection of waterways and green spaces.

### **About the developers**

Simon Collett has been the leading new home builder across the top of the South Island for many years, constructing thousands of new homes. He also founded Jennian and Milestone Homes, Nelson Bays, and Premier Services, an architectural design company. Simon began his business at age 21 as a qualified builder in Nelson, giving him extensive knowledge in construction, design, and development. He is New Zealand's most awarded Master Builder and has received numerous business awards: too many to list.

Gary Donaldson has strong connections to the civil construction industry through Donaldson Civil Ltd, which for over 30 years has developed innovative ideas and cost-effective solutions across hundreds of projects around New Zealand. Thanks to this industry experience, Gary and his team have played a key role in delivering creative solutions to the various challenges that come up on civil construction projects. The wealth of knowledge that Gary offers is invaluable.

Simon and Gary are involved in one of the largest developments seen in the Nelson/Tasman area (Richmond West), which has been instrumental in the region's growth. Together, they offer extensive experience and connections in the land development and building industry across the top of the South Island, providing an exceptionally strong foundation to deliver a finished new home to the market.

The project will be managed by Collett Group Ltd, led by Director Simon Collett and supported by Operations Manager Gina Grimwood. This team has extensive experience in land development, housing, and commercial projects spanning many years. They bring a diverse range of skills and a proven track record of delivering complex projects with a 'make it happen' attitude.