

19 June 2026

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Stephanie Frame
Ministry for the Environment
PO Box 10362
Wellington 6143
New Zealand

By email: referral@fasttrack.govt.nz

Tēnā koutou,

Attention: Manager – Fast-track Operations – Invitation to provide written comments on Oakland Estates – FTA 2605 -1230 Referral Application

Thank you for the opportunity to provide written comment on the Oakland Estates Referral Application under the Fast Track Approvals Act 2024.

For general context Council has identified that there is likely to be insufficient capacity to meet housing demand in the long term. Proposals that enable an increase housing supply, whether Council driven or privately driven such as this application, can be beneficial to reduce the housing capacity and demand shortfall the region faces.

The subject site is identified as an area suitable for residential development in the Nelson Tasman Future Development Strategy 2022 - 2052. As such, proposals of this nature in this location are anticipated. Council is working to understand infrastructure requirements to respond to the servicing needs of this development area.

Nelson City Council (Council) provides the following response to the invitation received on 29 May 2026.

The questions raised in the invitation letter are inserted in italics and addressed below:

1. *Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please provide written confirmation.*

Council can confirm that there are no competing applications lodged for the site.

2. *Relevant to regional councils only: In relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a*

resource consent under the RMA. If no such consents exist, please provide written confirmation.

Nelson City Council as a Unitary Authority carries Regional Council functions. Council can confirm that there are no resource consents issued for the site where sections 124(1)(c) or 165ZI of the Resource Management Act 1991 apply.

3. *Whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act).*

Council can confirm that it does not consider the project to involve any ineligible activity as defined in section 5 of the Fast Track Approvals Act 2024.

4. *Whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).*

Council can confirm it does not consider there are any reasons to decline the referral application under section 21(5) of the Fast Track Approvals Act 2024. Council does not deem the activity to be inconsistent with any of the matters listed in section 21(5) points (a) to (h) of this Act.

Council trusts this response provides the information required by Local Authorities for feedback on referral applications. If you have any questions or would like clarification on any of the matters raised here, please contact Pete our Principal Planner and Council's fast track lead, his details are at the top of this letter.

Kind regards



Mandy Bishop
Head of Regulatory Services

Hon Tama Potaka

Minister of Conservation
Minister for Māori Crown Relations
Minister for Māori Development
Minister for Whānau Ora
Associate Minister of Housing



18 June 2026

Hon. Chris Bishop
Minister for Infrastructure
infrastructure.portfolio@parliament.govt.nz
Parliament Buildings
Private Bag 18041
WELLINGTON 6160

Tēnā koe Hon. Bishop

Thank you for your invitation to comment on the fast-track consent application for the Oakland Estates development in Stoke, Nelson. The proposal comprises a large-scale residential development across approximately 58 hectares at 467 Suffolk Road, incorporating between 580 and 740 residential allotments (including the option of a retirement village), commercial floorspace, associated open space, recreation areas, and stormwater infrastructure.

Nelson is experiencing strong housing demand, reflected in persistently high house prices alongside relatively low incomes. Median sale prices have increased from \$622,000 in 2021 to \$700,000 as at February 2026. Rental affordability is also a significant issue. The proposal would contribute to increasing housing supply in the Nelson market, and the inclusion of a retirement village would help respond to projected demographic change; Nelson is projected to be 32.6% aged 65+ in 2048, among the highest in the country after Tasman and Marlborough.

The site is currently zoned 'rural'. However, it is identified for future urban development in the Nelson Tasman Future Development Strategy (FDS), which anticipates substantial housing capacity across this area. While the proposal is broadly consistent with this longer-term growth direction, the yield proposed may be lower than anticipated under the FDS. The site is contiguous with the existing urban area and supports consolidation along the State Highway 6 corridor, with access to nearby services in Stoke.

At this stage, I am not aware of significant infrastructure or natural hazard constraints. Should this project proceed and these arise, they can be considered at the detailed consenting phase.

From the perspective of the Housing Portfolio, I have no objection to this application being referred to the next stage of the fast-track process. Thank you again for the opportunity to comment.

Mauriora,

A handwritten signature in blue ink that reads "Tama Potaka".

Hon Tama Potaka
Associate Minister of Housing

Hon Tama Potaka

Minister of Conservation
Minister for Māori Crown Relations
Minister for Māori Development
Minister for Whānau Ora
Associate Minister of Housing



18 June 2026

By email: infrastructure.portfolio@parliament.govt.nz

Tēnā koe Minister Bishop,

Invitation to comment on the Oakland Estate project under the Fast-track Approvals Act 2024

Thank you for the invitation to comment on the **Oakland Estate** project under section 17 of the Fast-track Approvals Act 2024.

I have considered the application and its alignment with my portfolios as Minister for Māori Crown Relations: Te Arawhiti and Minister for Māori Development.

I support the application progressing and I encourage the applicant and the panel to have due regard to:

- relevant Treaty settlement legislation and instruments; and
- any feedback received from relevant Māori groups, as set out in the Treaty settlements and other obligations (Section 18) report prepared by the Ministry for the Environment.

Nāku noa, nā

A handwritten signature in blue ink, reading 'Tama Potaka'.

Hon Tama Potaka

Te Minita mō Te Arawhiti me Te Minita Whanaketanga Māori
Minister for Māori Crown Relations: Te Arawhiti and Minister for Māori Development

FW: Fast-track referral application for the Oakland Estate project under the Fast-track Approvals Act 2024 – FTAA-2605-1230

From Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>

Date Thu 11/06/2026 2:36 PM

To FTAreferalls <FTAreferalls@mfe.govt.nz>

From: Paul Goldsmith (MIN) <P.Goldsmith@ministers.govt.nz>

Sent: Thursday, 11 June 2026 2:24 PM

To: Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>

Subject: RE: Fast-track referral application for the Oakland Estate project under the Fast-track Approvals Act 2024 – FTAA-2605-1230

Good afternoon,

Hon Paul Goldsmith, Minister for Art, Culture and Heritage has no comment.

Kind Regards,



Office of Hon Paul Goldsmith

Minister for Arts Culture and Heritage | Minister of Justice

Minister for Media and Communications | Minister for Pacific Peoples

Minister for the Public Service and Digitising Government

Minister for Treaty of Waitangi Negotiations

Email p.goldsmith@ministers.govt.nz | www.beehive.govt.nz

Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

From: Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>

Sent: Friday, 29 May 2026 9:01 am

To: Nicola Willis (MIN) <N.Willis@ministers.govt.nz>; Shane Jones (MIN) <S.Jones@ministers.govt.nz>; Nicola Grigg (MIN) <N.Grigg@ministers.govt.nz>; Tama Potaka (MIN) <T.Potaka@ministers.govt.nz>; Casey Costello (MIN) <C.Costello@ministers.govt.nz>; Paul Goldsmith (MIN) <P.Goldsmith@ministers.govt.nz>

Cc: FTAreferalls <ftareferalls@mfe.govt.nz>

Subject: CORPG4854 / Invitation to comment on Fast-track referral application for the Oakland Estate project under the Fast-track Approvals Act 2024 – FTAA-2605-1230

To:

- Minister for Economic Growth
- Minister for Regional Development
- Minister for the Environment
- Minister for Māori Crown Relations: Te Arawhiti
- Minister for Māori Development
- Minister of Conservation
- Associate Minister of Housing
- Minister for Seniors
- Minister for Arts, Culture and Heritage

NOTE - This project lodged an application after 31 March 2026, therefore a 15-day comment period applies.

Dear Ministers,

Hon Chris Bishop, the Minister for Infrastructure (the Minister), has asked for me to write to you on his behalf.

The Minister has received an application from Oakland Estates Nelson Limited for referral of the Oakland Estate project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2605-1230).

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

Invitation to comment on referral application

I write in accordance with section 17 of the Act to invite you to provide written comments on the referral application. I have provided summary details of the project below.

If you wish to provide written comments, these must be received by **return email** within **15 working days** of receipt of this email, being **22 June 2026**. The Minister is not required to consider information received outside of this time frame. Any comments submitted will contribute to the Minister's decision on whether to accept the referral application and to refer the project.

If you do not wish to provide comments, please let us know as soon as possible so we can proceed with processing the application without delay.

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Process

The application documents are accessible through the Fast-track portal. Please note that application documents may contain commercially sensitivity information and should not be shared widely. If you haven't used the portal before, you can request access by emailing ftareferrals@mfe.govt.nz. Once you are registered and have accepted the terms and conditions, you will receive a link to view the documents. Existing users will be able to see application documents via the request when logging into the portal. Should you need for your agency to provide any supplementary information, a nominated person can be provided access to the portal, access can be requested by emailing ftareferrals@mfe.govt.nz.

To submit your comments on the application, you can either provide a letter or complete the attached template for written comments and return it by replying to this email, infrastructure.portfolio@parliament.govt.nz.

Before the due date, if you have any queries about this email or need assistance with using the portal, please email contact@fasttrack.govt.nz. Further information is available at <https://www.fasttrack.govt.nz/>.

Important Information

Please note that all comments received from Ministers invited to comment will be subject to the Official Information Act 1982. Comments received will be proactively released at the time the Minister for Infrastructure makes a referral decision, unless the Minister providing comments advises the Minister for Infrastructure's office they are to be withheld, at the time they are submitted.

If a Conflict of Interest is identified by the Minister providing comments at any stage of providing comments, please inform my office and the Cabinet Office immediately. The Cabinet Office will provide advice and, if appropriate, initiate a request to the Prime Minister to agree to a transfer of the

project/portfolio invite to another Minister (a request to transfer a COI from one Minister to another can take 1-7 days).

Project summary

Project name	Oakland Estate
Applicant	Oaklands Estates Nelson Limited
Location	Stoke, Nelson
Project description	The project is a residential development with supporting commercial service activities, including: • approximately 580 – 740 residential allotments, including the potential for a retirement village • commercial areas comprising approximately 6,000m² – 7,800m² of floorspace to service the development and surrounding area • open space and recreation areas including walking tracks, green links, water margins and a stormwater management area • ancillary infrastructure and remedial works on the wider site, including a reservoir and offset/restoration planting.

Kind regards,



Office of Hon Chris Bishop

Attorney-General | Minister of Housing | Minister for Infrastructure | Minister Responsible for RMA Reform | Minister of Transport | Associate Minister of Finance | MP for Hutt South

Office: 04 817 6802 | EW 6.3

Email: c.bishop@ministers.govt.nz Website: [<http://www.beehive.govt.nz/>]www.beehive.govt.nz

Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

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Hon Nicola Willis

Minister of Finance
Minister for Economic Growth
Minister for Social Investment



22 June 2026

Hon Chris Bishop
Minister for Infrastructure
Parliament Buildings
Wellington

REQ- 0034455

Dear Chris

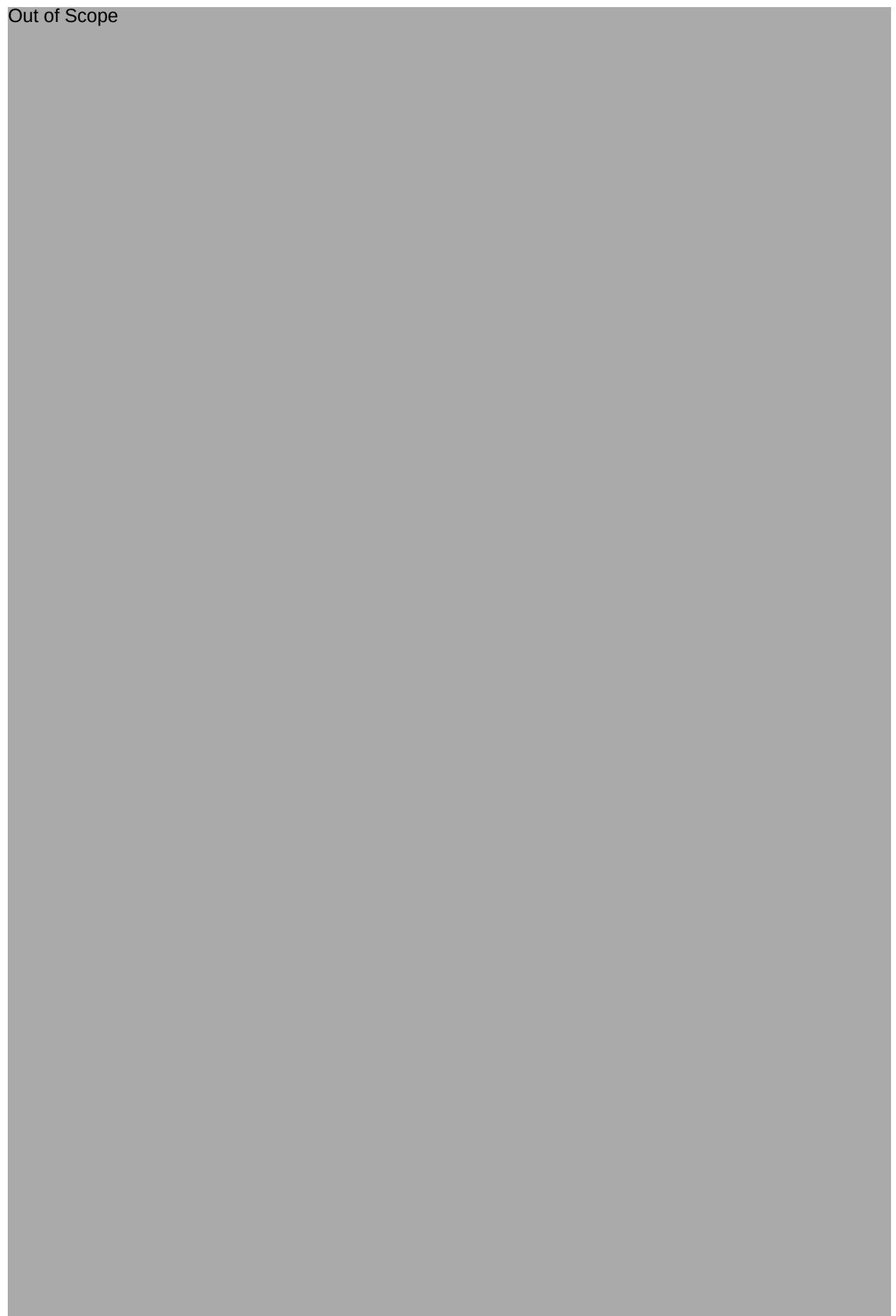
Thank you for the opportunity to comment under the Fast-track Approvals Act 2024 on referral applications Out of Scope

Oakland Estates (FTAA- 2605-1230)

I am providing comment in my capacity as Minister for Economic Growth, focusing on whether these applications are likely to deliver significant economic benefits under section 22(2)(a)(iv) of the Act, based on the information provided during this referral stage of the process.

Out of Scope

Out of Scope



Out of Scope



Oakland Estate, FTAA- 2605-1230

This application is for a residential-led development at Stoke, Nelson City. The proposal covers approximately 58 hectares and would provide around 580 to 740 dwellings, with the potential for a retirement village, supporting commercial activities, open space, and local transport, walking and cycling connections.

Based on the economic assessment provided by the applicant, the proposal has been modelled on a 10-year staged delivery programme, delivering 650 dwellings with 6,800 square metres of commercial floorspace. The total project investment is approximately \$472 million. Development activity is estimated to generate approximately 1,665 FTE-years of employment over the development period, including 510 direct and 1,155 indirect FTE-years, equivalent to an average of around 51 direct and 116 indirect FTEs per year. It is also estimated to generate \$149 million in wages and salaries and around \$298 million in GDP for the Nelson-Tasman economy.

Once operational, the future commercial component is estimated to support around 116 FTEs, alongside around \$9 million in annual wages and salaries and more than \$18 million in annual GDP. These ongoing benefits are associated with the local-scale commercial activities enabled by the development.

The economic assessment provided by the applicant indicates that the proposal could materially increase housing supply in a constrained market, improve land market competition, and support a well-functioning urban environment. The assessment describes the site as being in a transitional location between established urban development and rural land and considers it suitable for coordinated urban expansion. It also notes that foregone rural production is expected to be negligible compared with the scale of the proposal's housing and economic benefits.

On this basis, the proposal may have significant regional economic benefits under section 22(2)(a)(iv) of the FTAA. It may also be relevant to section 22(2)(a)(iii), given the scale of proposed housing supply and its potential contribution to a well-functioning urban environment.

Out of Scope



Yours sincerely



Hon Nicola Willis
Minister for Economic Growth

Hon Casey Costello

Minister of Customs
Minister for Seniors
Associate Minister of Health
Associate Minister of Immigration
Associate Minister of Police



Hon Chris Bishop
Minister for Infrastructure
Parliament Buildings
Wellington

Fast-track Approvals Act referral application: Oakland Estate project, FTAA-2605-1230

Dear Chris,

Thank you for the opportunity to comment as Minister for Seniors on this application for referral under the Fast-track Approvals Act 2024 (the Act).

I have considered whether this application is likely to 'increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020)', under s22(2)(a)(iii) of the Act, based on the information provided in the application. I will leave it to you and other relevant Ministers to assess the other criteria.

The following aspects of the project are likely to meet this criterion:

- The construction of between 580 and 740 residential allotments, including the potential for a retirement village.

Based on this information, the project is suitable for referral to the fast-track process. If the application is referred, I would welcome the opportunity to comment on the project in more detail.

Sincerely,

A handwritten signature in blue ink, appearing to be 'C. Costello', with a long horizontal stroke extending to the right.

Hon Casey Costello

Minister for Seniors

Your written comments on a project under the Fast Track Approvals Act 2024

Project name	Oakland Estate project
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Before the due date, for assistance on how to respond or about this template or with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

All sections of this form with an asterisk (*) must be completed.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
*Portfolio	Seniors		
*First name	Hon Casey		
*Last name	Costello		
Contact person (if different from above)			
*Contact phone number	s 9(2)(a)	Alternative	
*Email	s 9(2)(a)		

2. Please provide your comments on this application
My comments are attached below.

Minister's signoff



Hon Casey Costello

Minister for Seniors

Date 19/6/20

Your written comments on a project under the Fast-track Approvals Act 2024

Project name	Oakland Estates
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Before the due date, for assistance on how to respond or about this template or with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

All sections of this form with an asterisk (*) must be completed.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name	Department of Conservation		
*First name	Shawn		
*Last name	Gardner		
Postal address			
*Contact phone number	s 9(2)(a)	Alternative	
*Email	Fast-track@doc.govt.nz ;		

2. Please provide your comments on this application
Comments follow overleaf.

Manager's signoff

Jenni Fitzgerald

17 June 2026

Director-General of Conservation s17 comments

Project name	Oakland Estates
Applicant name	Oakland Estates Nelson Limited
Application number	FTAA-2605-1230
Project summary details	The project is a residential development over a 58 hectare site located at 467 Suffolk Road, Stoke, Nelson. The project will include 580-740 residential allotments, including the potential for a retirement village, commercial areas and open space and recreation areas.

1 General comment

- 1.1 The applicant contacted DOC by email on the 30th of March 2026 with some brief project details and a request for a meeting. Following this, on the 15th of April 2026, the applicant advised that they would not like to meet with DOC as they believed that no Wildlife Permit will be required. DOC acknowledged that it had been notified of the application, and the applicant requested no further engagement at the referral stage and consequently no comments were provided to them.
- 1.2 Section 4.5.1 of the Referral Application memorandum states that the applicant is seeking Wildlife Act Approval (WAA) for the handling and potential relocation of skinks.
- 1.3 While DOC does not have sufficient information to determine the level of any actual and potential environmental effects, DOC considers that it is likely that with the appropriate design and conditions, effects can be managed to appropriate levels.

2 Minister's decision on referral application

- 2.1 FTAA sections 21 and 22 set out matters to be considered in determining whether a referral application should be accepted.
- 2.2 DOC notes that other agencies are better placed to comment on most matters, including those in section 22. Comments below are therefore targeted to sections where DOC has specific interests or information relevant to the Minister's decision.
- 2.3 For completeness, DOC has considered the criteria for assessing referral applications in section 22 and has not identified anything it considers the Minister should take into account that has not already been acknowledged by the applicant in its referral application.
- 2.4 Section 21(3) and (4) set out when the Minister may/must decline a referral application. DOC has considered these criteria and comments as follows:



Section	Criteria	Comments
21(3)(b)	Does the project involve an ineligible activity	DOC has considered section 5(1) (f), (h), (i), (j) and (k). DOC has not identified any aspect of the Project that would be ineligible under these sections.
21(3)(c)	Is there adequate information to inform a decision	DOC considers the information adequate in terms of a referral decision.
21(4)	Are there any other reasons not specified	DOC has not identified any other reasons why the project should not be referred.
21(5)(a)	Is the project inconsistent with: • a Treaty settlement; • Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019; • Marine and Coastal Area (Takutai Moana) Act 2011.	The relevant Treaty Settlement Acts are: • Ngati Toa Rangatira Claims Settlement Act 2014 • Ngāti Kōata, Ngāti Rārua, Ngāti Tama ki Te Tau Ihu, and Te Ātiawa o Te Waka-a-Māui Claims Settlement Act 2014 • Ngāti Apa ki te Rā Tō, Ngāti Kuia, and Rangitāne o Wairau Claims Settlement Act 2014 DOC has not identified any inconsistencies with the relevant Treaty Settlement Acts.
21(5)(b)	Would it be more appropriate to deal with the proposed approvals under another Act(s)	DOC has not identified any reason why the approvals required for this Project should not be dealt with under the FTAA.
21(5)(c)	Would the project have significant adverse effects on the environment	Based on our knowledge of the existing environment and species expected to occur on the site, our understanding of the project, and our experience of the kinds of measures and conditions that could be implemented, we consider that once more detailed information is available, it would be possible to achieve a project with the imposition of conditions (that are appropriate, enforceable, include best management practice, and apply the relevant ecological management plans, where required), that does not have significant adverse effects on the environment.
21(5)(d)	Does the applicant(s) have a poor compliance history under a specified Act	DOC has not identified any issues with the compliance history of Oakland Estates Nelson Limited under the Wildlife Act 1953.
21(5)(g)	Would a substantive application have any competing applications	No competing application relating to Wildlife Act Approvals have been identified.

2.5 Section 22 sets out the criteria for the Minister for accepting a referral application. DOC has considered these criteria and comments as follows:

Section	Criteria	Comments
22(1)(b)(i)	Would referring the project to the fast-track process facilitate the project, including in a way that is more timely and cost-effective than under normal processes?	A WAA would generally take approximately three to four months to process, which is not significantly longer than the FTAA process is expected to take. However, there may be benefits to the applicant in terms of consideration being combined with RMA approvals (rather than being advanced by a separate process) and given the different decision-making framework under the FTAA.
22(2)(a)(ix)	Will this project address significant environmental issues?	No.
22(2)(a)(x)	Is the project consistent with local or regional planning document, including spatial strategies?	The following DOC Statutory Planning documents are relevant to the Project: • Conservation General Policy 2005 • Nelson Marlborough Conservation Management Strategy At a high level, no inconsistency with these documents has been identified, but the Project will need to consider them if it proceeds to a substantive application. In particular, consideration needs to be given to: • Management of any Threatened and At-Risk species that may be found on the Site to ensure their persistence • Protection of freshwater fisheries, fish habitat and fish passage • Preservation of threatened indigenous freshwater species
22(b)	Any other matters the Minister may consider as relevant?	No other project specific matters which may be of importance for the Minister to consider have been identified.

3 Other considerations

- 3.1 Given the lack of assessment undertaken at the referral stage, DOC considers it may be beneficial for the applicant to consider whether it should seek to include additional approvals that would potentially be required on a precautionary basis. To this end, DOC suggests the Minister consider whether further information should be sought from the applicant under s20 prior to making their decision to ensure all approvals in scope of the FTAA and necessary to implement the project are included.

UNCLASSIFIED

- 3.2 DOC recommends consideration of whether any culverts, diversions, fish passage devices, or fish transfers may be required for the project. Such activities required Complex Freshwater Fisheries Approval (CFFA). The current referral application indicates that no CFFA are sought.
- 3.3 Given the lack of specific detail in the referral application, DOC considers it would be highly beneficial for the applicant to engage further with DOC as it relates to any conservation approvals (as well as conservation matters subject to RMA consideration) prior to making any substantive application. Benefits include ensuring information necessary to support decision-making with respect to conservation approvals is included; supporting the management of any actual and potential adverse effects on the environment; and early identification and resolution of any issues.

4 Matters for the Minister to specify (s27)

- 4.1 None identified.



Jenni Fitzgerald
Fast-Track Applications Manager

Acting pursuant to delegated authority on behalf of the Director-General of Conservation.

Date: 17 June 2026

Note: A copy of the Instrument of Delegation may be inspected at the Director-General's office at Conservation House Whare Kaupapa Atawhai, 18/32 Manners Street, Wellington 6011



Comments on referral application under the Fast Track Approvals Act 2024

Oaklands Estate, FTAA-2605-1230

Contact Details	
Organisation Name	Heritage New Zealand Pouhere Taonga (HNZPT)
Contact person	HNZPT Fast-track Team
Contact Number	s 9(2)(a)
Email	fasttrack@heritage.org.nz

General Comments

1. Oaklands Estate Nelson Limited (Applicant) has lodged an application for referral of the Oaklands Estate (project) under the Fast-track Approvals Act 2024 (the FTA Act).
2. In accordance with section 17(1)(c) of the FTA Act, Heritage New Zealand Pouhere Taonga (HNZPT) has been invited to comment on the referral application as the administering agency for the Heritage New Zealand Pouhere Taonga Act 2014.
3. HNZPT has been provided application documents that are relevant to the archaeological authority application. These have been assessed and HNZPT comments as follows:

Consultation and Engagement

4. HNZPT was provided a copy of the archaeological assessment prepared for the referral application (Young, A. April 2026. Application Fast Track Approvals Act 2014: Oaklands Estates Nelson Ltd) on 13th April 2026. This assessment has been included within the referral application as Attachment 6.
5. HNZPT and the Applicant had a pre-lodgement meeting on the 22 April 2026. Meeting notes were provided and approved on the 24 April 2026. The key topics discussed were whether an authority is required for the project, and the information requirements for a substantial application.

Archaeological Authority Application

6. The Applicant has provided a high-level archaeological appraisal that identifies the potential for subsurface archaeological features to be present within the project area.
7. The project area was part of the Saxton / Raine Oaklands Farm since the 1840s. All pre-1900 buildings and structures associated with the farm have been demolished or removed over the 20th century. The assessment considers that it is possible that archaeological evidence associated with the farm may still be present in the form of building foundations, rubbish pits, roading, post holes, long drops, or wells.



8. The works proposed as part of the project may modify or destroy these potential sites if they are encountered. As such, an archaeological authority is required prior to works commencing.
9. There are no known archaeological sites of Māori origin in the vicinity of the project area, and given the location of the project, there is a low chance of encountering archaeological material of Māori origin. Nevertheless, the project area has cultural values for tangata whenua.
10. HNZPT notes that Te Tau Ihu iwi have been consulted with and should the project be referred, appropriate consultation with tangata whenua must be provided with a substantive application. HNZPT notes that no Cultural Impact Assessment has been provided at this stage of the application.

Effects on Archaeological Values

11. In order to mitigate the adverse effects on archaeological values, a suite of conditions will be required.
12. This has been discussed with the Applicant and will continue through the application process.

Conclusion

13. If the project is referred, HNZPT anticipates further engagement with the Applicant to ensure all relevant documentation is provided with a substantive application, including:
 - A fulsome archaeological assessment that meets the requirements set out in Clause 2. Schedule 8 of the FTA Act;
 - Appropriate methodologies and strategies proposed;
 - Appropriate draft management plan and research strategy;
 - Evidence of appropriate consultation with tangata whenua; and
 - Appropriate draft conditions.