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## Invitation to comment on Fast-track referral application for the Tahimana project under the Fast-track Approvals Act 2024 – FTAA-2512-1162

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

**Date** Fri 30/01/2026 8:14 AM

**To** Shane Jones (MIN) <S.Jones@ministers.govt.nz>; Nicola Willis (MIN) <N.Willis@ministers.govt.nz>; Penny Simmonds (MIN) <P.Simmonds@ministers.govt.nz>; Tama Potaka (MIN) <T.Potaka@ministers.govt.nz>

**Cc** FTAreferalls <FTAreferalls@mfe.govt.nz>

 1 attachment (56 KB)

Comments Form for Invited Ministers.docx;

To:  
Minister for Economic Growth  
Minister for Regional Development  
Minister for the Environment  
Associate Minister of Housing

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 Tahimana Limited for referral of the Tahimana project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA-2512-1162).

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 **20 working days** of receipt of this email, being 2 March 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](mailto: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](mailto: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](mailto: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](mailto: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

<b>Project name</b>	Tahimana
<b>Applicant</b>	Tahimana Limited
<b>Location</b>	Tasman
<b>Project description</b>	<p>The project is to subdivide and develop land for the purpose of establishing a residential and rural lifestyle development on approximately 70 hectares of land off Stagecoach Road, Tasman. The project will include works within the Stagecoach Road, Dicker Road and Williams Road reserves.</p> <p>The project will include:</p> <ol style="list-style-type: none"><li>subdivision to create approximately 145 allotments, including 4 allotments for reserve, roading and services, and enable construction of approximately 141 residential units across a range of densities</li><li>development of an open space network including a public reserve and walkways, and upgrades to shared pathways</li><li>landscape planting and restoration and enhancement of waterways and wetlands</li><li>associated infrastructure, including for three waters services and transport (including external road upgrade works).</li></ol>

Yours sincerely

Hon Chris Bishop  
**Minister for Infrastructure**



## Office of Hon Chris Bishop

Minister of Housing | Minister for Infrastructure | Minister Responsible for RMA Reform | Minister of Transport |  
Associate Minister of Finance | Associate Minister for Sport & Recreation | Leader of the House | MP for Hutt South

Office: 04 817 6802 | EW 6.3

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

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

### Email disclaimer:

This email communication is confidential between the sender and the recipient. The intended recipient may not distribute it without the permission of the sender. If this email is received in error, it remains confidential and you may not copy, retain or distribute it in any manner. Please notify the sender immediately and erase all copies of the message and all attachments. Thank you.

FTAA-2512-1162

Brett Gliddon  
Chief Executive Officer  
New Zealand Transport Agency – Waka Kotahi

s 9(2)(a)

Dear Brett

**Invitation to provide written comments on an application for referral of the Tahimana project under the Fast-track Approvals Act 2024**

An application has been received by the Minister for Infrastructure (the Minister) from Tahimana Limited (the applicant) for referral of the Tahimana project under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

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

I write under delegation from the Minister and in accordance with section 17(5) of the Act. You have been identified as an “any other person” for the purposes of this section, as the project involves works on Crown land administered by New Zealand Transport Agency Waka Kotahi. Accordingly, I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence and should not be forwarded or discussed with anyone outside of your organisation.

Any written comments you provide, must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame.

Comments received will help inform the Minister and the criteria in [Section 22](#) of the Act will guide the Minister’s decision-making on whether to refer the project to the fast-track approvals process.

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

[fasttrack.govt.nz](http://fasttrack.govt.nz) | [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by the Ministry for the Environment  
PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to [referral@fasttrack.govt.nz](mailto:referral@fasttrack.govt.nz) and include the name of the lead contact – Jess Hollis.

For assistance with the application portal or to update your account details, please email [contact@fasttrack.govt.nz](mailto:contact@fasttrack.govt.nz) or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in black ink, appearing to read 'S Frame', is centered on the page. The signature is fluid and cursive, with a large initial 'S' and a trailing flourish.

Stephanie Frame  
**Acting General Manager, Delivery and Operations**

Appendix A: Project summary details

## Appendix A – Project summary details

Application number	FTAA-2512-1162
Project name	Tahimana
Applicant name	Tahimana Limited
Project summary details	<p>The project is to subdivide and develop land for the purpose of establishing a residential and rural lifestyle development on approximately 70 hectares of land off Stagecoach Road, Tasman, in the Tasman District. The project will include works within the Stagecoach Road, Dicker Road and Williams Road reserves.</p> <p>The project will include:</p> <ol style="list-style-type: none"><li>a. subdivision to create approximately 145 allotments, including 4 allotments for reserve, roading and services, and enable construction of approximately 141 residential units across a range of densities</li><li>b. development of an open space network including a public reserve and walkways, and upgrades to shared pathways</li><li>c. landscape planting and restoration and enhancement of waterways and wetlands</li><li>d. associated infrastructure, including for three waters services and transport (including external road upgrade works).</li></ol> <p>The project will require resource consents under the Resource Management Act 1991.</p>

FTAA-2512-1162

Jen Skilton  
Ngāti Apa ki Te Rā Tō Charitable Trust

s 9(2)(a)

Tēnā koe Jen

### **Invitation to provide written comments on an application for referral of the Tahimana project under the Fast-track Approvals Act 2024**

An application has been received by the Minister for Infrastructure (the Minister) from Tahimana Limited (the applicant) for referral of the Tahimana project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (which requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

If you wish to provide written comments, these must be received within **20 working days** of receipt of this letter and copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$1,500 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#).

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.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

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Nāku noa, nā

A handwritten signature in black ink, appearing to read 'S. Frame', is written over a light blue rectangular background.

Stephanie Frame  
**Acting General Manager, Delivery and Operations**

Appendix A: Project summary details

## Appendix A – Project summary details

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Project name	Tahimana
Applicant name	Tahimana Limited
Project summary details	<p>The project is to subdivide and develop land for the purpose of establishing a residential and rural lifestyle development on approximately 70 hectares of land off Stagecoach Road, Tasman, in the Tasman District. The project will include works within the Stagecoach Road, Dicker Road and Williams Road reserves.</p> <p>The project will include:</p> <ol style="list-style-type: none"><li>a. subdivision to create approximately 145 allotments, including 4 allotments for reserve, roading and services, and enable construction of approximately 141 residential units across a range of densities</li><li>b. development of an open space network including a public reserve and walkways, and upgrades to shared pathways</li><li>c. landscape planting and restoration and enhancement of waterways and wetlands</li><li>d. associated infrastructure, including for three waters services and transport (including external road upgrade works).</li></ol> <p>The project will require resource consents under the Resource Management Act 1991.</p>

FTAA-2512-1162

Hinemoa Conner  
Ngāti Apa ki Te Rā Tō Post-Settlement Trust

[office@ngatiapakiterato.iwi.nz](mailto:office@ngatiapakiterato.iwi.nz)

Tēnā koe Hinemoa

### **Invitation to provide written comments on an application for referral of the Tahimana project under the Fast-track Approvals Act 2024**

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Nāku noa, nā

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Stephanie Frame  
**Acting General Manager, Delivery and Operations**

Appendix A: Project summary details

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FTAA-2512-1162

Michelle Lavender  
Ngāti Rārua Iwi Trust

[admin@ngatirarua.iwi.nz](mailto:admin@ngatirarua.iwi.nz)

Tēnā koe Michelle

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Nāku noa, nā

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Stephanie Frame  
**Acting General Manager, Delivery and Operations**

Appendix A: Project summary details

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FTAA-2512-1162

Rowena Cudby  
Ngāti Rārua Settlement Trust

[taiao@ngatirarua.iwi.nz](mailto:taiao@ngatirarua.iwi.nz)

Tēnā koe Rowena

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Nāku noa, nā

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Appendix A: Project summary details

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FTAA-2512-1162

Dayveen Stephens  
Ngāti Tama ki Te Waipounamu Trust

s 9(2)(a)

Tēnā koe Dayveen

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Nāku noa, nā

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Stephanie Frame  
**Acting General Manager, Delivery and Operations**

Appendix A: Project summary details

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FTAA-2512-1162

Janis de Thierry  
Rangitāne o Wairau Settlement Trust

[admin@rangitane.org.nz](mailto:admin@rangitane.org.nz)

Tēnā koe Janis

### **Invitation to provide written comments on an application for referral of the Tahimana project under the Fast-track Approvals Act 2024**

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Nāku noa, nā

A handwritten signature in black ink, appearing to read 'S. Frame', is written over a light blue rectangular background.

Stephanie Frame  
**Acting General Manager, Delivery and Operations**

Appendix A: Project summary details

## Appendix A – Project summary details

Application number	FTAA-2512-1162
Project name	Tahimana
Applicant name	Tahimana Limited
Project summary details	<p>The project is to subdivide and develop land for the purpose of establishing a residential and rural lifestyle development on approximately 70 hectares of land off Stagecoach Road, Tasman, in the Tasman District. The project will include works within the Stagecoach Road, Dicker Road and Williams Road reserves.</p> <p>The project will include:</p> <ol style="list-style-type: none"><li>a. subdivision to create approximately 145 allotments, including 4 allotments for reserve, roading and services, and enable construction of approximately 141 residential units across a range of densities</li><li>b. development of an open space network including a public reserve and walkways, and upgrades to shared pathways</li><li>c. landscape planting and restoration and enhancement of waterways and wetlands</li><li>d. associated infrastructure, including for three waters services and transport (including external road upgrade works).</li></ol> <p>The project will require resource consents under the Resource Management Act 1991.</p>

FTAA-2512-1162

Leonie Rae  
Chief Executive Officer  
Tasman District Council

[info@tasman.govt.nz](mailto:info@tasman.govt.nz)

Dear Leonie

**Invitation to provide written comments on an application for referral of the Tahimana project under the Fast-track Approvals Act 2024**

An application has been received by the Minister for Infrastructure (the Minister) from Tahimana Limited (the applicant) for referral of the Tahimana project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

I write under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Tasman District Council to provide written comments on the referral application.

Under section 17(3) of the Act and without limiting any general comments under subsection (1)(a), Tasman District Council **must** provide comments advising on the following matters:

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.
2. 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 165Z1 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.

The information you are receiving is being provided to you consistent with the statutory requirements for consultation under section 17 of the Act. The information is being provided in confidence. It should not be forwarded to, and comments should not be sought from, anyone outside of your organisation.

Written comments must be received within **20 working days** of receipt of this letter and a copy of the application. The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

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Yours sincerely

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Stephanie Frame  
**Acting General Manager, Delivery and Operations**

Appendix A: Project summary details

## Appendix A – Project summary details

Application number	FTAA-2512-1162
Project name	Tahimana
Applicant name	Tahimana Limited
Project summary details	<p>The project is to subdivide and develop land for the purpose of establishing a residential and rural lifestyle development on approximately 70 hectares of land off Stagecoach Road, Tasman, in the Tasman District. The project will include works within the Stagecoach Road, Dicker Road and Williams Road reserves.</p> <p>The project will include:</p> <ul style="list-style-type: none"><li>a. subdivision to create approximately 145 allotments, including 4 allotments for reserve, roading and services, and enable construction of approximately 141 residential units across a range of densities</li><li>b. development of an open space network including a public reserve and walkways, and upgrades to shared pathways</li><li>c. landscape planting and restoration and enhancement of waterways and wetlands</li><li>d. associated infrastructure, including for three waters services and transport (including external road upgrade works).</li></ul> <p>The project will require resource consents under the Resource Management Act 1991.</p>

FTAA-2512-1162

Rachel Hāte  
Te Ātiawa o Te Waka-a-Māui Trust

[office@teatiawatrust.co.nz](mailto:office@teatiawatrust.co.nz)

Tēnā koe Rachel

### **Invitation to provide written comments on an application for referral of the Tahimana project under the Fast-track Approvals Act 2024**

An application has been received by the Minister for Infrastructure (the Minister) from Tahimana Limited (the applicant) for referral of the Tahimana project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process. Project summary details are in Appendix A.

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Nāku noa, nā

A handwritten signature in black ink, appearing to read 'S. Frame', is written over a light blue rectangular background.

Stephanie Frame  
**Acting General Manager, Delivery and Operations**

Appendix A: Project summary details

## Appendix A – Project summary details

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Applicant name	Tahimana Limited
Project summary details	<p>The project is to subdivide and develop land for the purpose of establishing a residential and rural lifestyle development on approximately 70 hectares of land off Stagecoach Road, Tasman, in the Tasman District. The project will include works within the Stagecoach Road, Dicker Road and Williams Road reserves.</p> <p>The project will include:</p> <ol style="list-style-type: none"><li>a. subdivision to create approximately 145 allotments, including 4 allotments for reserve, roading and services, and enable construction of approximately 141 residential units across a range of densities</li><li>b. development of an open space network including a public reserve and walkways, and upgrades to shared pathways</li><li>c. landscape planting and restoration and enhancement of waterways and wetlands</li><li>d. associated infrastructure, including for three waters services and transport (including external road upgrade works).</li></ol> <p>The project will require resource consents under the Resource Management Act 1991.</p>

FTAA-2512-1162

Caroline Palmer  
Te Pātaka a Ngāti Kōata

s 9(2)(a)

Tēnā koe Caroline

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Nāku noa, nā

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Stephanie Frame  
**Acting General Manager, Delivery and Operations**

Appendix A: Project summary details

## Appendix A – Project summary details

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FTAA-2512-1162

Lewis Smith  
Te Rūnanga o Ngāti Kuia Trust

s 9(2)(a)

Tēnā koe Lewis

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Stephanie Frame  
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Appendix A: Project summary details

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FTAA-2512-1162

Debbie Rene  
Te Rūnanga o Toa Rangatira Inc

[resourcemanagement@ngatitooa.iwi.nz](mailto:resourcemanagement@ngatitooa.iwi.nz)

Tēnā koe Debbie

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Nāku noa, nā

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Stephanie Frame  
**Acting General Manager, Delivery and Operations**

Appendix A: Project summary details

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FTAA-2512-1162

Joe Hanita  
Wakatū Incorporation

s 9(2)(a)

Tēnā koe Joe

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Stephanie Frame  
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