



FTAA-2512-1162: Application received for referral of the project under the Fast-track Approvals Act 2024 – Stage 1 decisions

Project Name: Tahimana

Date submitted:	23 January 2026	Tracking #: BRF-00116	
Security level:	In-Confidence	MfE priority:	Urgent

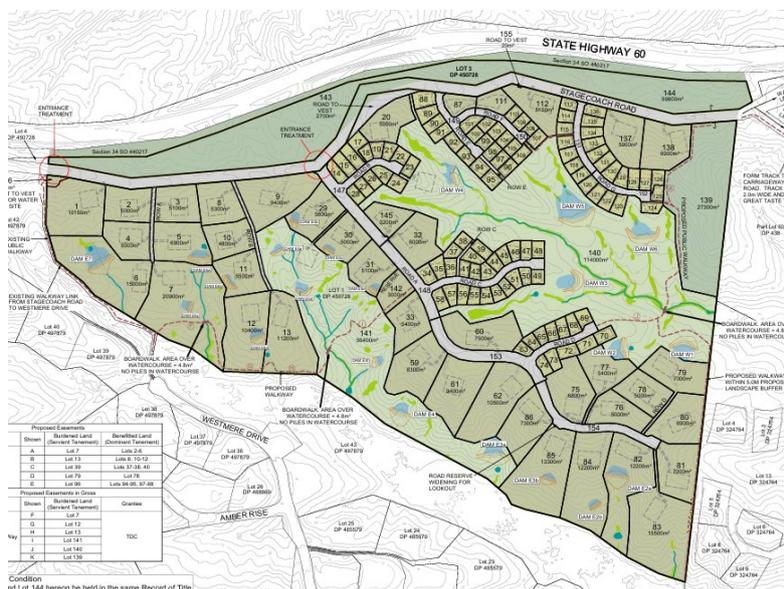
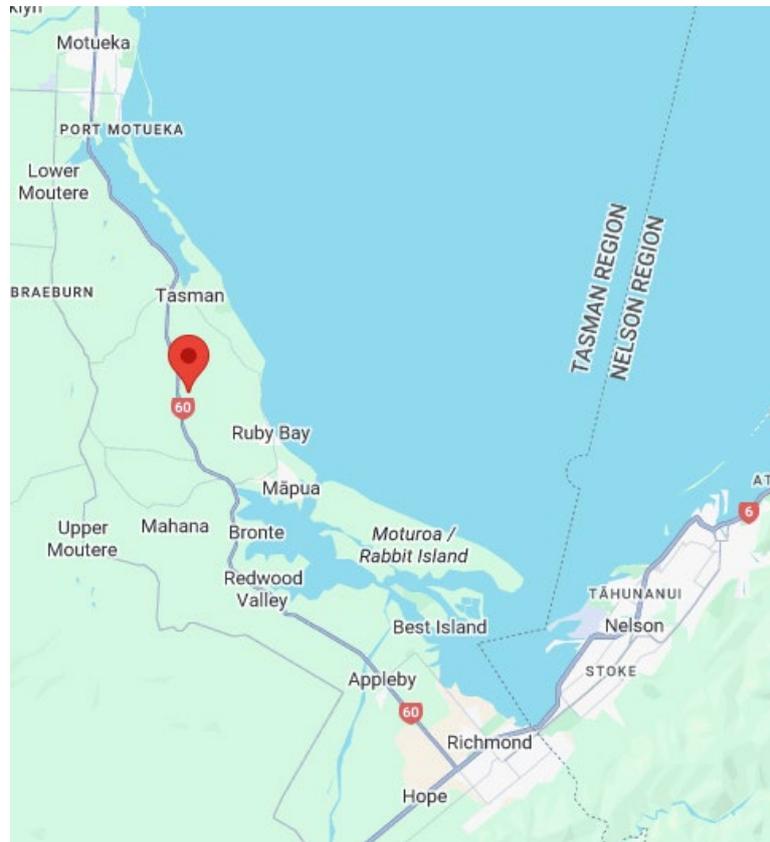
	Action sought:	Response by:
To Hon Chris Bishop, Minister for Infrastructure	Decisions on recommendations in Table A	30 January 2026

Actions for Minister's Office staff	Return the signed briefing to MfE – email to: FTAreferrals@mfe.govt.nz Send email to Ministers to invite written comments
Number of appendices: 3	Appendices: 1. Statutory framework summary 2. Application documents for Tahimana (in File Exchange) 3. List of the Māori groups referred to in section 18(2)

Ministry for the Environment contacts:

Position	Name	Cell phone	1 st contact
Principal Author	Jess Hollis		
Acting Manager	Ben Bunting	s 9(2)(a)	√
Acting General Manager	Stephanie Frame	s 9(2)(a)	

Project location



Key messages

1. This briefing seeks your initial decisions on an application from Tahimana Limited (the applicant) to refer the Tahimana project (the project) under the Fast-track Approvals Act 2024 (the Act) to the Fast-track approvals process.

2. At this stage you can either decline an application for the reasons set out in section 21, or provide the application to, and invite comments from, the parties identified in section 17. If you do not decline the application, you will receive a further briefing following receipt of comments and further information requested, to support your final decision on whether to refer the project.
3. 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.
4. The project will include:
 - 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
 - b. development of an open space network including a public reserve and walkways, and upgrades to shared pathways
 - c. landscape planting and restoration and enhancement of waterways and wetlands
 - d. associated infrastructure, including for three waters services and transport (including external road upgrade works).
5. The project will require resource consents under the Resource Management Act 1991 (RMA).
6. We have undertaken initial analysis of the referral application, and this is presented along with our considerations and recommendations in Table A.
7. We have decided the application is complete and complies with section 14 of the Act, as the application complies with section 13 requirements, may be capable of satisfying the criteria in section 22 and does not appear to involve an ineligible activity. The applicable fee and levy have been paid.
8. We recommend you progress consideration of the referral application to the next stage of analysis (Stage 2) and invite written comments from the following parties prescribed in section 17(1) of the Act:
 - a. Tasman District Council as the relevant local authority
 - b. the Minister for the Environment, and the Associate Minister of Housing as an other relevant portfolio Minister
 - c. the identified Māori groups from section 18(2) of the Act that are listed in Appendix 3.
9. We recommend you invite written comments from the following other persons under section 17(5) of the Act:
 - a. the Minister for Regional Development
 - b. the Minister for Economic Growth
 - c. the Chief Executive of the New Zealand Transport Agency Waka Kotahi (NZTA) as the project involves works on Crown land administered by NZTA.

Action sought

10. Please indicate your decisions on the recommendations in Table A.

Signature

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

Stephanie Frame
Acting General Manager, Delivery and Operations

Table A: Stage 1 analysis

Project Name	Applicant	Project Location				
Project details	<p>Tahimana Limited. c/- Sally Gepp KC</p> <p>The applicant is registered as a New Zealand Limited Company and is eligible to apply.</p>	<p>Approximately 70 hectares of land located off Stagecoach Road, Tasman. The following land parcels form part of the project area:</p> <ul style="list-style-type: none"> Lot 1 and 3 DP450728 (RT 573241) Section 34 SO440217 (RT 600148) 				
Project description	<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"> 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 development of an open space network including a public reserve and walkways, and upgrades to shared pathways landscape planting and restoration and enhancement of waterways and wetlands associated infrastructure, including for three waters services and transport (including external road upgrade works). <p>The project will require resource consents under the Resource Management Act 1991 (RMA).</p>					
Consultation undertaken	As required by s11, the applicant has consulted with:					
	<i>Relevant local authorities</i>	<i>Relevant iwi authorities, hapu and Treaty settlement entities</i>	<i>Relevant MACA groups</i>	<i>Ngā hapū o Ngāti Porou</i>	<i>Relevant administering agencies</i>	<i>Holder of land to be exchanged</i>
	<ul style="list-style-type: none"> Tasman District Council 	<p>Representatives of the eight iwi of Te Tau Ihu:</p> <ul style="list-style-type: none"> Rangitāne o Wairau Ngāti Kuia Ngāti Apa ki te Rā Tō Ngāti Toa Rangatira Ngāti Koata Ngāti Rārua Ngāti Tama ki Te Tau Ihu Te Ātiawa o Te Waka-a-Māui 	N/A	N/A	N/A	N/A
Section 22 assessment criteria						
The project is an infrastructure or development project that would have significant regional or national benefits [section 22(1)(a)]	<p>You may consider any of the following matters, or any other matters you consider relevant.</p> <p><i>Will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment [s22(2)(a)(iii)]</i> The applicant details the project will increase the supply of housing and address housing needs by providing 141 allotments to enable the construction of residential development. The applicant notes this represents a 120% increase in the current and medium-term pipeline of rural lifestyle dwelling supply in Tasman. The applicant notes that Tasman is the least affordable region for housing in New Zealand and considers the provision of a range of lot sizes will promote affordability for the rural lifestyle market.</p> <p><i>Will deliver significant economic benefits [s22(2)(a)(iv)]</i> The applicant has provided an economic assessment in support of the project and considers the project will generate significant regional economic benefits. These include:</p> <ul style="list-style-type: none"> providing or enabling approximately 105 direct full-time equivalent (FTE) jobs and 120 indirect FTE jobs over an approximately 8-year delivery period contributing approximately \$37.1 million to GDP. <p><i>Will support climate change adaptation, reduce risks arising from natural hazards, or support recovery from events caused by natural hazards [s22(2)(a)(viii)]</i> The applicant considers the project will contribute to climate change adaptation by supporting housing in a location that is not at risk from sea level rise, and where other climate change related risks are at most low.</p> <p><i>Will address significant environmental issues [s22(2)(a)(ix)]</i> The applicant considers the project addresses the significant environmental issue of wetland degradation by protecting and restoring the on-site wetlands. The applicant notes wetlands on private land in Tasman have been severely depleted, now covering only about 5% of their former area across the region, and the project will protect and enhance the existing wetlands, and benefit the wider catchment by improving filtration capacity.</p> <p><i>Will be consistent with local or regional planning documents, including spatial strategies [s22(2)(a)(x)]</i> The applicant considers the project is consistent with the relevant Tasman Resource Management Plan, particularly the zoning and wetland protection and restoration provisions.</p>					

Referring the project to the fast-track approvals process [section 22(1)(b)]	<p><i>Would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes [s22(1)(b)(i)]</i> The application notes there have already been delays for the project being considered through normal RMA processes and notes that some form of notification, and the potential for appeals, would further increase the potential for delay of commencement of the project. The applicant considers the fast-track approvals process will enable the project to be considered and decided in a more timely and cost-effective way, potentially by up to 18 months earlier than under standard RMA processes.</p> <p><i>Is unlikely to materially affect the efficient operation of the fast-track approvals process [s22(1)(b)(ii)]</i> The applicant considers the activities involved in the project are not complex and therefore the project will not materially impact the efficiency of the fast-track approvals process.</p>		
Minister invites comments	<p><i>You must copy the application to, and invite written comments from [s17(1)]:</i></p> <ul style="list-style-type: none"> a. Relevant local authority: Tasman District Council b. Minister for the Environment c. Relevant portfolio Ministers: <ul style="list-style-type: none"> i. Associate Minister of Housing – because the project will enable the delivery of housing d. Māori groups identified in Attachment 3 	<p><i>You may copy the application to, and invite written comments from, any other persons [s17(5)]:</i></p> <ul style="list-style-type: none"> a. Minister for Regional Development b. Minister for Economic Growth c. the Chief Executive of NZTA as the project involves works on Crown Land administered by NZTA. 	<p><i>The Minister may request further information about a referral application from the applicant, the relevant local authorities, or the relevant administering agencies to be provided within the time frame specified in the request.</i></p> <p>N/A</p>
Recommendations			Minister's decision
a. Note that section 25 of the Act permits you to decline the referral application without inviting comments from the relevant local authorities, the Minister for the Environment, any relevant Ministers, the relevant administering agencies and the Māori groups identified in the list provided.			Noted
b. Note that you have not yet provided the application to, nor sought any written comments on it from, the parties listed in section 17(1) but that you are required to do so if you do not decline the application under section 21 of the Act.			Noted
c. Note that section 17(5) of the Act permits you to forward an application to, and invite written comments from, any other person.			Noted
d. Note that if comments have been sought and provided within the required time frame you are required to consider it, along with the referral application, before deciding to decline the application.			Noted
e. Note that section 20 of the Act permits you to request further information from the applicant or relevant local authorities or relevant administering agencies at any time before you decide whether to accept or decline an application.			Noted
f. Agree to progress the Tahimana project to our Stage 2 analysis (invite written comments and request section 18 Treaty report).			Yes / No
g. Agree to provide the application to, and invite written comments from: <ul style="list-style-type: none"> i. Relevant local authority: Tasman District Council ii. Minister for the Environment iii. Relevant portfolio Ministers: Associate Minister of Housing iv. Māori groups identified in Appendix 3 v. Any parties you are required to invite comments from under section 17(1)(d) and (e) of the Act who may be subsequently identified. 			Yes / No Yes / No Yes / No Yes / No Yes / No
h. Agree to provide the application to and invite written comments from the Minister for Regional Development, Minister for Economic Growth and the Chief Executive of the New Zealand Transport Agency Waka Kotahi as persons under section 17(5) of the Act.			Yes / No
j. Note that you have agreed to delegate to the Secretary for the Environment your responsibility to send all correspondence, other than to Ministers.			Noted
k. Agree to send email and invite written comments from Ministers.			Yes / No

Signed:

Hon Chris Bishop
Minister for Infrastructure

Date:

Appendix 1:

Statutory framework summary

1. You are the sole decision maker for referral applications. If you accept a referral application, then the whole or part of the project will be referred to the fast-track approvals process.
2. If a Treaty settlement, the Marine and Coastal Area (Takutai Moana) Act 2011, the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, a Mana Whakahono ā Rohe or a joint management agreement provides for consideration of any document or procedural requirements, you must, where relevant:
 - a. Give the document the same or equivalent effect through this process as it would have under any specified Act; and
 - b. Comply with any applicable procedural requirements.
3. You must decline a referral application if:
 - a. you are satisfied the project does not meet the referral criteria in s22
 - b. you are satisfied the project involves an ineligible activity (s5)
 - c. you consider you do not have adequate information to inform your decision.
4. You may decline an application for any other reason, including those set out in s21(5) and even if the application meets the s22 referral criteria.
5. You can decline an application before or after inviting comments under s 17(1). However, if comments have been sought and provided within the required time frame, you must consider them, along with the referral application, before deciding to decline the application.
6. If you do not decline a referral application at this initial stage you must copy the application to, and invite written comments from:
 - a. the relevant local authorities,
 - b. the Minister for the Environment and relevant portfolio Ministers
 - c. the relevant administering agencies
 - d. the Māori groups identified by the responsible agency
 - e. the owners of Māori land in the project area:
 - f. you may provide the application to and invite comments from any other person.
7. You can request further information from an applicant, any relevant local authority or any relevant administering agency at any time before you decide to decline or accept a referral application (see section 20 of the Act).
8. However, if further information has been sought and provided within the required time frame you must consider it, along with the referral application, before deciding to decline the application.

Appendix 2: Application documents for Tahimana project: (in File Exchange)

Appendix 3: List of the Māori groups referred to in section 18(2)

Name of group	Type of group (section of Act)
Te Rūnanga o Toa Rangatira Inc	Iwi authority (s18(2)(a); Treaty settlement entity (s18(2)(a); representing tangata whenua for customary fisheries regulations (s18(2)(h))
Te Ātiawa o Te Waka-a-Māui Trust	Iwi authority (s18(2)(a); Treaty settlement entity (s18(2)(a); representing tangata whenua for customary fisheries regulations (s18(2)(h))
Ngāti Apa ki Te Rā Tō Charitable Trust	Iwi authority (s18(2)(a); representing tangata whenua for customary fisheries regulations (s18(2)(h))
Ngāti Apa ki Te Rā Tō Post-Settlement Trust	Treaty settlement entity (s18(2)(a))
Rangitāne o Wairau Settlement Trust	Iwi authority (s18(2)(a); Treaty settlement entity (s18(2)(a); representing tangata whenua for customary fisheries regulations (s18(2)(h))
Te Rūnanga o Ngāti Kuia Trust	Iwi authority (s18(2)(a); Treaty settlement entity (s18(2)(a); representing tangata whenua for customary fisheries regulations (s18(2)(h))
Ngāti Rārua Settlement Trust	Iwi authority (s18(2)(a); Treaty settlement entity (s18(2)(a))
Ngāti Rārua Iwi Trust	representing tangata whenua for customary fisheries regulations (s18(2)(h))
Te Pātaka a Ngāti Kōata	Iwi authority (s18(2)(a); Treaty settlement entity (s18(2)(a); representing tangata whenua for customary fisheries regulations (s18(2)(h))
Ngāti Tama ki Te Waipounamu Trust	Iwi authority (s18(2)(a); Treaty settlement entity (s18(2)(a); representing tangata whenua for customary fisheries regulations (s18(2)(h))
Wakatū Incorporation	Other Māori group with relevant interests (s18(2)(k))