



## FTAA-2512-1162: Application received for referral of the project under the Fast-track Approvals Act 2024 – Stage 2 decisions

### Project Name: Tahimana

Date submitted:	24 March 2026	Tracking #: BRF-00610	
Security level:	In-Confidence	MfE priority:	Urgent

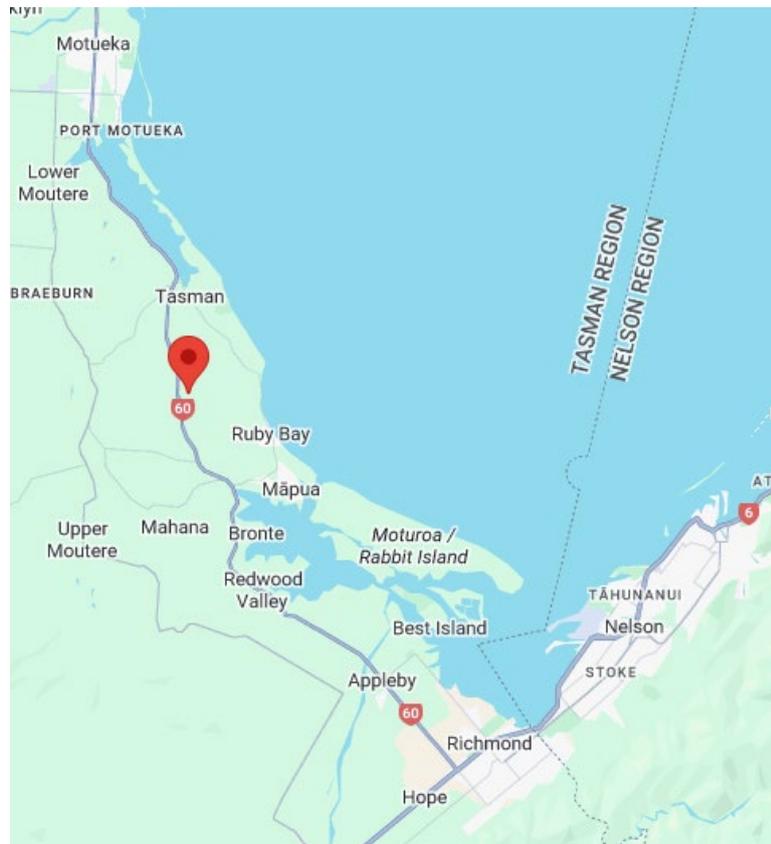
	<b>Action sought:</b>	<b>Response by:</b>
To Hon Chris Bishop, Minister for Infrastructure	Decision on recommendations	31 March 2026

Actions for Minister's Office staff	<b>Return</b> the signed briefing to: <a href="mailto:FTAreferrals@mfe.govt.nz">FTAreferrals@mfe.govt.nz</a> . <b>Approve</b> the attached notice of decisions letter.
Number of appendices: 7	Appendices: <ol style="list-style-type: none"><li>1. Statutory framework for making decisions</li><li>2. Application documents for Tahimana</li><li>3. Stage 1 Briefing Note and decisions</li><li>4. Section 18 Report on Treaty settlements and other obligations</li><li>5. Comments received from all parties the Minister invited to comment</li><li>6. Further information provided by the applicant post inviting comment</li><li>7. Draft Notice of Decisions</li></ol>

### Ministry for the Environment contacts

Position	Name	Cell phone	1 <sup>st</sup> contact
Principal Author	Jess Hollis		
Manager	Stephanie Frame	s 9(2)(a)	✓
General Manager	Ilana Miller	s 9(2)(a)	

## Project location



## Key messages

1. This briefing seeks your decisions under section 21 of the Fast-track Approvals Act 2024 (the Act) on the application from Tahimana Limited (the applicant) to refer the Tahimana project (the project) to the fast-track approvals process.

2. A copy of the application is in Appendix 2. This is the second briefing on this application. The first (Stage 1) briefing (BRF-00116) with your initial decisions annotated is in Appendix 3.
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. The number of proposed residential units, at approximately 141, is the lowest number that has been applied for to date in a referral application. However, in the context of the Tasman region, we consider the project will have significant regional or national benefits because it will increase the supply of housing and deliver significant economic benefits. We therefore recommend you **accept** the referral application as the project meets the criteria set out in section 22 and does not appear to involve an ineligible activity.
7. We seek your decisions on this recommendation and on the proposed directions to the panel and notification of your decisions.

## Assessment against statutory framework

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8. The statutory framework for your decision-making is set out in Appendix 1. You must apply this framework when you are deciding whether to accept or decline the referral application and when deciding on any further requirements or directions associated with referral of the project.
9. Before accepting the project, you must consider the application (in Appendix 2), the Section 18 Treaty settlements and other obligations report (in Appendix 4), any comments and further information received from invited parties (in Appendix 5), further information provided by the applicant post inviting comment (in Appendix 6), any document that requires your consideration under section 16 of the Act, and comply with any procedural requirements under section 16.
10. Following that, you may accept the application if you are satisfied that it meets the criteria in section 22 of the Act and if there are no reasons you must decline the application. We provide our advice on these matters below.

### Section 18 Treaty settlements and other obligations report

11. The Section 18 report identifies 11 relevant Māori groups under section 18(2) of the Act.
12. The Treaty settlements relevant to the project area are: Ngāti 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; and Ngāti Apa ki te Rā Tō, Ngāti Kuia and Rangitāne Claims Settlement Act 2014.

13. The Section 18 report notes these Treaty Settlement Acts provide for a statutory acknowledgement for all eight Te Tau Ihu iwi over the Te Tau Ihu coastal marine area, which includes the Moutere Inlet. While the project area does not include or adjoin the coastal marine area, the Section 18 report notes it appears to be within a catchment which flows into the Moutere Inlet, approximately five kilometres north. The Section 18 report notes it is therefore possible that the proposed activities may directly affect this statutory area, thereby bringing the coastal statutory acknowledgements into play.
14. Under the RMA and the settlement legislation, a consent authority must have regard to a statutory acknowledgement when deciding whether an iwi is an 'affected person' for the purposes of notification decisions and must provide a summary of any consent applications relevant to the statutory area to statutory acknowledgement holder. The Section 18 report notes the process of inviting comment (including providing information about the application) from the iwi groups under the Act is comparable to the requirements for statutory acknowledgements under the RMA and Treaty settlements.
15. Te Rūnanga o Ngāti Kuia Trust provided comments on the referral application and did not signal opposition to the project, but noted that several cultural matters remain unresolved and need to be addressed through conditions and in line with Ngā Kanohi Kārearea (the Ngāti Kuia Iwi Environmental Management Plan). Amongst other matters, Te Rūnanga o Ngāti Kuia Trust highlighted the need for strengthened and ongoing iwi engagement, careful consideration and cultural monitoring of the impacts of the project (on wetlands and waterways in particular), integration of cultural values into the project design, consistency with national direction, and consideration of the downstream effects on the moana as the ultimate receiving environment.
16. The Minister for Māori Development and the Minister for Māori Crown Relations: Te Arawhiti supported project referral subject to any panel considering a substantive application having regard to the statutory acknowledgements provided for in the Te Tau Ihu settlements, including the statutory acknowledgement over the coastal marine area. The Minister also encouraged the applicant to undertake ongoing engagement with the relevant Māori rūpu, particularly Te Rūnanga o Ngāti Kuia.
17. Of the 11 relevant Māori groups identified in the Section 18 report, we note that Wakatū Incorporation do not fall within the scope of persons or groups whom a panel must invite comments from on a substantive application for the project under section 53 of the Act. Wakatū Incorporation are identified in the Section 18 report as a Māori group with relevant interests (section 18(2)(k)). Therefore, if you decide to refer the project, we recommend you specify under section 27(3)(b)(iii) of the Act that a panel must invite comments from them.
18. The Section 18 report has not identified any matters which make it more appropriate for the proposed approvals to be authorised under another Act or Acts.

### **Section 16 Effects of Treaty settlements and other obligations on decision-making**

19. The Section 18 report does not identify any provisions in the Treaty settlements that would place any requirements on you or a panel under section 16 of the Act.

## **Comments received**

20. Comments were received from Tasman District Council (TDC), the Minister for Economic Growth, the Associate Minister for Housing, NZ Transport Agency Waka Kotahi (NZTA) and Te Rūnanga o Ngāti Kuia Trust. The key points of relevance to your decisions are summarised in Table A.
21. The comments from the Minister for Economic Growth were received three working days after the specified timeframe. We recommend you consider these comments, at your discretion, under section 17(7)(b) of the Act.
22. The comments from Te Rūnanga o Ngāti Kuia Trust are discussed in paragraph 15 of this briefing. The key points from the remaining comments are:
  - a. TDC considered the project does not clearly demonstrate significant regional or national benefits and therefore does not meet the evidential threshold to justify referral. TDC considered the project is only affordable relative to the rural lifestyle market and will only increase housing supply in that high value niche segment. TDC noted it has been processing applications for the project since April 2024 and while a notification decision has not been made, the project has generated significant local interest and transferring it to the fast-track process at this stage would reduce local authority and community input. TDC also noted the existing consent applications have unresolved issues relating to on-site servicing, infrastructure and transport effects
  - b. the Associate Minister of Housing did not oppose project referral and noted that additional housing supply in Tasman would help to ease local housing pressures over time. The Associate Minister noted the project area was not identified as part of the preferred growth strategy in the Nelson Tasman Future Development Strategy 2022-2052, that Te Ātiawa raised significant cultural considerations for the project area that would need careful consideration, and that Council is likely to have concerns relating to limited access to services, amenities and public transport. The Associate Minister considered these matters can be examined in more detail at the next stage should the project proceed
  - c. the Minister for Economic Growth noted the economic benefits identified in the applicant's economic assessment and considered the primary long-term benefit of the proposal would be the provision of additional housing. The Minister considered the project would provide a considerable boost in housing supply and could be assessed under section 22(2)(a)(iii) of the Act to increase housing supply, address housing needs or contribute to a well-functioning urban environment
  - d. NZTA did not oppose project referral and noted it has previously provided written approval for the applications lodged with TDC. NZTA noted that no access exists, or is proposed, directly to State Highway 60 (SH60), and that NZTA will provide a Licence to Occupy for the wastewater disposal field proposed to be located on land administered by NZTA. NZTA noted the potential for reverse sensitivity issues given the proximity of the project area to SH60 and sought appropriate conditions, as volunteered by the applicant, to manage this.

## **Further information provided by the applicant, relevant local authorities, relevant administering agencies**

23. You did not request any further information from the applicant, relevant local authority or relevant administering agencies under section 20 of the Act.

24. Following the Stage 1 briefing, the applicant provided confirmation that any required water supply infrastructure upgrades will be funded by the applicant, and that an updated water allocation agreement is in place with TDC. The applicant confirmed that these matters will not impact project delivery.

### **Reasons to decline**

25. The statutory framework in Appendix 1 sets out the situations where you must decline the application for referral under section 21(3). We do not consider you must decline this application.
26. You may also decline the application for any other reason under section 21(4). The Act gives some guidance on matters you could consider when deciding whether to decline an application and these are set out and discussed in Table A.
27. Relevant to section 21(5)(b) of the Act, and whether it would be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts, TDC noted it has been processing applications for the project since April 2024 and the project has generated significant local interest. TDC considered transferring the project to the fast-track process at this stage would reduce local authority and community input. If you decide to refer the project, a panel must invite comment from TDC as the relevant local authority and from adjacent landowners and occupiers under clauses 53(2)(h) and 53(2)(i) of the Act. A panel can also invite comments from any persons or groups they consider appropriate (clause 53(3) of the Act). We also note a notification decision has not been made on the existing applications and therefore members of the wider public are not already engaged in an active resource consent process relating to the project. We therefore do not consider you should decline the referral application on the basis that it would be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts.
28. We do not consider you should decline the project on the basis of the above matter or for any other reason.

### **Reasons to accept**

29. The statutory framework in Appendix 1 sets out the reasons you can accept a project for referral.
30. Our assessment of these matters is summarised in Table A. We consider the project meets the requirements of section 22, as:
- a. it is a development or infrastructure project to subdivide and develop land for the purpose of establishing a residential and rural lifestyle development
  - b. it would have significant regional or national benefits because it will increase the supply of housing and deliver significant economic benefits
  - c. referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes because public and limited notification is precluded and appeal rights are limited
  - d. referring the project to the fast-track approvals process is unlikely to materially affect the efficient operation of the fast-track approvals process because the project is neither novel in the New Zealand context nor beyond the scope of what a panel would assess under the RMA.

## Conclusions

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31. We consider the project meets the section 22 criteria and you could accept the application under section 21 of the Act and refer the whole project to the fast-track approvals process with the specifications outlined below.
32. We consider that if you decide to refer the project, you should specify under section 27 of the Act the following requirements that should apply to the project:
  - a. a deadline for lodging the substantive application of two years from the date of your notice of decisions
  - b. Wakatū Incorporation as persons or groups from whom a panel must invite comments from in addition to those specified in section 53.

## Next steps

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33. The Ministry for the Environment (the Ministry) must give notice of your decisions on the referral application, and the reasons for them, to the applicant and anyone invited to comment under section 17 and publish the notice on the Fast-track website.
34. If you decide to refer the project, the Ministry must also give notice of your decision to:
  - a. the panel convener
  - b. any additional iwi authorities or Treaty settlement entities that you consider have an interest in the matter other than those invited to comment under section 17
  - c. the Environmental Protection Authority (EPA)
  - d. the relevant administering agencies.
35. You must also provide all of the information you received that relates to this application to the EPA and the panel convener, including:
  - a. the referral application
  - b. any comments received under section 17
  - c. the report obtained under section 18.
36. We will undertake this action on your behalf.
37. We have attached a notice of decisions letter to the applicant based on our recommendations (refer Appendix 7) and we will provide it to all relevant parties. We will provide you with an amended letter if required.
38. Our recommendations for your decisions follow.

## Recommendations

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39. We recommend that you:

- a. **Note** section 21(3) of the Fast-track Approvals Act 2024 (the Act) requires you to decline the referral application from Tahimana Limited (the applicant) if you are satisfied that the Tahimana project (the project) involves an ineligible activity, or you consider that you do not have adequate information to inform the decision under this section, or if you are not satisfied that the project meets the referral criteria in section 22 of the Act.

Noted

- b. **Agree** that before deciding on the application for project referral under section 21(1) of the Act you have considered:

- i. the application in Appendix 2
- ii. the report obtained under section 18 in Appendix 4
- iii. any comments and further information sought under sections 17 and 20 and provided within the required timeframe in Appendix 5.

Yes / No

- c. **Agree** you are satisfied the project will meet the referral criteria in section 22 of the Act as:

- i. it is a development or infrastructure project that would have significant regional or national benefits because:

(1) it will increase the supply of housing by providing approximately 141 residential units

(2) it will deliver significant economic benefits by providing or enabling approximately 105 direct full-time equivalent (FTE) jobs and 120 indirect FTE jobs over an approximately 8-year delivery period, and contributing approximately \$37.1 million to GDP

- ii. referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes because public and limited notification is precluded and appeal rights are limited

- iii. referring the project to the fast-track approvals process is unlikely to materially affect the efficient operation of the fast-track approvals process because the project is neither novel in the New Zealand context nor beyond the scope of what a panel would assess under the Resource Management Act 1991.

Yes / No

- d. **Agree** there is no reason the project must be declined under section 21(3).

Yes / No

- e. **Agree** to accept the referral application under section 21(1) and refer all of the project to the fast-track approvals process under section 26(2).

Yes / No

f. **Agree** to specify Tahimana Limited as the person who is authorised to lodge a substantive application for the project.

Yes / No

g. **Agree** to specify under section 27(3)(b)(i) of the Act, a deadline of two years for lodging the substantive application for the project.

Yes / No

h. **Agree** to specify under section 27(3)(b)(iii) of the Act:

i. Wakatū Incorporation as persons or groups from whom a panel must invite comments in addition to those specified in section 53 of the Act.

Yes / No

i. **Agree** that the Ministry for the Environment will provide your notice of decisions to:

i. anyone invited to comment on the application including local authorities and relevant Māori groups

ii. the panel convener

iii. the Environmental Protection Authority (EPA).

Yes / No

j. **Approve** the draft notice of decisions letter to the applicant (attached in Appendix 7).

Yes / No

## Signatures

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Stephanie Frame  
**Manager – Fast-track Operations**

Hon Chris Bishop  
**Minister for Infrastructure**

**Date:**

**Table A: Stage 2 analysis**

<b>Recommendation</b>	<u>Accept</u> the referral application and refer the project to the fast-track approvals process		
<b>Project details</b>	<b>Project Name</b>	<b>Applicant</b>	<b>Project Location</b>
	Tahimana	<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"> <li>• Lot 1 and 3 DP450728 (RT 573241)</li> <li>• Section 34 SO440217 (RT 600148)</li> </ul>
<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> <p>The project will require resource consents under the Resource Management Act 1991 (RMA).</p>		
<b>Minister invites comments / requests information</b>	<b>Summary of comments from invited parties</b>		
	<p><b>Local authorities</b></p> <p><u>Tasman District Council (TDC)</u></p> <p>TDC considered the project does not meet the evidential threshold for progression through the fast-track approvals process. TDC noted the following:</p> <ul style="list-style-type: none"> <li>• the project does not clearly demonstrate significant regional or national benefits to justify referral. The project is a large-scale rural lifestyle subdivision that would increase dwelling supply within that market segment but does not evidence regionally significant outcomes when assessed against existing growth patterns, identified housing needs, or infrastructure constraints within the Tasman District.</li> <li>• claims regarding housing affordability are not supported by economic evidence provided and are internally inconsistent. Affordability is framed in relative terms to the rural lifestyle market and whilst the proposal may increase choice within a high value niche segment, the economic assessment does not demonstrate that the project addresses housing needs or affordability.</li> <li>• applications for the project under the Resource Management Act 1991 (RMA) were lodged with TDC in April 2024 and are being actively assessed with a notification decision yet to be made. These applications have been subject to extensive technical reviews and there are currently unresolved issues relating to on-site servicing infrastructure and transport effects. In particular, TDC noted water supply is subject to construction of a new pipeline for the Mapua/Ruby Bay water supply scheme and it is unclear if the project can meet the requirements of the current water allocation agreement</li> <li>• the project has generated significant local interest and transferring the project to the fast-track process at this stage would reduce local authority and community input without a corresponding demonstration of exceptional benefit.</li> </ul> <p>In response to our section 17(3)(a) competing applications check, TDC advised the applicant has lodged applications as detailed above. In relation to section 17(3)(b), TDC did not comment on any existing resource consents issued where sections 124C(1)(c) or 165ZI of the RMA could apply.</p> <p><b>Ministers</b></p> <p><u>Associate Minister of Housing</u></p> <p>The Associate Minister of Housing did not oppose project referral and noted that additional housing supply in Tasman would help to ease local housing pressures over time. The Associate Minister noted the Nelson Tasman Future Development Strategy 2022-2052 prioritises consolidating and intensifying existing centres and directing growth to areas with good access to jobs, services and amenities, and that the project area was not identified as part of the preferred growth strategy. The Associate Minister also noted that Te Ātiawa raised significant cultural considerations for the project area that would need careful consideration, and that Council is likely to have concerns relating to the project's location with limited access to services and amenities, and a lack of public transport provision. The Associate Minister considered these matters can be examined in more detail at the substantive application stage, should the referral application be accepted.</p> <p><u>Minister for Economic Growth</u></p> <p>The comments from the Minister for Economic Growth were received three working days after the specified timeframe. We recommend you consider these comments, at your discretion, under section 17(7)(b) of the Act. The Minister for Economic Growth noted the economic benefits identified in the applicant's economic assessment and considered the primary long-term benefit of the proposal would be the provision of additional housing. The Minister considered the project would provide a considerable boost in housing supply and could be assessed under section 22(2)(a)(iii) of the Act to increase housing supply, address housing needs or contribute to a well-functioning urban environment.</p>		

	<p><b>Māori groups</b></p> <p><u>Te Rūnanga o Ngāti Kuia Trust</u></p> <p>Te Rūnanga o Ngāti Kuia Trust did not signal opposition to the project, but noted that several cultural matters remain unresolved and need to be addressed through conditions and in line with Ngā Kanohi Kārearea (the Ngāti Kuia Iwi Environmental Management Plan). Amongst other matters, Te Rūnanga o Ngāti Kuia Trust highlighted the need for strengthened and ongoing iwi engagement, careful consideration and cultural monitoring of the impacts of the project (on wetlands and waterways in particular), integration of cultural values into the project design, consistency with national direction, and consideration of the downstream effects on the moana as the ultimate receiving environment.</p> <p><b>Other persons or groups</b></p> <p><u>NZ Transport Agency Waka Kotahi (NZTA)</u></p> <p>NZTA did not oppose project referral and noted it has previously provided written approval for the applications lodged with TDC. NZTA noted that no access exists, or is proposed, directly to State Highway 60 (SH60), however Section 34 SO440217 (part of the project area) is administered by NZTA and will be utilised for the wider wastewater disposal field and potentially walking and cycling infrastructure. NZTA will provide a Licence to Occupy for the wastewater disposal field and agrees in principle to the provision of walking and cycling infrastructure subject to further details being discussed. NZTA noted the potential for reverse sensitivity issues given the proximity of the project area to SH60 and seeks appropriate conditions, as volunteered by the applicant, to manage this.</p> <p><b>Further information from applicant, relevant local authorities, relevant administering agencies</b></p> <p><b>The applicant</b></p> <p>Following the Stage 1 briefing, the applicant provided confirmation that any required water supply infrastructure upgrades will be funded by the applicant, and that an updated water allocation agreement is in place with TDC. The applicant confirmed that these matters will not impact on project delivery.</p>
<p><b>The Minister must decline an application if the Minister is satisfied that the project involves an ineligible activity [section 21(3)(b)]</b></p>	<p>Based on the information in the application, we consider you can be satisfied the project does not involve an ineligible activity because it:</p> <ul style="list-style-type: none"> <li>• would not occur on identified Māori land, Māori customary land or a Māori reservation as confirmed by the relevant records of title</li> <li>• would not occur in a customary marine title area or protected customary rights area as it is not in the common marine and coastal area</li> <li>• is not an aquaculture activity or activity that is incompatible with aquaculture activities that would occur in an aquaculture settlement area and for which the applicant is not authorised to apply for a coastal permit because it will not occur in the common marine and coastal area or an aquaculture settlement area</li> <li>• would not require an access arrangement which cannot be granted under the Crown Minerals Act (including s61(1A)) because it does not include an access arrangement</li> <li>• would not be prevented by section 165J, M, Q, ZC or ZDB of the RMA because it will not occur in the common marine and coastal area</li> <li>• would not occur on Schedule 4 land as confirmed by the records of title</li> <li>• would not occur on a national reserve as confirmed by the records of title</li> <li>• would not occur on a reserve held under the Reserves Act 1977 that is managed by or vested in someone other than the Crown or a local authority and that person has not consented in writing as confirmed by the records of title</li> <li>• is not a prohibited activity or decommissioning activity under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012, or a prohibited activity under s15B or s15C of the RMA and no such activities are proposed</li> <li>• is not for the purpose of an offshore renewable energy project.</li> </ul> <p>No comments raised by parties invited to comment have indicated that the project would be ineligible for referral.</p>
<p><b>The Minister must decline an application if the Minister considers they do not have adequate information to inform the decision [section 21(3)(c)]</b></p>	<p>We consider that you have adequate information to inform the referral decision.</p>
<p><b>Section 22 assessment criteria</b></p>	
<p><b>The project is an infrastructure or development project that would have significant regional or national benefits [section 22(1)(a)]</b></p>	<p>The Minister <u>must</u> consider a relevant Government Policy Statement (GPS) [s22(1A)].</p> <p>The only current relevant GPS is the Government Policy Statement on Grocery Competition. This is not relevant to your decisions on this project.</p> <p>The Minister <u>may</u> consider any of the following matters, or any other matters the Minister 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></p> <p>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>The Associate Minister of Housing noted that additional housing supply in Tasman would help to ease local housing pressures, and the Minister for Economic Growth considered the project would provide a considerable boost in housing supply. TDC noted the project is a large-scale rural lifestyle subdivision that would increase housing supply within that market segment, but considered that affordability was only relative to the rural lifestyle market and the benefits would not be regionally significant when assessed against existing growth patterns, identified housing needs, or infrastructure constraints within the Tasman District.</p> <p>We agree with TDC that the 'affordability' of the proposed residential allotments/units as put forward by the applicant is relative to a niche market and we accept the project will supply housing primarily for middle-higher income, wealth retiree and semi-retiree households as noted in the applicant's economic assessment. However, a project does not need to increase the supply of 'affordable' housing under section 22(2)(a)(iii) and we do not consider the market for the proposed housing to be determinative in this case.</p> <p>The number of proposed residential units, at approximately 141, is the lowest number that has been applied for to date in a referral application. However, there are other projects with relatively low numbers of proposed residential units under the fast-track process such as:</p> <ul style="list-style-type: none"> <li>• the listed Arataki project in Havelock North providing 171 allotments and granted approvals by a panel on 24 February 2026</li> <li>• the listed Kingsgate-Oriana Reserve project in Palmerston North proposing approximately 93-97 residential units (substantive application yet to be lodged)</li> <li>• the referred Brookvale Green project in Havelock North proposing approximately 189-215 residential units (substantive application yet to be lodged)</li> </ul> <p>Additionally, the applicant's economic assessment notes that building consent data for new dwellings in the Tasman District over the 2018-2024 period shows an average total demand of approximately 500 dwellings per year. The project therefore represents approximately 28% of this annual figure, albeit that delivery will be over an 8-year period. Further, while the project is not within a defined 'urban environment' under the National Policy Statement on Urban Development 2020, the applicant's economic assessment notes that the Housing and Business Assessment for Tasman 2024 identifies a housing capacity shortfall in Tasman of 550 dwellings over the medium term. The project area is located approximately 1.5 kilometres to the north of the mapped Māpua/Ruby Bay urban environment and the project will increase housing supply irrespective of the target market.</p> <p>In the context of the above, we consider you can be satisfied an additional 141 residential units in the Tasman District is regionally significant and we <u>consider you should refer the project on this criterion.</u></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"> <li>• providing or enabling approximately 105 direct full-time equivalent (FTE) jobs and 120 indirect FTE jobs over an approximately 8-year delivery period</li> <li>• contributing approximately \$37.1 million to GDP.</li> </ul> <p>TDC considered the project does not clearly demonstrate significant regional or national benefits to justify referral, however no specific comment was provided in relation to this criterion. We consider the economic information provided by the applicant is adequate to inform your referral decision and agree the project will deliver significant economic benefits in the context of the Tasman region. Therefore, we <u>consider you should refer the project on this criterion.</u></p> <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>We do not consider the project will support climate change adaptation to the extent that it is likely to be a significant regional benefit. Therefore, <u>we do not consider you should refer the project on this criterion.</u></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>We note the applicant's preliminary ecological assessment concludes that protection of the stream and wetland as part of the project will have significant benefits for the health of the wetland system on site, as well as downstream in the wider catchment. However, you have not received any comments in support of this matter and based on the limited ecological information available we <u>do not consider you should refer the project on this criterion.</u></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> <p>We do not consider you have sufficient information to conclude that the project will be consistent with local or regional planning documents, and therefore we <u>do not consider you should refer the project on this criterion.</u></p>
<p><b>Referring the project to the fast-track approvals process [section 22(1)(b)]</b></p>	<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>We note that applications for the project have been lodged with TDC since April 2024 and to date a notification decision has not been made. We agree with the applicant that the use of the fast-track process would facilitate the project in a more timely and cost-effective manner than under standard RMA processes, primarily because public and limited notification is precluded and appeal rights are limited.</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> <p>We agree the project is unlikely to materially affect the efficient operation of the fast-track approvals process because the project is neither novel in the New Zealand context nor beyond the scope of what a panel would assess under the RMA.</p>

Reasons to decline	
Minister <u>must</u> decline [section 21(3)]	<p><i>The Minister <u>must</u> decline a referral application if:</i></p> <p><i>The application may not be accepted under subsection 1 (meets referral criteria)</i> We consider the project meets the referral criteria.</p> <p><i>The Minister is satisfied the project involves an ineligible activity</i> We do not consider the project includes an ineligible activity.</p> <p><i>The Minister considers that they do not have adequate information to inform the decision under this section</i> We consider you have adequate information to inform your decision.</p> <p><u>We do not consider that you must decline the application under this section.</u></p>
Minister may decline [section 21(4) and 21(5)(a-h)]	<p>The Minister <u>may</u> decline a referral application for any other reason, whether or not it meets the criteria in section 22.</p> <p>Reasons to decline a referral application under subsection 4 include, without limitation:</p> <p><i>The project would be inconsistent with a Treaty settlement, Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, Marine and Coastal Area (Takutai Moana) Act 2011, a Mana Whakahono ā Rohe, or a joint management agreement</i> No inconsistencies have been identified within the Section 18 Treaty settlements report.</p> <p><i>It would be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts</i> The Section 18 Treaty settlements report does not state it would be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts.</p> <p>TDC noted it has been processing applications for the project since April 2024 and transferring the project to the fast-track process at this stage would reduce local authority and community input. If you decide to refer the project, a panel must invite comment from TDC as the relevant local authority and from adjacent landowners and occupiers under clauses 53(2)(h) and 53(2)(i) of the Act. A panel can also invite comments from any persons or groups they consider appropriate (clause 53(3) of the Act). We also note a notification decision has not been made on the existing applications and therefore members of the wider public are not already engaged in an active resource consent process relating to the project. We therefore do not consider you should decline the referral application on the basis that it would be more appropriate to deal with the matters that would be authorised by the proposed approvals under another Act or Acts.</p> <p><i>The project may have significant adverse effects on the environment</i> The applicant identified the project has the potential for adverse environmental effects, including effects on wetland/waterway values, and hydrological effects, effects from earthworks and construction activities, transport related effects, servicing and infrastructure effects, natural hazard effects, visual and landscape effects, effects on character and amenity, and effects on cultural and heritage values. The applicant provided preliminary technical assessments covering some of these matters and considered the adverse effects on the environment will be no more than minor.</p> <p>TDC noted that for the existing resource consent applications it is processing there are still unresolved matters relating to on-site servicing infrastructure and transport effects, however neither TDC or other comments received raised concerns regarding significant adverse effects.</p> <p><i>The applicant(s) has a poor compliance history under a specified Act that relates to any of the proposed approvals</i> No comments have indicated that the applicant has a poor compliance history.</p> <p><i>The project area includes land that the Minister for Treaty of Waitangi Negotiations considers necessary for Treaty settlement purposes</i> No such land has been identified.</p> <p><i>The project includes an activity that is a prohibited activity under the Resource Management Act 1991</i> Neither the applicant nor TDC have identified any prohibited activities for the project under the RMA.</p> <p><i>A substantive application for the project would have one or more competing applications</i> TDC advised the applicant has lodged applications with TDC in April 2024 relating to the project, and we note details of these were provided in the referral application. The applicant has confirmed that if this referral application is successful, the applicant will withdraw the existing resource consent application that is currently on hold with TDC.</p> <p>We also note the Environmental Protection Authority (EPA) is required to check this following the lodgement of a substantive application.</p> <p><i>In relation to any proposed approval of the kind described in section 42(4)(a) (resource consents), there are one or more existing resource consents of the kind referred to in section 30(3)(a)</i> No such resource consents have been identified, including by the applicant or TDC.</p> <p><i>Any other matter</i> There are no other reasons to decline the referral application.</p> <p><u>We do not consider you should decline the referral application.</u></p>

## Appendix 1: Statutory framework summary

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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 s17(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 the 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 (if applicable)
  - 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.