

File ref: BRF-01859 / FTAA-2605-1230

23 July 2026

Justin McDonald
Oakland Estates Nelson Limited (the applicant)
Email: s 9(2)(a)

c/- Maisie Fisher
Barker & Associates Limited (the agent)
Email: s 9(2)(a)

Dear Justin

Section 28 – Notice of Decisions on the referral application for the Oakland Estates project under the Fast-track Approvals Act 2024

This notice of decisions is for a referral application received from Oakland Estates Nelson Limited (the applicant) for the Oakland Estates project (the project) under the Fast-track Approvals Act 2024 (the Act).

Project description

The project is a residential development with supporting commercial service activities on approximately 58 hectares of rural land at 467 Suffolk Road, Stoke, Nelson.

The project includes:

- a. approximately 580–740 residential units, including the potential for a retirement village and associated health and communal facilities
- b. commercial areas comprising approximately 6,000m²–7,800m² of floorspace to service the development and surrounding area
- c. open space and recreation areas including walking tracks, green links, water margins and a stormwater management area
- d. ancillary infrastructure and remedial works in the wider area, including earthworks, connections to the public water, wastewater and transport networks, a reservoir and offset/restoration planting.

The project will require the proposed approvals:

- a. resource consents under the Resource Management Act 1991
- b. approvals under the Wildlife Act 1953
- c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

Statutory framework for referral applications

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

The project can only be accepted if the Minister for Infrastructure (the Minister) is satisfied the criteria in section 22 are met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and 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, and is unlikely to materially affect the efficient operation of the fast-track approvals process.

Under section 21(3) of the Act, the Minister must decline a referral application if:

- the Minister is satisfied that the project does not meet the criteria in section 22
- the Minister is satisfied that the project involves an ineligible activity
- the Minister considers they do not have adequate information to inform the decision.

Additionally, the Minister has the discretion to decline a referral application for any other reason, even if the project meets the criteria outlined in section 22 of the Act.

Decision on referral application

The Minister has decided to accept the referral application under section 21(1)(c) and refer the whole project to the fast-track approvals process under section 26(2)(a). The Minister is satisfied that the project meets the criteria in section 22 of the Act, for the reasons detailed below.

Reasons for accepting referral application

The Minister is satisfied the project:

- a. is an infrastructure or development project that would have significant regional or national benefits; and
- b. referring the project to the fast-track approvals process –
 - i. would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
 - ii. is unlikely to materially affect the efficient operation of the fast-track approvals process.

Specifically, the Minister is satisfied the project meets the criteria in section 22 of the Act because:

- a. it is a **development project** that would have **significant regional benefits** [section 22(1)(a)] as it:
 - i. will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment [section 22(2)(a)(iii)] by:
 1. providing approximately 580–740 residential dwellings, including a range of housing typologies and the potential for retirement living options, in the Nelson Region where there is an identified housing demand shortfall
 2. delivering a master-planned residential community supported by commercial and retail activities, open space and associated infrastructure, with access to services and amenities

- ii. it will deliver significant economic benefits [section 22(2)(a)(iv)], including provision of approximately 1,630 full-time equivalent years of employment and approximately \$145 million in wages and salaries during the 5–7-year development period, approximately \$292 million in Gross Domestic Product, and ongoing employment and economic generation associated with the commercial aspect of the development
- iii. referring the project would facilitate its delivery [section 22(1)(b)(i)] by enabling it to be processed in more timely and cost-effective way than under normal processes, as the project would otherwise require approvals under multiple specified Acts, with an increased likelihood for delays and appeals
- iv. referring the project is unlikely to materially affect the efficient operation of the fast-track approvals process [section 22(1)(b)(ii)] because the project is sufficiently advanced and the applicant has indicated there is resourcing in place to process the application efficiently and provide certainty around timeframes to ensure the project remains 'shovel ready'.

The Minister is satisfied there is no reason they must decline the project under section 21(3) of the Act. The Minister is also satisfied there is no reason to decline the project under section 21(4) or (5) of the Act.

Specified matters for accepted referral application

1. Oakland Estates Nelson Limited, who lodged the referral application, as the person who is authorised to lodge a substantive application for the project under section 27(2) of the Act.
2. In relation to a substantive application for the project, pursuant to section 27(3)(b)(iii), a panel must invite comments from the following persons or groups, in addition to those specified in section 53:
 - a. the Minister for Seniors.
3. Under section 27(3)(b)(i) of the Act, a deadline of two years from the date of issue of this letter applies for lodging the substantive application.

Other matters

Under section 28 of the Act, the Secretary for the Environment must also give written notice of decisions made by the Minister on an accepted referral application to the parties specified in Appendix 1 of this letter.

If you have any queries about this notice of decisions, please email referral@fasttrack.govt.nz and include the name of the lead contact – Helen Willis. If you have any queries about the substantive process, please email contact@fasttrack.govt.nz, or phone 0800 FASTRK (0800 225 537).

Yours sincerely



Stephanie Frame
Manager – Fast-track Operations

Appendix 1: Section 28 – Notice of Minister’s decision on accepted referral application

Section 28(1)(ii) – Anyone invited to comment on the application

<i>Relevant local authorities</i>	Nelson City Council
<i>Relevant portfolio Ministers</i>	Minister for the Environment Minister for Māori Crown Relations: Te Arawhiti Minister for Māori Development Associate Minister of Housing Minister for Arts, Culture and Heritage Minister of Conservation
<i>The Māori groups under s17(d)</i>	Te Rūnanga o Toa Rangatira Inc Te Ātiawa o Te Waka-a-Māui Trust Ngāti Apa ki Te Rā Tō Charitable Trust Ngāti Apa ki Te Rā Tō Post-Settlement Trust Rangitāne o Wairau Settlement Trust Te Rūnanga o Ngāti Kuia Trust Ngāti Rārua Settlement Trust Ngāti Rārua Iwi Trust Te Pātaka a Ngāti Kōata Ngāti Tama ki Te Waipounamu Trust Wakatū Incorporation
<i>Any other persons under s17(5)</i>	Minister for Regional Development Minister for Economic Growth Minister for Seniors

Section 28(2) – Other parties for an accepted referral application

<i>The Panel Convener</i>	Including all the information received by the Minister as required by section 28(4).
<i>Any iwi authorities or Treaty settlement entities (other than those that must be notified as identified above) that the Minister considers have an interest in the matter</i>	No additional iwi authorities or Treaty settlement entities have been identified beyond those listed above.
<i>Environmental Protection Authority (EPA)</i>	Including all the information received by the Minister as required by section 28(4).