

# Memo



---

**To:** Sally Gepp **Date:** 16 December 2025

**From:** Darrin Canton – Staig and Smith Ltd

**Cc:** Tahimana Ltd

**Subject:** 12498 Tahimana Development – Fast Track Application

---

Dear Sally,

We have been asked to provide information on project readiness and procurement for the Tahimana development, located at Tasman, between Nelson and Motueka. I have set out below our expectation of timelines for completion of the developed construction design and time to completion for Stage 1 of the development.

1. Detailed Construction Design

Following the granting of subdivision consent the finalising of the detailed engineering design and construction drawings can be completed and approval of the design sought from Council. Significant construction design has been undertaken to date in a proof of concept process and it is estimated that a 20 week detailed engineering design process remains.

2. Procurement

Early contractor engagement has been undertaken by the applicant with their preferred civil contractor and servicing concepts developed with suppliers of critical on and off site infrastructure items (electrical, comms and wastewater treatment systems). Early engagement undertaken to date and ongoing involvement of these parties during the detailed design processes will allow for a shortened procurement phase for the construction works. Procurement will be undertaken in parallel with the detailed construction design process, thereby reducing the timeline to breaking of ground to the shortest period possible.

3. Time to Completion – Stage 1

Based on an estimated consent commencement date of October 2026, the anticipated commencement date for construction activities is January 2027 with an expected completion date for the Stage 1 construction works of March 2028.

We estimate title for the lots in Stage 1 of the subdivision will issue within 18 months of consent issuing for the development.

References to “staging” are to standard subdivision staging, and not to the type of staging requiring separate substantive applications that is referred to in s 13(4)(f) of the Fast-Track Approvals Act.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DGC', is written over the typed name.

Darrin Canton  
Staig and Smith Ltd