

FTAA-2512-1162

BRF-00610

26 March 2026

Tahimana Limited
C/- Sally Gepp KC

email: s 9(2)(a)

Dear Sally

Notice of Decisions on application for referral of the Tahimana project under the Fast-track Approvals Act 2024

This notice of decisions is for an application received from Tahimana Limited for referral of the Tahimana project (project) under the Fast-track Approvals Act 2024 (the Act) that has been accepted by the Minister for Infrastructure (the Minister) under section 21 and referred under section 26.

The project description 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.

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).

The project will require the proposed approvals:

- (a) resource consents under the Resource Management Act 1991.

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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

The project can only be accepted if the Minister is satisfied the criteria in section 22 is 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.

Decision on referral application

The Minister has decided to accept the referral application for the whole project and is satisfied it meets the criteria in section 22 (s21(1)(c)) and to refer the project to the fast-track approvals process under section 26(2)(a).

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.

The Minister is satisfied the project is an infrastructure or development project that would have significant regional or national benefits as it:

- (a) will increase the supply of housing by providing approximately 141 residential units
- (b) will deliver significant economic benefits by:
 - (i) providing or enabling approximately 105 direct full-time equivalent (FTE) jobs and 120 indirect FTE jobs over an approximately 8-year delivery period;
 - (ii) contributing approximately \$37.1 million to GDP (s22(2)(a)(iv)).

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

Specified matters for accepted referral application

1. The following persons who lodged the referral application are the persons authorised to lodge a substantive application for the project (s27(2)): Tahimana Limited

2. In relation to a substantive application for the project:
- (a) The deadline for lodging a substantive application is 2 years after notice is given to the applicant (s27(3)(b)(i))
 - (b) The persons or groups from whom a panel must invite comments from in addition to any specified in section 53 (s27(3)(b)(iii)):
 - (i) Wakatū Incorporation

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

Yours sincerely



Stephanie Frame
Manager – Fast-track Operations

cc: Written notice (s28(1)) for accepted project:

the applicant – Tahimana Limited

any person invited to comment (s17(1)):

- relevant local authorities: Tasman District Council
- Minister for the Environment
- Māori groups identified in the list provided to the Minister: 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, and Wakatū Incorporation
- owners of Māori land in the project area: N/A
- any other person: the Minister for Regional Development, the Minister for Economic Growth, and the Chief Executive of the NZ Transport Agency Waka Kotahi

cc: Written notice where the Minister accepts the application and refers the project (s28(2)):

the Panel Convener (including all the related information received by the Minister)

any iwi authorities or Treaty settlement entities (other than those that must be notified under subsection (1)(b)) that the Minister considers have an interest in the matter: N/A

the EPA (including all the related information received by the Minister)