Fast-track

New Zealand Government
Te Kāwanatanga o Aotearoa

MINUTE 2 OF THE PANEL CONVENER

Convener's Conference

FTAA – 2608 – 1290

7 October 2026

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[1] Tahimana Limited seeks to authorise to subdivide land at Stagecoach Rd Tasman to produce 145 allotments, including infrastructure, upgrades, and restoration of wetlands in the Tasman region.

[2] A conference will be held on **Thursday, 15 October 2026 at the later time of 3pm**. A MS Teams invite will shortly be sent.

[3] The purpose of this conference is to gather participant views on matters arising in relation to the application filed under the Fast-track Approvals Act 2024. Your views will inform two decisions that I must make as panel convener regarding:

(a) the appointment of panel members;[1]

(b) the timing of the panel decision.[2]

Timeframe for a decision

[4] The Panel Convener decides the appropriate timeframe for release of the decision on the application. The Convener does so having had regard to the scale,

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[1] FTAA, schedule 3

[2] FTAA, section 79

nature, and complexity of the approvals sought (among other matters).[3] Complexity is in part a function of the issues that arise on this application.

[5] If the timeframe for a decision is not appropriate, this risks -

(a) insufficient time being allowed, impacting the quality of the decision-making;
(b) not adequately engaging with the wider requirements of public law leaving the decision susceptible to appeal or review; or
(c) an overallocation of time which would not satisfy the procedural principles in section 10 of the Act.

The conference

[6] In deciding the timeframe for a decision, I will be assisted most by genuine engagement with the matters in issue rather than general or formulaic responses.

[7] At the conference participants are invited to:

(a) comment on the extent of engagement by the applicant both before and following lodgement of the application;
(b) the applicant aside, identify in-house experts and external consultants engaged on this project;
(c) where there is a difference of opinion between the applicant and any other participant, identify:
    (i) the principal issues in contention; and
    (ii) those issues capable of resolution through conditions of approval.
(d) record processes agreed with the applicant to narrow or reduce any issues relevant to the application and the decision that the panel is required to make;

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[3] FTAA, section 79.

(e) identify any changes made, or currently underway, to the application since lodgement, whether as a result of engagement with participants or other work undertaken by the applicant, including any new or supplementary reports and draft conditions;
(f) describe the complexity of this application;
(g) state whether the drafting of proposed consent conditions (including any draft management plan filed) is accepted; and
(h) propose efficient processes to enable the panel to understand, resolve or narrow the scope of any likely issues and indicate how these processes may be accounted for under the decision timeframe.

[8] It is anticipated that the local authorities will obtain input from planning and technical advisors to identify the likely issues. However, an assessment of merits is not required at this stage. For information about cost recovery, please refer to the EPA's cost-recovery policy (details below).

Participants at the panel convener's conference

[9] Schedule 1 includes a list of persons[4] invited to attend the conference.

[10] Schedule 2 is a draft timetable which participants are invited to complete having regard to the matters in paragraph [7]. The Applicant is to confirm that its experts can respond to participants' comments by 15 January 2027. If they are not, the applicant is to confer with the local authorities and suggest an alternative commencement date.

Accessibility and recording of the panel convener's conference

[11] The conference will be held remotely, with access provided to participants. The conference will be recorded, and a copy of the recording will be made available

[4] These people are referred to as 'statutory participants' in the Guidance Note.

on the fast-track website.

[12] The application documents can be viewed on the fast-track website here.

Cost recovery

[13] Cost recovery for participation in fast-track processes is determined by the FTAA and the Fast-track Approvals (Cost Recovery) Regulations 2025.

[14] Costs for preparing and attending this conference are described in the policy. For information on costs recovery, the link to the policy is found here.

Directions

[15] I direct:

(a) The participants are to file a written response to the matters set out in this Minute, including Schedules 1 and 2 (attached).

(b) Written responses and confirmation of attendance are to be filed by **10am Monday 12 October 2026**.



Jane Borthwick
Panel convener for the purpose of the Fast-track Approvals Act 2024

Schedule 1: Persons invited to attend the conference

The following relevant iwi authorities and relevant Treaty settlement entities[5] invited to attend the conference:

- Ngāti Tama ki Te Waipounamu Trust, representing Ngāti Tama ki Te Tau Ihu;
- Ngāti Rārua Settlement Trust, representing Ngāti Rārua;
- Te Pātaka a Ngāti Kōata, representing Ngāti Kōata;
- Te Rūnanga o Ngāti Kuia Trust, representing Ngāti Kuia;
- Ngāti Apa ki Te Rā Tō Charitable Trust, representing Ngāti Apa ki te Rā Tō;
- Ngāti Apa ki Te Rā Tō Post-Settlement Trust;
- Te Ātiawa o Te Waka-a-Māui Trust, representing Te Ātiawa o Te Waka-a-Māui;
- Te Rūnanga o Toa Rangatira Inc, representing Ngāti Toa Rangatira;
- Rangitāne o Wairau Settlement Trust, representing Rangitāne o Wairau.

Copy to: Other Māori groups with relevant interests[6]

- Wakatū Incorporation
- Ngāti Rārua Iwi Trust

The following persons are invited to attend the conference:

- The authorised person or applicant – Tahimana Limited
- Relevant local authorities – Tasman District Council

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[5] FTAA, ss 18(2)(a). Section 7 states, relevantly, all persons performing and exercising functions, powers, and duties under this Act must act in a manner that is consistent with—
the obligations arising under existing Treaty settlements. The panel must invite iwi authorities and the Treaty settlement entities and adjacent landowners and occupiers to comment on the application. The panel may also invite other Māori groups with a relevant interest to comment.

[6] FTAA, s 18(2)(k)

Schedule 2: Participants' estimated timeframe[7, 8]

Task	**Working days**	**Date**
Panel commencement	N/A	6 November 2026 (nominal)
Invite comment from relevant parties	10 W/D later	20 November 2026
Comments close (ss 53 & 54)	20 W/D later	18 December 2026
Comments close for applicants (s 55)	5 W/D later	15 January 2027
Any other procedural steps, evaluation and decision writing	XXX W/D (say)	
Draft decision is to approve		
Draft decision and conditions to Ministers (s 72)	XXX W/D (say)	
Response from Ministers. (s 72)	10 W/D later	

[7] Note 1: a draft decision to decline is not included in this timeframe. If the statutory timeframe it is insufficient for applicant to respond, the applicant will need to apply to suspend the application under s 64 FTAA. Consideration should also be given to the timing of ss 70 and 72 steps.

[8] Note 2: the order of ss 69, 70 and 72 steps may differ case-by-case. On a decision to approve, sequencing s 72 before s 70 is simplest, albeit requiring more time than running ss 72 and 70 steps in parallel.

Applicant response to Ministers comments (if any)	XXX W/D later	
Draft conditions and decision to participants (s 70(1))	XXX W/D (say)	
Participant comments on draft conditions (s70(2))	XXX W/D later	
Applicant response to participants on conditions (s 70(4))	5 W/D later	
If not agreed, procedural step in relation to draft conditions.	XXX W/D (say)	
Evaluate and finalise decision	W/D later (say)	
Decision release	W/D later (say)	