

Memorandum on Completeness and Scope

File	FTAA-2608-1290
Application	Tahimana
To	Daya Thomson, Team Leader LOA
From	
Date	21 September 2026
Subject	Assessment whether the application complies with section 46(2) of the Fast-track Approvals Act 2024

Purpose

1. The purpose of this memo is to assist you in making your decision on whether the Tahimana application, lodged by Tahimana Limited (**the Applicant**), received by the Fast-track Team on 1 September 2026 complies with the requirements of section 46(2) of the Fast-track Approvals Act 2024 (**the Act**).

Decision-maker

2. You have delegated authority to make the decision under section 46 of the Act under the instrument of delegation dated 31 March 2026.

Conflict of interest

3. I confirm that I do not have any conflict of interest in this matter that would prevent me making this assessment.

The application

4. For projects listed in Schedule 2 of the Act and referred projects, authorised persons may lodge a substantive application for approvals available under the Act.
5. The Application was referred by the Minister for inclusion in the Fast-track consenting process under section 28 of the Act. The Minister accepted the referral application on 25 March 2026 and notified the EPA of the decision on the referral application on 26 March 2026.

6. The Application was lodged on 1 September 2026. The EPA must, in consultation with the relevant administering agencies and relevant consent authorities, decide whether this substantive application complies with section 46 of the Act by within 15 working days of the lodgement of the application (but may be longer where the EPA has requested further information from the applicant under section 46(2B)).
7. As set out in more detail below, the EPA must decide whether the application is complete and either:
 - if complete and within scope: undertake the competing applications and, if applicable, existing resource consents for the same activity check in section 47A and, if passed, notify the panel convener they can set up a panel to make a decision on the application (section 47B(2)(a)) and notify the applicant in writing that the panel convener has been notified (section 47B(2)(b)); or
 - return it to the person who lodged it (if incomplete and/or not within scope).

Project and Scope

8. The referred is described in the Minister's referral decision as:

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.*

9. The application is described briefly in section 3.1, and in detail in section 8, in the substantive application form as:
 - *subdivision to create approximately 145 allotments, including 141 allotments for housing, a reserve allotment, roading and infrastructure/utility allotments, and to enable construction of 141 residential units across a range of densities*
 - *development of an open space network including a public reserve and walkways, and upgrades to shared pathways*
 - *landscape planting and restoration and enhancement of waterways and wetlands*

- *associated infrastructure, including for three waters services and transport (including external road upgrade works).*
10. The application relates solely to the referred project as the project description in the substantive application is in line with the description in the referral decision, and the application only seeks resource consents under the RMA.

Fast-track consenting application process

Legislative context

11. The EPA must decide, in consultation with relevant administering agencies and consent authorities, whether the substantive application complies with section 46(2) of the Act. A substantive application complies with section 46(2) of the Act, if the application:
- complies with sections 42, 43 and 44;
 - relates solely to a listed project or a referred project;
 - the EPA considers that, on the face of the application, the project does not appear to involve an ineligible activity; and
 - any fee, charge, or levy payable under the Fast-track Approvals (Cost Recovery) Regulations 2025 (**the Regulations**) in respect of the application is paid.
12. The EPA may request further information from the applicant under section 46(2A) for the purposes of determining whether the application is complete and within scope.

Section 42 Requirements

13. Section 42 of the Act states that an authorised person may lodge a substantive application for the project, 1 substantive applications for each stage of a project if the Minister has determined that the project may proceed in stages (either under section 21(1)(a) or section 37A). Section 42(4) lists the approvals that may be sought under the Act.
14. This application has been lodged by Tahimana Limited. This person is an authorised person under the Act because they are the same specified person listed in the Minister's referral decision under section 27(2).
15. The approval being sought is
- An approval described in section 42(4)(a) (resource consent) **checklist A**.
 - including subdivision or reclamation: **checklist A1**;
16. The approval listed above is of the type set out in section 42(4) of the Act.
17. For the approval sought, the applicant is eligible to apply for any corresponding approval under a specified Act.

Section 43 Requirements

18. Section 43 of the Act sets out the requirements for a substantive application. The substantive application was lodged in the form and manner approved by the EPA. Assessment of section 43 requirements is included at Appendix 1.

Section 44 Requirements

19. Section 44 of the Act requires that the information provided by the applicant under section 43 must be specified in sufficient detail to satisfy the purpose for which it is required. Assessment of section 44 sufficiency is included at Appendix 1.
20. In assessing the sufficiency of information provided by the applicant, we rely on the information provided to us through consultation with each relevant administering agency and consent authority, as summarised in Appendix 2.
21. As set out in more detail in Appendix 2, the agencies consulted have advised that the information required by section 44 is provided in **sufficient** detail to satisfy the purpose for which it is required.

Ineligibility

22. The EPA needs to decide whether it considers that, on the face of the application, the project does not appear to involve an ineligible activity, as defined in section 5 of the Act. As the EPA has to consider this on the face of the application, the EPA is only able to consider information contained in the application materials.
23. The list of ineligible projects includes activities:
 - on land returned under a Treaty settlement, on identified Māori Land, on Māori customary land, on land set apart as Māori reservation, or in a customary marine title or protected customary rights area without written permission from the rights holder;
 - on Māori customary land, or land set apart as Māori reservation under Part 17 of Te Ture Whenua Māori Act 1993;
 - in a customary marine or protected customary rights area without written agreement from the rights holder/group;
 - within an aquaculture settlement area without the required authorisation;
 - activities that would be prevented under section 165J, 165M, 165Q, 165ZC, or 165ZDB of the RMA (which deal with occupation of space in the common marine and coastal area); or
 - that require permissions on national reserves (or reserves vest in another person) held under the Reserves Act 1977 ; or
 - on land listed under clauses 1 to 11 or 14 of Schedule 4 of the Crown Minerals Act 1991 (and clauses 12 and 13 for mining activities).
 - That are prohibited under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012, or section 15B or 15C the Resource Management Act 1991.

- That relate to decommissioning under the Exclusive Economic Zone and Continental Shelf (Environmental Effects) Act 2012
- That are undertaken for the purposes of an offshore renewable energy project.

24. I consider that, on the face of the application, the project does not appear to involve an ineligible activity.

Fees and levies

25. The EPA has received all fees, charges and levies payable by the applicant under the Regulations for the substantive application as follows:

- Application fee in the sum of \$250,000 plus GST;
- Levy in the sum of \$140,000 plus GST; and

Consultation

26. I have consulted with and considered consultation responses from the following relevant administering agencies and relevant consent authorities:

- Tasman District Council for an approval described in section 42(4)(a) (resource consent).

27. A summary of the consultation is included as Appendix 2.

Assessment of compliance for each section of each application form

28. I have assessed the application materials against the relevant checklists in the prescribed application form. Each assessment is contained within the appropriate approval checklist. These are included in Appendix 1 for ease of reference.

29. My view is that the application does comply with section 46 and the EPA may now notify the applicant of its decision.

30. The EPA must now decide whether the substantive application has a competing application under section 47A(1) (under delegation from the Minister for Infrastructure under section 47C) within 10 working days from the date of the completeness decision.

31. Once the EPA has made the decision under section 47A(1), the EPA must notify the panel convener that an expert consenting panel can be set up to commence consideration and decision of the application.

Appendix 1: Assessment of section 44 sufficiency

My assessment of the application materials is set out in the relevant checklists below:

CHECKLIST A – Resource consent, change to or cancellation of a resource consent

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
5(1)(a)	A description of the proposed activity	00 Substantive Application AEE, Section 3.1 (summary) and Section 8 (detailed description)	Yes, addressed.
5(1)(b)	A description and map of the site at which the activity is to occur, including whether the site is within or adjacent to— (i) a statutory area (as defined in the relevant Treaty settlement Act); or (ii) ngā rohe moana o ngā hapū o Ngāti Porou (as defined in section 11 of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019); or (iii) a protected customary rights area under the Marine and Coastal Area (Takutai Moana) Act 2011	00 Substantive Application AEE, Section 7 3.2 Development Design Plan Set, Context Plans (Sheets 6 and 7)	Yes, addressed. The project is not within or adjacent to a statutory area, ngā rohe moana o ngā hapū o Ngāti Porou or a protected customary rights area.
5(1)(c)	Confirmation that the consent application complies with section 46(2)(a), (b), and (d); being:	00 Substantive Application AEE,	Yes, addressed.

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
	• section 42; and • sections 43 and 44; and • relates solely to a listed project or a referred project; and • any fee, charge, or levy payable under regulations in respect of the application is paid.	Section 3.5 (confirmation statement). These matters are addressed throughout the Substantive Application AEE.	
5(1)(d) and 5(6)	The full name and address of— (i) each owner of the site and of land adjacent to the site; and (ii) each occupier of the site and of land adjacent to the site whom the applicant is able to identify after reasonable inquiry; If the applicant is not able to supply the name and address of the owner and each occupier of the site and of land adjacent to the site because the land is Māori land in	00 Substantive Application AEE, Section 9	Yes, addressed.

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
	multiple ownership, the applicant must include a statement to that effect (clause 5(6)).		
5(1)(e)	A description of any other activities that are part of the proposal to which the consent application relates	00 Substantive Application AEE, Section 8 describes all activities. No other activities are anticipated.	Yes, addressed. No other activities are described beyond those addressed in the substantive application.
5(1)(f)	A description of any other resource consents, notices of requirement for designations, or alterations to designations required for the project to which the consent application relates	00 Substantive Application AEE, Section 8 describes all activities. No other approvals are anticipated.	Yes, addressed. Addressed in Section 6 and 8 of the substantive application.
5(1)(g)	An assessment of the activity against sections 5, 6 and 7 of the Resource Management Act 1991	00 Substantive Application AEE, Section 15.3	Yes, addressed. See also section 12 and 13 of the substantive application.

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
			Also present throughout Assessment Reports provided with the application.
5(1)(h) (and also clauses 5(2) and 5(3))	An assessment of the activity against any relevant provisions in any of the following documents: • a national environmental standard: • other regulations made under the Resource Management Act 1991: • a national policy statement: • a New Zealand coastal policy statement: • a regional policy statement or proposed regional policy statement: • a plan or proposed plan: • a planning document recognised by a relevant iwi authority and lodged with a local authority. This assessment must include an assessment of the activity against the requirements set out in clause 5(3) of Schedule 5 being:	00 Substantive Application AEE, Section 15.3 assesses all planning documents. Iwi authority planning documents are assessed in 10.2 Cultural Impact Assessment and 10.1 Cultural Values Statement and in 00 Substantive Application AEE, Section 12.4	Yes, addressed.

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
	- any relevant objectives, policies or rules in the documents listed; and - any requirement, condition, or permission in any rules in any of those documents; and - any other requirements in any of those documents.		
5(1)(i)	Information about any Treaty settlements that apply in the area covered by the consent application, including— (i) identification of the relevant provisions in those Treaty settlements; and (ii) a summary of any redress provided by those settlements that affects natural and physical resources relevant to the project or project area	00 Substantive Application AEE, Section 14	Yes, addressed. See section 14, p. 185-186 of substantive application.
5(1)(j)	A list of any relevant customary marine title groups, protected customary rights groups, ngā hapū o Ngāti Porou (where an application is within, adjacent to or directly affecting ngā rohe moana o ngā hapū o Ngāti Porou), or applicants under the Marine and Coastal Area (Takutai Moana) Act 2011;	Not applicable	Not relevant.

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
5(1)(k)	Any conditions that the applicant proposes for the resource consent.	16.1 Draft Land Disturbance Conditions 16.2. Schedule A (Archaeological Discovery Protocol – Taonga) and Schedule B (Archaeological Discovery Protocol – Koiwi) to Land Disturbance Conditions and Subdivision Conditions 16.3. Draft Stormwater Discharge and Diversion Conditions 16.4. Draft Wetland Utility Structure Conditions 16.5. Draft	Yes, addressed. See Appendices 16.1-16.8.

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
		Communal Wastewater Discharge Conditions 16.6. Draft Onsite Wastewater Discharge Conditions 16.7. Draft Land Use Conditions 16.8. Draft Subdivision Conditions	
5(1)(l)	if a notice under section 30(3)(b) or (5) has been received,— (i) a copy of that notice showing that it was received within the time frame specified in section 30(6)(b); and (ii) if a notice has been received under section 30(5), any more up-to-date information that the applicant is aware of about the existing resource consent referred to in the notice.	21. Section 30 Letter	Yes, addressed. See Attachment 21. The application has been lodged within 3 months of the date of the notice (17 June 2026).

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
5(4)(a)	An assessment of the activity's effects on the environment that includes the information required by clause 6.	Summary: 00 Substantive Application AEE, Section 12 provides the assessment of the activity's effects on the environment, including mitigation measures and monitoring. Section 13 provides an assessment of effects on people and views of persons consulted. Views of iwi are addressed in both Section 13 and Section 12.4 (effects on	Yes, addressed. Applicant indicates the activity does not include the use of hazardous installations and that there are no relevant protected customary rights.

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
		cultural values). Discharges are also further addressed in Section 15.3 (Section 105 RMA). The technical reports to support those assessments are referenced in those parts of 00 Substantive Application AEE. There are no relevant protected customary rights. Clause-by-clause: (a) An assessment of the actual or potential	

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
		effects on the environment: [00 Substantive Application AEE, Section 12] (b) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use: [not relevant] (c) if the activity includes the discharge of any contaminant, a	

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
		description of— (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and (ii) any possible alternative methods of discharge, including discharge into any other receiving environment: [Relevant discharges are stormwater and treated wastewater. The nature of these discharges is addressed in 00	

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
		Substantive Application AEE, Section 12.10 and Section 12.12, and there is additional relevant discussion in Section 12.8 - 12.9. In 00 Substantive Application AEE, Section 15.3, the discussion under the "Section 105 RMA" sub-heading addresses alternative methods of discharge] (d) a description of the mitigation measures (including safeguards	

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
		and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect of the activity: [00 Substantive Application AEE, Section 12 addresses mitigation measures] (e) identification of persons who may be affected by the activity and any response to the views of any persons consulted, including views of iwi or hapū that have been	

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
		consulted in relation to the proposal: [00 Substantive Application AEE, Section 13.1 addresses affected persons. 00 Substantive Application AEE Section 13.2 addresses views of persons consulted. Iwi views are covered in further detail in 00 Substantive Application AEE, Section 12.4 Effects on cultural values, and in 10.1 Cultural Values	

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
		Statement, 10.2 Cultural Impact Assessment and 10.3 Record of engagement] (f) if iwi or hapū elect not to respond when consulted on the proposal, any reasons that they have specified for that decision: [00 Substantive Application AEE, Section 12.4 and 10.3 Record of engagement] (g) if the scale and	

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
		significance of the activity's effects are such that monitoring is required, a description of how the effects will be monitored and by whom, if the activity is approved: [00 Substantive Application AEE, Section 12 describes how effects will be monitored and by whom. This is further specified in the draft consent conditions in Attachment 16] (h) an assessment of	

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
		any effects of the activity on the exercise of a protected customary right. [This is not relevant as there are no relevant protected customary rights]	
5(4)(b)	An assessment of the activity's effects on the environment that covers the matters specified in clause 7.	Summary: 00 Substantive Application AEE, Sections 4 (significant regional benefits), 12 (assessment of the activity's effects on the environment) and 13 (effects on people and views of persons	Yes, addressed.

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
		consulted) along with technical reports referenced therein, address the clause 7 matters. Clause-by-clause: (a) any effect on the people in the neighbourhood and, if relevant, the wider community, including any social, economic, or cultural effects: [00 Substantive Application AEE, Section 12 addresses effects on the	

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
		environment which includes effects on people in the neighbourhood and the wider community. Section 13 addresses effects on people. Social, economic and cultural effects are addressed in 00 Substantive Application AEE, Section 4.1 (significant housing benefits), 4.2 Significant economic/employment benefits, Section 4.4 Significant transport	

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
		benefits, Section 12.2 Positive effects, and Section 12.4 Effects on cultural values] (b) any physical effect on the locality, including landscape and visual effects: [00 Substantive Application AEE Section 12 addresses physical effects on the locality such as land disturbance. Landscape and visual effects are addressed in Section 12.14] (c) any effect on	

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
		ecosystems, including effects on plants or animals and physical disturbance of habitats in the vicinity: [00 Substantive Application AEE, Section 12.9 addresses effects on wetlands, waterways and indigenous biodiversity] (d) any effect on natural and physical resources that have aesthetic, recreational, scientific, historical, spiritual, or	

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
		cultural value, or other special value, for present or future generations: [00 Substantive Application AEE, Section 4.4 and 12.5 address recreational benefits of shared path upgrades. Cultural values are addressed in Section 12.4 and 101. Cultural Values Statement and 10.2 Cultural Impact Assessment] (e) any discharge of contaminants into the	

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
		environment and options for the treatment and disposal of contaminants: [00 Substantive Application AEE, Section 12.10 and Section 12.12 address contaminant discharges, and there is additional relevant discussion in Section 12.8 - 12.9. In 00 Substantive Application AEE, Section 15.3, the discussion under the	

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
		"Section 105 RMA" sub-heading addresses alternative methods of discharge] (f) any unreasonable emission of noise: [The Project does not involve any unreasonable emission of noise. Noise is addressed in Section 12.11 (construction noise and vibration) and 12.5 (sensitivity of future residents to State Highway 60 noise and conditions to manage this).	

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
		(g) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations. [Natural hazards are addressed in 00 Substantive Application AEE, Section 12.6. The Project does not involve hazardous installations]	
6	(1) The assessment of an activity's effects on the environment must include the following information:	Note: this box repeats the information two boxes above, which also asks for an	Yes, addressed.

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
	(a) an assessment of the actual or potential effects on the environment: (b) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use: (c) if the activity includes the discharge of any contaminant, a description of— (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and (ii) any possible alternative methods of discharge, including discharge into any other receiving environment: (d) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect of the activity: (e) identification of persons who may be affected by the activity and any response to the views of any	assessment of clause 6. Summary: 00 Substantive Application AEE, Section 12 provides the assessment of the activity's effects on the environment, including mitigation measures and monitoring. Section 13 provides an assessment of effects on people and views of persons consulted. Views of iwi are addressed in both	

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
	persons consulted, including the views of iwi or hapū that have been consulted in relation to the proposal: (f) if iwi or hapū elect not to respond when consulted on the proposal, any reasons that they have specified for that decision: (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how the effects will be monitored and by whom, if the activity is approved: (h) an assessment of any effects of the activity on the exercise of a protected customary right.	Section 13 and Section 12.4 (effects on cultural values). Discharges are also further addressed in Section 15.3 (Section 105 RMA). The technical reports to support those assessments are referenced in those parts of 00 Substantive Application AEE. There are no relevant protected customary rights. Clause-by-clause:	

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
		(a) An assessment of the actual or potential effects on the environment: [00 Substantive Application AEE, Section 12] (b) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use: [not relevant] (c) if the activity	

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
		includes the discharge of any contaminant, a description of— (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and (ii) any possible alternative methods of discharge, including discharge into any other receiving environment: [Relevant discharges are stormwater and treated wastewater. The nature of these	

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
		discharges is addressed in 00 Substantive Application AEE, Section 12.10 and Section 12.12, and there is additional relevant discussion in Section 12.8 - 12.9. In 00 Substantive Application AEE, Section 15.3, the discussion under the "Section 105 RMA" sub-heading addresses alternative methods of discharge] (d) a description of the	

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
		mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect of the activity: [00 Substantive Application AEE, Section 12 addresses mitigation measures] (e) identification of persons who may be affected by the activity and any response to the views of any persons consulted,	

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
		including views of iwi or hapū that have been consulted in relation to the proposal: [00 Substantive Application AEE, Section 13.1 addresses affected persons. 00 Substantive Application AEE Section 13.2 addresses views of persons consulted. Iwi views are covered in further detail in 00 Substantive Application AEE, Section 12.4 Effects on	

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
		cultural values, and in 10.1 Cultural Values Statement, 10.2 Cultural Impact Assessment and 10.3 Record of engagement] (f) if iwi or hapū elect not to respond when consulted on the proposal, any reasons that they have specified for that decision: [00 Substantive Application AEE, Section 12.4 and 10.3 Record of	

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
		engagement] (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how the effects will be monitored and by whom, if the activity is approved: [00 Substantive Application AEE, Section 12 describes how effects will be monitored and by whom. This is further specified in the draft consent conditions in	

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
		Attachment 16] (h) an assessment of any effects of the activity on the exercise of a protected customary right. [This is not relevant as there are no relevant protected customary rights]	
7	The assessment of an activity's effects on the environment must cover the following matters: (a) any effect on the people in the neighbourhood and, if relevant, the wider community, including any social, economic, or cultural effects: (b) any physical effect on the locality, including landscape and visual effects:	Note: this box repeats the information two boxes above, which also asks for an assessment of clause 7. Summary: 00 Substantive	Yes, addressed.

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
	(c) any effect on ecosystems, including effects on plants or animals and physical disturbance of habitats in the vicinity: (d) any effect on natural and physical resources that have aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations: (e) any discharge of contaminants into the environment and options for the treatment and disposal of contaminants: (f) any unreasonable emission of noise: (g) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.	Application AEE, Sections 4 (significant regional benefits), 12 (assessment of the activity's effects on the environment) and 13 (effects on people and views of persons consulted) along with technical reports referenced therein, address the clause 7 matters. Clause-by-clause: (a) any effect on the people in the neighbourhood and, if	

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
		relevant, the wider community, including any social, economic, or cultural effects: [00 Substantive Application AEE, Section 12 addresses effects on the environment which includes effects on people in the neighbourhood and the wider community. Section 13 addresses effects on people. Social, economic and cultural effects are addressed in 00	

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
		Substantive Application AEE, Section 4.1 (significant housing benefits), 4.2 Significant economic/employment benefits, Section 4.4 Significant transport benefits, Section 12.2 Positive effects, and Section 12.4 Effects on cultural values] (b) any physical effect on the locality, including landscape and visual effects: [00 Substantive Application AEE	

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
		Section 12 addresses physical effects on the locality such as land disturbance. Landscape and visual effects are addressed in Section 12.14] (c) any effect on ecosystems, including effects on plants or animals and physical disturbance of habitats in the vicinity: [00 Substantive Application AEE, Section 12.9 addresses effects on wetlands, waterways and	

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
		indigenous biodiversity] (d) any effect on natural and physical resources that have aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations: [00 Substantive Application AEE, Section 4.4 and 12.5 address recreational benefits of shared path upgrades. Cultural	

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
		values are addressed in Section 12.4 and 101. Cultural Values Statement and 10.2 Cultural Impact Assessment] (e) any discharge of contaminants into the environment and options for the treatment and disposal of contaminants: [00 Substantive Application AEE, Section 12.10 and Section 12.12 address contaminant	

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
		discharges, and there is additional relevant discussion in Section 12.8 - 12.9. In 00 Substantive Application AEE, Section 15.3, the discussion under the "Section 105 RMA" sub-heading addresses alternative methods of discharge] (f) any unreasonable emission of noise: [The Project does not involve any unreasonable emission of noise. Noise is	

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
		addressed in Section 12.11 (construction noise and vibration) and 12.5 (sensitivity of future residents to State Highway 60 noise and conditions to manage this). (g) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations. [Natural hazards are addressed in 00 Substantive Application AEE,	

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
		Section 12.6. The Project does not involve hazardous installations]	
5(5)(a)	If a permitted activity is part of the proposal to which the consent application relates, a description that demonstrates that the activity complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1) of the Resource Management Act 1991)	00 Substantive Application AEE Section 10 addresses approvals required and, where relevant, identifies permitted activities that are complied with.	Yes, addressed. See Table 1 of the substantive application.
5(5)(b)	If the activity is to occur in an area that is within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011 or the environmental covenant prepared by ngā hapū o Ngāti Porou under section 19 of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, an	Not relevant	Not applicable.

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference	EPA
	assessment of the activity against any resource management matters set out in that document		
5(5)(c)	If the activity is to occur in an area that is taiāpure-local fishery, a mātaihai reserve, or an area that is subject to bylaws made under Part 9 of the Fisheries Act 1996, an assessment of the effects of the activity on the use or management of the area.	Not relevant	Not applicable.

CHECKLIST A1 – Subdivision or reclamation resource consent

Clause, Schedule 5	Information required for an application for a subdivision consent or a reclamation consent (in addition to the information required in Checklist A)	Application Reference	EPA
If this application is for a subdivision consent, please adequately define the matters set out in clause 8(1) below. If no subdivision consent is sought, please enter n/a.			
8(1)(a)	The position of all new boundaries	3.2 Development Design Plan Set, Sheet 2	Yes, addressed.
8(1)(b)	The areas of all new allotments, unless the subdivision involves a cross lease or company lease or unit plan	3.2 Development Design Plan Set, Sheet 2	Yes, addressed.
8(1)(c)	The locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips	3.2 Development Design Plan Set, Sheet 2. Esplanade reserves / strips are not required, as described in 00 Substantive Application	Yes, addressed.

Clause, Schedule 5	Information required for an application for a subdivision consent or a reclamation consent (in addition to the information required in Checklist A)	Application Reference	EPA
		Section 15.3 under the heading "Section 6 RMA", however public access through and across the Development Site has been provided for as shown on 3.2 Development Design Plan Set, Sheet 8	
8(1)(d)	The locations and areas of existing esplanade reserves, esplanade strips, and access strips	There are no existing esplanade reserves, esplanade strips or access strips.	Not applicable. Described in section 15.3 of the substantive application.

Clause, Schedule 5	Information required for an application for a subdivision consent or a reclamation consent (in addition to the information required in Checklist A)	Application Reference	EPA
8(1)(e)	The locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A of the Resource Management Act 1991	Not relevant	Not applicable.
8(1)(f)	The locations and areas of any land within the coastal marine area that is to become part of the common marine and coastal area under section 237A of the Resource Management Act 1991	Not relevant	Not applicable.
8(1)(g)	The locations and areas of land to be set aside as new roads	3.2 Development Design Plan Set, Sheet 2	Yes, addressed.
If this application is for a reclamation consent, please include the information to show the area to be reclaimed set out in clause 8(2) below. If no reclamation consent is sought, please enter n/a.			
8(2)(a)	The location of the area to be reclaimed	n/a	Not applicable.
8(2)(b)	If practicable, the position of all new boundaries	n/a	Not applicable.
8(2)(c)	Any part of the reclaimed area to be set aside as an esplanade reserve or esplanade strip	n/a	Not applicable.

Appendix 2: Consultation Summary

The following agency was consulted with to inform the assessment of the application for completeness. The agency was requested to confirm whether the application documentation provided by the EPA regarding the proposal as provided by the applicant meets the requirements of sections 42 and 43 of the Act and is provided in sufficient detail to satisfy the purpose of the Act in accordance with section 44 of the Act.

1. Consultation with Tasman District Council as the relevant consent authority for the following approvals under the Resource Management Act 1991:

- Resource consent (section 42(4)(a) of the Act)

Response received 9 September 2026, below:

Email [REDACTED]
Phone 03 543 8529

9 September 2026

Ben Bond
Fast-track Applications
Environmental Protection Authority
info@fasttrack.govt.nz

Kia ora Ben,

SUBJECT: Consultation regarding a substantive application under the Fast-track Approvals Act 2024

Thank you for your letter dated 2 September 2026 regarding the Tahimana Limited substantive application.

Please find below Tasman District Council's response on the completeness of the Applicant's substantive application under the Fast-track Approvals Act 2024 (FTAA).

Summary and Key Concerns

Council considers that the application is complete in accordance with Schedule 5 of the FTAA. Attachments 1–4 to this letter provide a detailed assessment supporting this conclusion.

This application was originally received by Council as a bundled subdivision consent. It was accepted under section 88 of the RMA and further information was provided by the Applicant. As such, Council is familiar with the application.

The feedback provided in the attachments is not unexpected for a project of this nature and scale. It is anticipated that the outstanding matters can be addressed through the next stages of the Fast-track process by working collaboratively with the Applicant.

Further details on these matters are provided in Attachment 1 below.

Identification of any existing resource consents under section 30

I can confirm the written notice under section 30(3)(b)/30(5), dated 17 June 2026, prepared by Tasman District Council remains accurate and final at the time of receiving this letter.

Tasman District Council
Email info@tasman.govt.nz
Website www.tasman.govt.nz
24 hour assistance

Richmond
189 Queen Street
Private Bag 4
Richmond 7050
New Zealand
Phone 03 543 8400
Fax 03 543 9524

Murchison
92 Fairfax Street
Murchison 7007
New Zealand
Phone 03 523 1013
Fax 03 523 1012

Motueka
7 Hickmott Place
PO Box 123
Motueka 7143
New Zealand
Phone 03 528 2022
Fax 03 528 9751

Takaka
14 Junction Street
PO Box 74
Takaka 7142
New Zealand
Phone 03 525 0020
Fax 03 525 9972

We trust that this information assists the EPA in determining whether Tahimana's substantive application is complete and within scope, in accordance with section 46(1) of the Fast-track Approvals Act 2024.

Please advise if you need any further clarification on any matters raised in this letter. We look forward to working with you further on this application if it is considered to meet section 46(1) of the Act.

Ngā mihi



Leif Pigott
Principal Advisor – Environmental Services Tasman District Council

List of Attachments

Attachment 1	Tasman District Council comments under s46 FTAA
Attachment 2	Checklist A – Resource Consent, Change to or Cancellation of a Resource Consent
Attachment 3	Council's Technical Advice Summary
Attachment 4	Council's Section 30 Response

Attachment 1

Tasman District Council comments under section 46 FTAA – Tahimana

Based on the information provided in the substantive application and its appendices, Tasman District Council (TDC) considers that the Tasman Resource Management Plan (TRMP) is the principal planning document applying to the resource consent approvals sought for the Tahimana application. As a unitary authority, Council is the relevant consent authority for both district and regional resource consent matters associated with the proposal.

The following consents and approvals under the RMA would be administered by Tasman District Council:

- Subdivision consent to subdivide the site to create approximately 145 allotments, comprising residential, rural lifestyle, rural conservation, reserve, road, access, walkway and utility allotments, and to enable approximately 141 residential units across a range of densities.
- Land use consent to construct dwellings and associated buildings within identified building location areas on residential, serviced lifestyle, lifestyle and rural conservation allotments, including reduced setbacks, subsidiary residential units where applicable, and utility structures.
- Land disturbance consent for earthworks associated with roading, accessways, walkways, building platforms, stormwater infrastructure, water supply infrastructure, wastewater servicing, communal wastewater disposal areas, detention basins, and associated construction works.
- Discharge consent for sediment-laden construction stormwater and other temporary construction-related discharges associated with earthworks, roading, servicing works, stormwater basin construction, wetland or waterway works, and erosion and sediment control measures.
- Discharge consent to divert and discharge operational stormwater from the subdivision and developed sites to land and water, including to detention basins, swales, soakage areas, gullies, wetlands or watercourses where applicable.
- Discharge consent to discharge domestic wastewater to land from the proposed privately owned communal wastewater system, serving the residential allotments and specified serviced lifestyle allotments.
- Discharge consent(s) for treated domestic wastewater to land from individual onsite wastewater systems serving lifestyle and rural lifestyle allotments that are not connected to the communal system.
- Water permit or associated approval for construction-phase water management activities, including temporary diversions, bypass pumping, dewatering and non-consumptive takes where required for earthworks, servicing works, stormwater infrastructure and works in or near waterbodies.
- Consent under the National Environmental Standards for Freshwater for works associated with the subdivision, including earthworks, vegetation clearance, restoration planting and maintenance, construction of boardwalks, stormwater detention structures, culverts, diversions and other works within or near natural inland wetlands and waterways.
- Land use consent for network utility infrastructure, including water supply infrastructure, wastewater infrastructure, stormwater infrastructure, roading works,

shared path upgrades, walkways, lighting and related infrastructure within the site and adjoining road corridors.

Council considers that, based on its understanding of the proposal, the relevant planning documents identified by the Applicant in the Assessment of Environmental Effects are generally correct, and that the Applicant has assessed the proposal against the relevant provisions of the TRMP and applicable national direction.

Council understands that the Applicant seeks longer-term consents for ongoing operational activities, including the communal wastewater discharge to land, onsite wastewater discharges, operational stormwater diversion and discharge, and associated infrastructure and management arrangements. Construction-related consents, including land disturbance, erosion and sediment control, freshwater works and temporary construction discharges, are expected to be managed through staging, lapse provisions and detailed conditions.

Whether the substantive application made available to Council meets the requirements of sections 42 and 43 of the FTAA and is provided in sufficient detail to satisfy the purpose for which it is required in accordance with section 44 of the FTAA.

Overall, Council considers that the Tahimana substantive application is capable of assessment through the Fast-track process and appears to address the information requirements for a substantive application. However, several technical matters require further consideration and, if approval is granted, robust conditions to ensure effects are appropriately managed over the life of the development.

Council considers that further discussion is required with the Applicant to work through the comments provided in this report. Please refer to Attachment 3 for further details on these matters. Specifically:

1. Wastewater servicing remains a key issue, particularly the long-term ownership, operation, maintenance, renewal funding and governance of the privately owned communal wastewater system.
2. Water supply arrangements require clear documentation, including the bulk supply point, private ownership of downstream infrastructure, secondary supplier obligations, storage, firefighting supply and licences to occupy for private infrastructure within road corridors.
3. Stormwater management, detention basin design, wetland recharge, water quality treatment, overland flow paths and long-term maintenance responsibilities require careful condition drafting and engineering certification.
4. Wetland and stream protection, ecological restoration planting, fish salvage, monitoring and maintenance need to be secured through enforceable and stage-linked conditions.
5. Earthworks, construction discharges, dust, erosion and sediment control, and works near wetlands and waterways will require detailed construction management plans and clear compliance triggers.
6. Transport, roading, walkway, shared path and lighting matters require further refinement through detailed design and conditions, including treatment of the Stagecoach Road and Dicker Road corridors.

7. Productive land, housing supply, affordability and economic benefit claims may require further substantiation, particularly where those matters are relied on to support claimed project benefits.
8. Is the proposed scale and intensity of the residential clusters is consistent with the Rural 3 Zone's intended character and development outcomes, or whether it represents a form of suburban residential development that exceeds what was anticipated by the Rural 3 planning framework.
9. Condition sets will require further review to ensure they are internally consistent, enforceable, appropriately staged, and capable of securing the stated mitigation, monitoring, maintenance and governance outcomes.

Section 42 – Authorised person may lodge substantive application for approvals

Council considers that the Applicant has identified the principal RMA approvals required for the Tahimana project, including subdivision, land use, land disturbance, discharge, water-related and freshwater-related approvals administered by Council as a unitary authority.

Section 43 – Requirements for substantive application

Council considers that the information provided is generally sufficient for the application to proceed to substantive assessment. Council's technical comments should not be read as indicating that all effects have been resolved, but rather that the matters identified are capable of being assessed and, where appropriate, addressed through further expert engagement and conditions.

General comments from Council to assist with consideration under section 46 FTAA Consultation

Council acknowledges that there has been ongoing engagement between Tahimana Limited and Council through both the earlier RMA consent process and the Fast-track process. The Applicant has provided draft technical reports and draft conditions to Council and has met with Council officers to discuss wastewater, water supply, roading, lighting, stormwater and related matters. Council is continuing to work through the issues identified.

Council looks forward to continuing to engage constructively with Tahimana Limited, the EPA and any expert panel appointed to consider the application, with the aim of supporting efficient and well-informed decision-making and ensuring that any approval is supported by clear, enforceable and durable consent conditions.

ATTACHMENT 2: CHECKLIST A – RESOURCE CONSENT, CHANGE TO OR CANCELLATION OF A RESOURCE CONSENT

Clause, Schedule 5	Information required for an approval described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Comment on whether this has been provided
5(1)(a)	A description of the proposed activity.	Yes. Provided in the Substantive Application (SA).
5(1)(b)	A description and map of the site at which the activity is to occur, including whether the site is within or adjacent to— i. a statutory area (as defined in the relevant Treaty settlement Act); or ii. ngā rohe moana o ngā hapū o Ngāti Porou (as defined in section 11 of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019); or a protected customary rights area under the Marine and Coastal Area (Takutai Moana) Act 2011.	Yes. A map of the site has been provided in the scheme plan. The site is not within any statutory acknowledgement area and is not within any coastal area.
5(1)(c)	Confirmation that the consent application complies with section 46(2)(a), (b), and (d); being: • section 42; and • sections 43 and 44; and	Provided through the SA and associated documents.

	- relates solely to a listed project or a referred project; and - any fee, charge, or levy payable under regulations in respect of the application is paid. <i>Guidance note: Section 46 provides for the EPA to decide whether the substantive application is complete and within scope. The EPA will need to be satisfied that the application complies with these requirements. These matters are addressed throughout the substantive application form and relevant checklist.</i>	
5(1)(d) and 5(6)	The full name and address of— iii. each owner of the site and of land adjacent to the site; and iv. each occupier of the site and of land adjacent to the site whom the Applicant is unable to identify after reasonable inquiry; If the Applicant is not able to supply the name and address of the owner and each occupier of the site and of land adjacent to the site because the land is Māori land in multiple ownership, the Applicant must include a statement to that effect (clause 5(6)).	Provided in the SA – Section 9.0 Owners and Occupiers of Site and Adjacent Land.
5(1)(e)	A description of any other activities that are part of the	Provided through the SA. Council agrees that there are no other activities

	proposal to which the consent application relates.	beyond those set out in the SA that are part of the proposal to which the consent application relates.
5(1)(f)	A description of any other resource consents, notices of requirement for designations, or alterations to designations required for the project to which the consent application relates.	Provided in the SA – Section 6.0 Summary of Approvals Required.
5(1)(g)	An assessment of the activity against any relevant provisions in any of the following documents: • a national environmental standard: • other regulations made under the Resource Management Act 1991: • a national policy statement: • a New Zealand coastal policy statement: • a regional policy statement or proposed regional policy statement: • a plan or proposed plan: • a planning document recognised by a relevant iwi authority and lodged with a local authority. This assessment must include an assessment of the activity against the requirements set out in clause 5(3) of Schedule 5 being:	Provided in the SA – Section 11.0 Assessment against Relevant Provisions of the RMA Planning Instruments.

	• any relevant objectives, policies or rules in the documents listed; and • any requirement, condition, or permission in any rules in any of those documents; and any other requirements in any of those documents. Information about any Treaty settlements that apply in the area covered by the consent application, including v. identification of the relevant provisions in those Treaty settlements; and a summary of any redress provided by those settlements that affects natural and physical resources relevant to the project or project area.	
5(1)(j)	A list of any relevant customary marine title groups, protected customary rights groups, ngā hapū o Ngāti Porou (where an application is within, adjacent to or directly affecting ngā rohe moana o ngā hapū o Ngāti Porou), or Applicants under the Marine and Coastal Area (Takutai Moana) Act 2011.	Not relevant to this application, as the site is not within or adjacent to the coastal marine area.
5(1)(k)	The conditions that the Applicant proposes for the resource consent.	Draft conditions of consent have been provided. See draft condition documents 16.1–16.8.
5(1)(l)	if a notice under section 30(3)(b) or (5) has been received,— vi. a copy of that notice showing	Provided as Attachment 4.

	that it was received within the time frame specified in section 30(6)(b); and if a notice has been received under section 30(5), any more up-to-date information that the Applicant is aware of about the existing resource consent referred to in the notice.	Council received a section 30 request under the FTAA from Tahimana on 8 June 2026. Council provided a section 30 response on 17 June 2026. No additional information is available.
5(4)(a)	An assessment of the activity's effects on the environment that includes the information required by clause 6. <i>Guidance note: See rows below for requirements in clause 6.</i>	Provided in SA – Section 12.0 Assessment of the activity's effects on the environment and appendices.
5(4)(b)	An assessment of the activity's effects on the environment that covers the matters specified in clause 7. <i>Guidance note: See rows below for requirements in clause 7.</i>	Provided in SA, particularly Section 12.0 Assessment of the activity's effects on the environment and appendices.
6	(a) an assessment of the actual or potential effects on the environment:	Provided in SA, particularly Section 12.0 Assessment of the activity's effects on the environment and appendices.
	(b) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use	As I can find no definition of <i>hazardous installations</i> in the Act, I have assumed that a <i>hazardous installation</i> is a facility involving the use, storage, manufacture, processing or disposal of hazardous substances in quantities sufficient to create actual or potential adverse effects on people, property or the environment. In this case,

		the key item will be the wastewater treatment plant, which has a detailed assessment and draft conditions to control the risks.
	(c) if the activity includes the discharge of any contaminant, a description of— (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and (ii) any possible alternative methods of discharge, including discharge into any other receiving environment:	As above, with specific reference to the Three Waters report, wastewater treatment plant design report, ecology report, draft land disturbance conditions and contaminated land report.
	d) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect of the activity:	See response to clause 6(c).
	(e) identification of persons who may be affected by the activity and any response to the views of any persons consulted, including the views of iwi or hapū that have been consulted in relation to the proposal:	See response to clause 5(4)(a) and the record of engagement.
	(f) if iwi or hapū elect not to respond when consulted on the proposal, any reasons that they have specified for that decision:	See cultural values statement and cultural impact assessment.

	(g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how the effects will be monitored and by whom, if the activity is approved	See the SA and details in the draft conditions of consent.
	(h) an assessment of any effects of the activity on the exercise of a protected customary right	N/A
7	The assessment of an activity's effects on the environment must cover the following matters: (a) any effect on the people in the neighbourhood and, if relevant, the wider community, including any social, economic, or cultural effects:	See response to clause 5(4)(a).
	(b) any physical effect on the locality, including landscape and visual effects:	See the SA and landscape assessment report.
	(c) any effect on ecosystems, including effects on plants or animals and physical disturbance of habitats in the vicinity:	See the ecology report and draft land disturbance conditions.
	(d) any effect on natural and physical resources that have aesthetic, recreational, scientific, other special value, for present or future generations:	See the SA.

	(e) any discharge of contaminants into the environment and options for the treatment and disposal of contaminants:	See the SA, with more detail in the wastewater report, draft land disturbance conditions and contaminated land report.
	(e) any unreasonable emission of noise:	See the SA, Acoustic Report, Construction Noise Report and SH60 Reverse Sensitivity Report.
	(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations historical, spiritual, or cultural value, or	See SA
5(5)(a)	If a permitted activity is part of the proposal to which the consent application relates, a description that demonstrates that the activity complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1) of the Resource Management Act 1991).	Provided in the SA, specifically Table 1: Assessment of the Tasman Resource Management Plan Rules, and expanded on in the relevant appendices.
5(5)(b)	If the activity is to occur in an area that is within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011 or the environmental covenant prepared by ngā hapū o Ngāti Porou under section 19 of the Ngā Rohe Moana o Ngā Hapū o Ngāti	Not relevant

	Porou Act 2019, an assessment of the activity against any resource management matters set out in that document.	
5(5)(c)	If the activity is to occur in an area that is taiāpure-local fishery, a mātaītai reserve, or an area that is subject to bylaws made under Part 9 of the Fisheries Act 1996, an assessment of the effects of the activity on the use or management of the area.	Not relevant
8(1)	(a) the position of all new boundaries; and	Provided in the SA, with more detail through the appendices, particularly the 01 Scheme Plan, 03.2 Development Design Plan Set and draft conditions.
	(b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan; and	Provided.
	(c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips; and	Provided.
	(d) the locations and areas of existing esplanade reserves, esplanade strips, and access strips; and	Provided.
	e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A of the Resource Management Act 1991	Not relevant.

	(f) the locations and areas of any land within the coastal marine area that is to become part of the common marine and coastal area under section 237A of the Resource Management Act 1991;	Not relevant.
	(g) the locations and areas of land to be set aside as new roads	Provided.

Attachment 3 Council's Technical Advice Summary

Overall position

Tasman District Council has been involved with the Tahimana proposal through the Resource Management Act consent process before its referral into the Fast-track Approvals process. Based on the information reviewed to date, Council considers the proposal is capable of assessment through the Fast-track process. However, several technical matters require further consideration and, if approved, robust consent conditions.

Council's main focus is on infrastructure provision, long-term management, environmental protection, and cumulative effects associated with a development of this scale.

1. Wastewater servicing

Wastewater servicing remains a key issue. Council's concerns relate mainly to the long-term ownership, operation, maintenance and governance of the proposed privately owned communal wastewater system, rather than the treatment technology itself.

If consent is granted, conditions should require a comprehensive Operations and Maintenance Plan, an Asset Management Plan, funded renewal and replacement arrangements, monitoring and reporting against the Wastewater Environmental Performance Standards, and clear governance arrangements before development proceeds. The proposed conditions are being worked through.

Council must comply with the Wastewater Environmental Performance Standards if it were ever asked to take over the scheme. This means any future transfer to Council is unlikely to be practical. Council is aware that similar communal wastewater schemes have encountered difficulties where depreciation, renewals and ongoing operational costs were not adequately provided for, leaving future users exposed to unfunded upgrade and maintenance obligations.

2. Water supply

Council has discussed potable water supply with the Applicant. An in-principle allocation from the Māpua/Ruby Bay water supply scheme has been reached, subject to agreed conditions and detailed engineering approval.

The development should operate as a restricted rural water supply, with appropriate on-site and communal storage, private internal reticulation, and clear requirements for any secondary drinking water supplier obligations.

3. Stormwater and ecology

Council considers that stormwater effects can generally be managed through the proposed treatment and attenuation measures, provided detailed design protects wetlands, downstream waterways and receiving environments.

Key matters include maintaining wetland hydrology, ensuring post-development peak flows do not exceed pre-development conditions, treating road runoff, managing sediment and contaminant discharges, and securing ecological planting, maintenance and wetland protection through conditions.

4. Earthworks and construction discharges

The scale of earthworks required during construction has the potential to generate sediment-laden runoff if not carefully managed. Council expects these effects to be addressed through

a detailed Erosion and Sediment Control Plan prepared before works begin and implemented throughout construction. This is signalled through the draft land disturbance consent conditions.

5. Transport and roading

Transport matters mainly relate to Stagecoach Road upgrades, active transport connections, lighting, and integration with the wider transport network. Council expects these matters to be addressed through detailed engineering design and conditions.

6. Reserves, productive land and housing outcomes

Council supports the provision of open space and walkway connections, subject to clear conditions covering reserve vesting, classification, development standards, construction responsibilities and financial contributions.

Planning matters include the protection of productive land where practicable, consistency with the Coastal Tasman Area Subdivision and Development Design Guide, management of cumulative landscape and rural character effects, and consideration of the affordability and urban form outcomes claimed by the Applicant.

At this stage, Council does not have enough information to conclude that the housing will be affordable in practice. Lower land prices, smaller lots or a different housing form may improve relative affordability, but they do not by themselves secure affordable housing outcomes. If affordability is relied on as a project benefit, it should be supported by clear evidence, such as anticipated dwelling price points, comparison with local household incomes and market prices, proposed tenure models, any eligibility criteria, and mechanisms to ensure the dwellings remain available to the intended market.

7. Rural 3 planning assessment

The application provides an assessment of how the proposal responds to the relevant Rural 3 provisions. The key policy issue requiring further evaluation is whether the proposed scale and intensity of the residential clusters is consistent with the Rural 3 Zone's intended character and development outcomes, or whether it represents a form of suburban residential development that exceeds what was anticipated by the Rural 3 planning framework.

Conclusion

Council's overall assessment is that the proposal is technically capable of proceeding through the Fast-track assessment process. The main outstanding matters are matters of detail, implementation and long-term management. These include wastewater governance, water supply arrangements, stormwater and wetland protection, earthworks and construction discharge controls, transport upgrades, ecological planting, reserve development, productive land effects, and substantiation and delivery of stated housing affordability outcomes.

Attachment 4 Council's Section 30 Response



Leif.Pigott@tasman.govt.nz

03 543 8529

17 June 2026

Sally Gepp KC
Barrister 3 Brookside
Nelson 7010

Dear Sally

Subject: Response to Notification under Section 30 of the Fast-track Approvals Act 2024 – Tahimana Substantive Application

Thank you for your correspondence dated 8 June 2026 providing notice under section 30(2) of the Fast-track Approvals Act 2024 (FTAA) of Tahimana's intention to lodge a substantive application.

I note that the requirements of S30 of the FTAA are relevant where an authorised person intends to make an application for a resource consent to undertake an activity involving the use of a natural resources (sections 12, 13, 14, and 15 of the Resource Management Act 1991 (RMA). For the avoidance of doubt, S30 requests do not relate to section 9 land use or s11 subdivision consents.

In accordance with section 30(3) of the FTAA and requirements on Tasman District Council as the consent authority, Council has undertaken a review of its records in respect of the relevant application area to identify any existing resource consents of the type contemplated by that provision.

I can confirm that no existing resource consents of the kind described in section 30(3) of the FTAA have been identified. Accordingly, sections 30(4) to 30(6) of the FTAA are not engaged, and no further action is required by Council in this respect to these sections.

I trust that this provides a complete response to your notification under section 30(3) of the FTAA. If you have any questions or require further clarification, please do not hesitate to contact me.

Yours sincerely

Leif Pigot

Principal Advisor - Environmental Services Tasman District Council

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