
RE: FTAA-26605-1230 Oakland Estates

From Maisie Fisher s 9(2)(a)

Date Fri 15/05/2026 10:16 AM

To Helen Willis s 9(2)(a)

Cc FTAreferalls <FTAreferalls@mfe.govt.nz>; Rachael s 9(2)(a) Justin McDonald s 9(2)(a)
Rachel Morgan s 9(2)(a)

 5 attachments (325 KB)

Oaklands Estate - Referral Application and Plan Change; Oaklands Estate - Referral Application and Plan Change; Oaklands Estate - Referral Application and Plan Change; 224733_1.pdf; 234596_1.pdf;

MFE CYBER SECURITY WARNING

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Hi Helen,

Thank you for the call yesterday.

Please see the responses to your questions outlined below in red (and the referenced documents attached). If you require anything further from us, then don't hesitate to give me a call.

Thank you,

Ngā mihi | Kind regards,

MAISIE FISHER
Intermediate Planner
s 9(2)(a)
s 9(2)(a)

B&A
Urban & Environmental



barker.co.nz



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From: Helen Willis s 9(2)(a)

Sent: Thursday, 14 May 2026 12:19 pm

To: Maisie Fisher s 9(2)(a)

Cc: FTAreferalls <FTAreferalls@mfe.govt.nz>

Subject: FTAA-26605-1230 Oakland Estates

You don't often get email from s 9(2)(a) [Learn why this is important](#)

Hi Maisie

Thanks for the call earlier. As discussed, there are some matters we are seeking some further information/clarification regarding the Oakland Estates application (the project) under the Fast-track Approvals Act 2024 (the Act):

1. Confirmation on which option is to be taken forward, i.e. whether the project is to include a retirement village or whether this will be substituted for additional housing. In addition, clarification on the proposed benefits associated with that project description, particularly economic benefits and approximate number of allotments to be delivered. **It is an either/or at this stage. The same number of retirement village or residential units would be delivered under either option so the economic benefits largely the same. The economic assessment has been undertaken on the basis of residential units. A mid-point was selected for the economic assessment, being 650 dwellings (see Section 5.3 of the economic assessment). The mid-point yield of 650 dwellings adopted for the assessment comprises 550 residential dwellings and 100 retirement village units. The economic assessment has assumed that if the retirement village is smaller than modelled (or not delivered at all) the balance would be made up of additional residential dwellings, and vice versa. Because total unit numbers are held constant, the headline economic benefits would apply under either scenario. A small variation in the precise figures may occur due to differences in build cost per square metre and average GFA between typologies (for example, RV units are modelled at \$3,500/m² versus \$3,300/m² for standalone dwellings, with different average floor areas), but these differences are likely immaterial at the project level. In addition, The economic assessment has not modelled ongoing employment benefits that may arise from employment associated with the retirement village, so the headline figures are unaffected in that respect.**
2. It is noted in the application that the project will involve works including a reservoir and potentially restoration/offset planning along riparian margins if that is required. Please provide further information or confirm if these works are to be included in the project description. **Yes, these ancillary works should be included in the project description. Because there is still detailed engineering design to come, we recommend keeping this general. For example, "ancillary infrastructure and remedial works on the wider site, including, but not limited to, a reservoir and offset/restoration planting."**
3. Confirmation on whether the project will include any works with a prohibited activity status under the NES:F or RMA. **We can't say for certain at this stage because we haven't got to the detailed engineering phase. But it is possible that a prohibited activity status will be triggered under the NES:F under clause 53. This is addressed in the planning memorandum.**
4. Section 13(4)(h) requires an application to include a description of the anticipated and known adverse effects of the project on the environment **and the significance of those adverse effects**. Please provide a summary to this effect for potential cultural, infrastructure and ecology effects. **This is addressed in the planning memorandum submitted with the application. Refer to section 7.4 for infrastructure, 7.6 for ecology and**

7.8 for cultural. In terms of a summary of the significance of those adverse effects we note:

- a. All infrastructure to support the development can be efficiently provided and connected into the public network. There are therefore no long term adverse effects on the environment as a result of the infrastructure. Temporary adverse effects may arise associated with the construction of the infrastructure, but these are less than minor when accounting for standard mitigation measures, including sediment and erosion control for example.
- b. Some stream realignment and potential works within and at the margins of wetlands may be required to facilitate development - otherwise streams and wetlands will be maintained and enhanced overall. The potential adverse effects will be less than minor, when taking into account the range of mitigation measures that will be implemented, including restoration planting and offset planting where required.
- c. Engagement with iwi is on-going. However, on the basis of the information received to date, the potential adverse effects of development on cultural values is likely to be less than minor. The iwi groups consulted have not raised any site specific issues, with the focus being on stormwater management and quality.

5. Further information on the two Compensation Certificates under the Public Works Act 1981 registered against record of title 1024234 for the project site, including any implications this may have for project delivery. These documents record an agreement reached in the 1980s to take land under the Public Works Act 1981 (refer to the certificates attached). This relates to the Council being vested with part of the Head Title Land in order to install a water supply pipe line, water reservoir and pump station on land, these do not affect the ability for the Applicant to deliver the proposed masterplan.
6. Regarding consultation/notification requirements under sections 13(4)(k) and 13(4)(ka) of the Act, further information on how consultation and/or notification requirements have been met for the following three iwi groups who did not attend the hui on 28 April 2026 (including whether any responses to the follow up information was received):
 - a. Ngāti Tama ki Te Tau Ihu
 - b. Te Ātiawa o Te Waka-a-Māui
 - c. Rangitāne o Wairau

All iwi were invited to provide comments on the referral application and invited to attend the on site hui. Attached are the emails that were initially sent to all iwi.

Please provide this information by **Monday 18 May COB**. As discussed, if further time is required for provision of this information, section 14 of the Act allows for a 'pause' of the statutory clock for up to five working days.

Ngā mihi

Helen Willis ([she/her](#))

Advisor | kaiwhakahaere

Ministry for the Environment | Manatu Mo Te Taiao

s 9(2)(a) | environment.govt.nz

Oaklands Estate - Referral Application and Plan Change

From Rachel Morgan s 9(2)(a)
Date Thu 12/03/2026 8:18 PM
To taiao@ngati-tama.iwi.nz <taiao@ngati-tama.iwi.nz>
Cc Rebecca Sanders s 9(2)(a); s 9(2)(a) s 9(2)(a) Rachael
s 9(2)(a)

Tēnā koe Dayveen

Our client, Oaklands Estate, is looking to develop land at Suffolk Road, Stoke. The site is known as Oaklands Farm and is located adjacent to Saxton Fields. The proposal includes:

- Approximately 600 residential lots (the yield is still being determined)
- A mix of residential typologies designed to meet a range of housing needs in the community
- A small commercial precinct
- Opportunities for waterway enhancements
- An active travel network
- A comprehensive infrastructure servicing strategy including reticulated water and wastewater services

The site is identified for future urban development in the Nelson Tasman Future Development Strategy. It is currently zoned rural under the Nelson Resource Management Plan. Oaklands Estate will shortly be lodging a Referral Application under the Fast Track Approvals Act. At the same time, Oaklands Estate is preparing a private plan change application to rezone the land.

We are in the early stages of preparing background reports and seeking supporting information from various specialists for both the fast-track referral application and plan change. We are happy to share further information with you as the project progresses.

We would value any feedback on the proposal that you may wish to share at this early stage. We are also happy to meet with you to discuss the proposal in more detail.

It would be appreciated if any initial feedback could be provided by **15 April 2026**. We note recent amendments to the Fast-Track Approvals Act that take effect from 31 March and require that applicants give 'notice' to a number of parties. Outside of this formal process we also welcome ongoing korero with you if the project is of interest to Ngāti Tama.

If you have any questions please do not hesitate to contact me.

Ngā mihi | Kind regards,

RACHEL MORGAN

Director

s 9(2)(a)

s 9(2)(a)

PO Box 1986,
Shortland Street,
Auckland 1140
Level 4, Old South
British Building,
3-13 Shortland Street,
Auckland

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Oaklands Estate - Referral Application and Plan Change

From Rachel Morgan s 9(2)(a)

Date Thu 12/03/2026 8:25 PM

To s 9(2)(a) s 9(2)(a)

Cc Rebecca Sanders s 9(2)(a) s 9(2)(a) s 9(2)(a) s 9(2)(a)
s 9(2)(a)

Tēnā koe Sylvie

Our client, Oaklands Estate, is looking to develop land at Suffolk Road, Stoke. The site is known as Oaklands Farm and is located adjacent to Saxton Fields. The proposal includes:

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If you have any questions please do not hesitate to contact me.

Ngā mihi | Kind regards,

RACHEL MORGAN

Director

s 9(2)(a)

s 9(2)(a)

PO Box 1986,
Shortland Street,
Auckland 1140
Level 4, Old South
British Building,
3-13 Shortland Street,
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Oaklands Estate - Referral Application and Plan Change

From Rachel Morgan s 9(2)(a)

Date Thu 12/03/2026 8:23 PM

To taiao@rangitane.org.nz <taiao@rangitane.org.nz>

Cc Rebecca Sanders s 9(2)(a); s 9(2)(a) s 9(2)(a) s 9(2)(a)
s 9(2)(a)

Tēnā koe Sally

Our client, Oaklands Estate, is looking to develop land at Suffolk Road, Stoke. The site is known as Oaklands Farm and is located adjacent to Saxton Fields. The proposal includes:

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- Opportunities for waterway enhancements
- An active travel network
- A comprehensive infrastructure servicing strategy including reticulated water and wastewater services

The site is identified for future urban development in the Nelson Tasman Future Development Strategy. It is currently zoned rural under the Nelson Resource Management Plan. Oaklands Estate will shortly be lodging a Referral Application under the Fast Track Approvals Act. At the same time, Oaklands Estate is preparing a private plan change application to rezone the land.

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It would be appreciated if any initial feedback could be provided by **15 April 2026**. We note recent amendments to the Fast-Track Approvals Act that take effect from 31 March and require that applicants give 'notice' to a number of parties. Outside of this formal process we also welcome ongoing korero with you if the project is of interest to Rangitāne.

If you have any questions please do not hesitate to contact me.

Ngā mihi | Kind regards,

RACHEL MORGAN

Director

s 9(2)(a)

s 9(2)(a)

PO Box 1986,
Shortland Street,
Auckland 1140
Level 4, Old South
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COMPENSATION CERTIFICATE

To: The District Land Registrar
Land Transfer Office
NELSON

CC 234596.1 Compensation

Cpy - 01/01, Pgs - 003, 22/05/03, 14:59



Pursuant to Section 19 of the Public Works Act 1981 THE WAIMEA COUNTY COUNCIL a body corporate under the provisions of the Local Government Act 1974 forwards you this Compensation Certificate to register against the Certificate of Title to all the land affected by it:

- (a) The description of land affected by the Certificate:
An estate in fee simple in all that parcel of land containing 141.7541 hectares more or less situated in Block VII Waimea Survey District being part Lot 1 Deposited Plan 8823 and being all that land contained and described in Certificate of Title No. 4C/617 (Nelson Registry) (hereinafter called "the said land") **8 B/698**
- (b) Brief particulars of the Agreement: **(M) 700, 2701**
An agreement between the Waimea County Council and GLYN BULMER RAINE of Stoke Farmer allowing the Waimea County Council to temporarily occupy the said land for the purpose of installing and maintaining a water supply reservoir and pipeline and providing that the amount of compensation (if any) to be paid for any land taken for such work shall be agreed upon or accessed in accordance with the provisions of the Public Works Act 1981 (hereinafter the agreement being called "the said agreement")
- (c) The name and address (if any) mentioned in the said agreement of each person other than the Minister of Works & Development or Waimea County Council who is a party to the said agreement:
GLYN BULMER RAINE
Champion Road
Richmond
- (d) (i) The place where the said agreement may be inspected:

Offices of the Waimea County Council, 189 Queen Street, Richmond

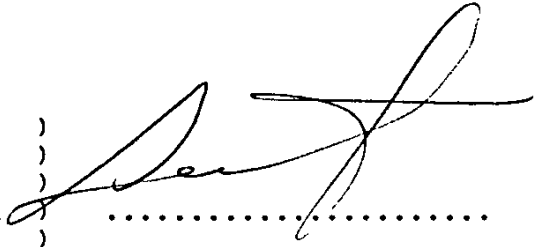
- (ii) the hours during which a copy of the said agreement may be inspected:

9 a.m. to 4.30 p.m. on all usual workdays other than Saturdays, Sundays and Public Holidays

- (iii) A reference by which the said agreement may be identified:

File W2/5/1/2

This Compensation Certificate)
is signed for and on behalf of)
THE WAIMEA COUNTY COUNCIL)
by the Principal Administration)
Officer)



DATED at Richmond this 25th day of August 1983.

234596.1

DISTRICT REGISTRY
NELSON NO. 2

NETSON
Solicitors
Bell & Harley

SEP 5 12 06 PM '83



Particulars entered in the Register as shown herein
on the date and at the time stamped below.

COMPENSATION CERTIFICATE

GLYN BULMER RAINE

- and -

WAIMEA COUNTY COUNCIL

A.L.R.

Mell

279147.1 Discharge as to the Land in CT 8B/698
only - 15.6.1988 at 9.40 o'clock.

1983

DATED

COMPENSATION CERTIFICATE

TO: The District Land Registrar
Land Transfer Office
NELSON

Pursuant to Section 19 of the Public Works Act 1981 THE WAIMEA COUNTY COUNCIL a body corporate under the provisions of the Local Government Act 1974 ~~Counties Act 1961~~ forwards you this Compensation Certificate to register against the Certificate of Title to all the land affected by it:

(a) The description of land affected by the Certificate:

an estate in fee simple in all that parcel of land containing 195.5648 hectares mor or less situated in Block VI Waimea Survey District being parts Lots 1 and part Lot 2 on D.P. 6053 and being all that land contained and described in Certificate of Title Volume 5B Folio 815 (Nelson Registry)

SUBJECT TO (1) Section 36 (4) and (5) Counties Amendment Act 1961;
(2) together with part - Transfer 197296.9 (Subject to Section 37(1)(a) Counties Amendment Act 1961);
(3) Transfer 24549;
(4) Fencing Provisions in Transfers 28222 and 77638;
(5) Conveyance 35685 and Conveyance 35686;
(6) Transfer 197296.9 (Subject to Section 37(1)(a) Counties Amendment Act 1961);
(7) Mortgage 95554;
(8) Mortgage 77640;
(9) Mortgage 138916;
(10) Mortgage 160949.2;
(11) Mortgage 185842.1;
(12) Mortgage 201045.1;

(hereinafter called "the said land")

(b) Brief particulars of the Agreement:

An agreement bearing date the 23rd day of November 1981 between the Waimea County Council and RICHARD G. RAINE providing that Richard G. Raine agrees to the Waimea County Council entering upon the said land for the purpose of installing and maintaining a water supply pipe line reservoir and pump station with the amount of compensation (if any) being agreed upon or assessed in accordance with the provisions of the Public Works Act 1928. Richard G. Raine also agreed to the land required (if any) for the water supply pipe line reservoir and pump station being taken by proclamation and vested in the Waimea County

Council and the Waimea County Council shall bear all legal and survey costs

(hereinafter the agreement being called "the said agreement")

- (c) The name and address (if any) mentioned in the said agreement of each person other than the Minister of Works & Development or Waimea County Council who is a party to the said agreement:

Richard G. Raine
Suffolk Road
STOKE

- (d) (i) The place where the said agreement may be inspected:

Offices of the Waimea County Council, 189 Queen Street, Richmond

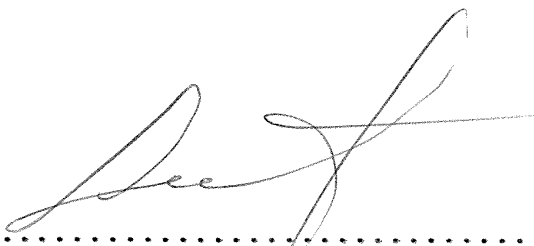
- (ii) The hours during which a copy of the said agreement may be inspected:

9 a.m. to 4.30 p.m. on all usual workdays other than Saturdays, Sundays and Public Holidays

- (iii) A reference by which the said agreement may be identified:

File W2/5/1/2

This Compensation Certificate)
is signed for and on behalf of)
THE WAIMEA COUNTY COUNCIL by)
the Principal Administrative)
Officer)


.....
Principal Administrative Officer

DATED at Nelson this 2nd day of July 1982.

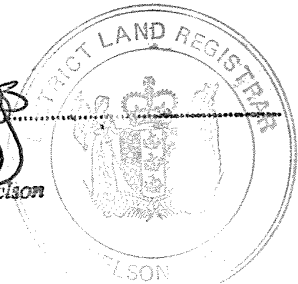


the same
the date

any other
time

Particulars entered in the Register and ~~Mortgage~~ as shown in the Schedule of Land herein on the date and at the time specified below.

are Migg
Assistant Land Registrar
of the District of Nelson



JUL 20 9 28 AM '82

DISTRICT LAND REGISTRY
NELSON NO. 2

224733