



FTAA-2605-1230: Application received for referral of the project under the Fast-track Approvals Act 2024 – Stage 1 decisions

Project Name: Oakland Estates

Date submitted:	21 May 2026	Tracking #: 26-BRF-01374	
Security level:	In-Confidence	MfE priority:	Urgent

	Action sought:	Response by:
To Hon Chris Bishop, Minister for Infrastructure	Decisions on recommendations in Table A	28 May 2026

Actions for Minister's Office staff	Return the signed briefing to: FTAreferrals@mfe.govt.nz Send email to Ministers to invite written comments
Number of appendices: 3	Appendices: 1. Statutory framework summary 2. Application documents for Oakland Estates project 3. List of the Māori groups referred to in section 18(2)

Ministry for the Environment contacts:

Position	Name	Cell phone	1 st contact
Principal Author	Helen Willis		
Manager	Stephanie Frame	s 9(2)(a)	✓
General Manager	Ilana Miller	s 9(2)(a)	

Project location

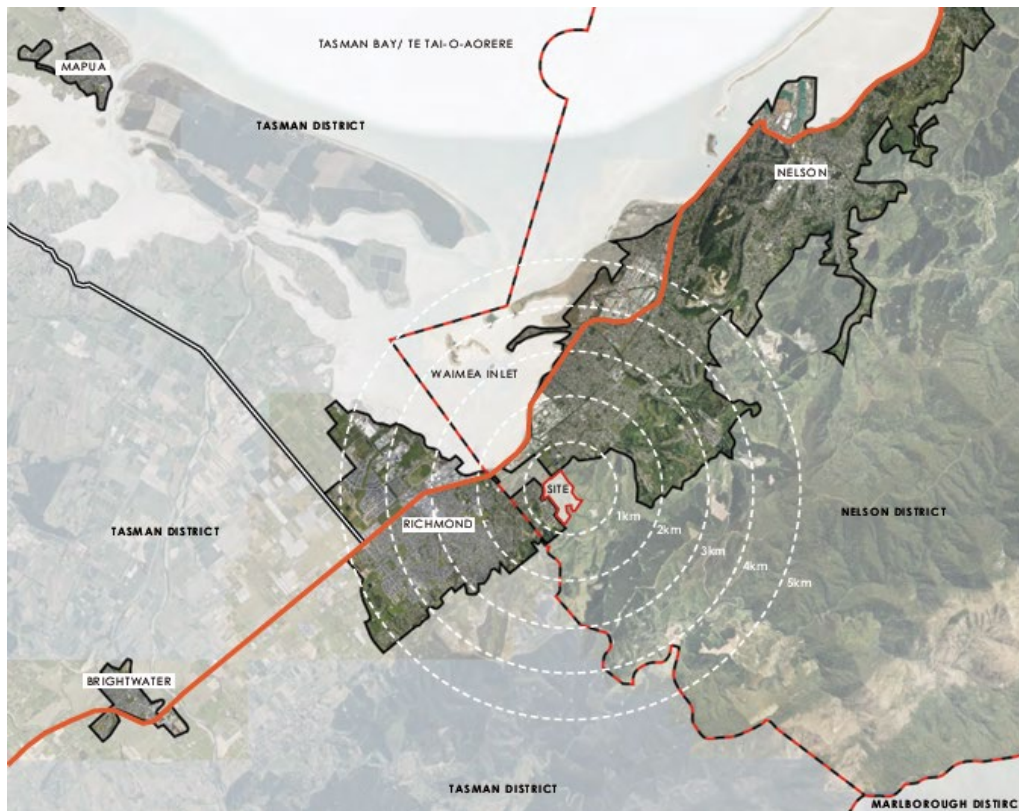


Image 1: project location in the wider regional context

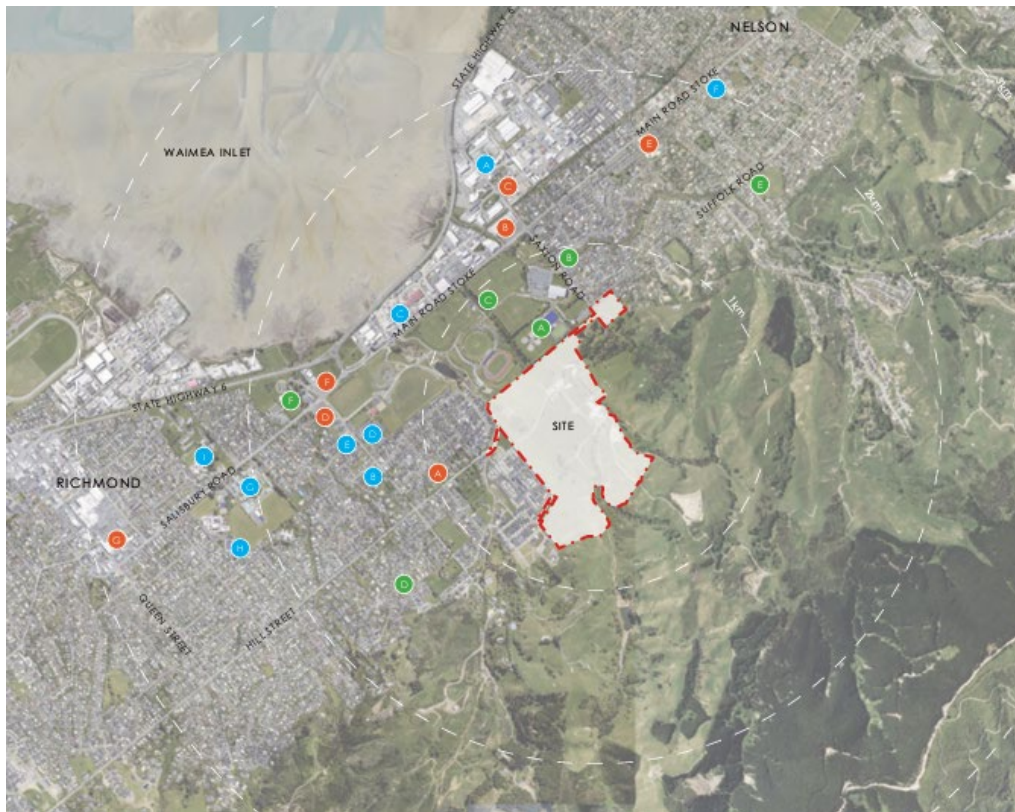


Image 2: project location in local context

Key messages

1. This briefing seeks your initial decisions on an application from Oakland Estates Nelson Limited (the applicant) to refer the Oakland Estates project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process.
2. At this stage you can either decline an application for the reasons set out section 21, or provide the application to, and invite comments from, the parties identified in section 17. If you do not decline the application, you will receive a further briefing following receipt of comments, to inform your final decision on whether to refer the project.
3. The project is a residential development with supporting commercial service activities on approximately 58 hectares of rural land at 467 Suffolk Road, Stoke, Nelson.
4. The project includes:
 - a. approximately 580 – 740 residential allotments, including the potential for a retirement village
 - b. commercial areas comprising approximately 6,000m² – 7,800m² of floorspace to service the development and surrounding area
 - c. open space and recreation areas including walking tracks, green links, water margins and a stormwater management area
 - d. ancillary infrastructure and remedial works on the wider site, including a reservoir and offset/restoration planting.
5. The applicant notes that while it is not confirmed at this stage if the project will include a retirement village or if this will be substituted for additional residential units, the overall number of units delivered by the project will remain the same.
6. The project will require the proposed approvals:
 - a. resource consents under the Resource Management Act 1991
 - b. approvals under the Wildlife Act 1953
 - c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2013.
7. The project site is currently utilised as a farm (known as Oaklands Farm) totalling 209 hectares. The project footprint includes approximately 58 hectares of this, with the balance of land intended to retain its farm use.
8. The applicant notes that the project may involve works with a prohibited activity status under clause 53 of the National Environmental Standards for Freshwater (NES:F), namely for earthworks or vegetation clearance within 10m of a natural inland wetland, or the diversion of water or discharge of water into water within 100m of a natural inland wetland.
9. The applicant also notes that reclamation of some streams and wetlands with lower ecological values may be required to facilitate the development which may involve prohibited activity status for works affecting a natural inland wetland, given the site is not within an urban zone and therefore unlikely to qualify for the urban development exclusion under rule 45C of the NES:F.
10. More detailed work is required to confirm if these works around wetlands will trigger a prohibited activity status. To exercise precaution, we recommend that for the purposes of

your referral decision it should be assumed that the project will require activity prohibited under the RMA (section 13(4)(i)). While this is a potential ground for declining a referral application under section 21(5) of the Act, section 21(7) clarifies that the presence of a prohibited activity does not, in itself, preclude referral.

11. The project site is located within the Rural Zone and contains 24 hectares of LUC 3 land; however the applicant does not consider that this would be subject to key protections under the National Policy Statement for Highly Productive Land 2022, due to the fact that the project site is identified for future urban development under the Nelson-Tasman Future Development Strategy.
12. We have undertaken initial analysis of the referral application, and this is presented along with our considerations and recommendations in Table A.
13. We have decided the application is complete and complies with section 14 of the Act, as the application complies with section 13 requirements, may be capable of satisfying the criteria in section 22 and does not appear to involve an ineligible activity. The applicable fee and levy have been paid.
14. We recommend you progress consideration of the referral application to the next stage of analysis (Stage 2) and invite written comments from the parties prescribed in section 17(1) of the Act being:
 - a. Nelson City Council as the relevant local authority
 - b. the Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development
 - c. the following other relevant portfolio Ministers:
 - i. Associate Minister of Housing, as the project involves residential development
 - ii. Minister for Arts, Culture and Heritage, as the project requires an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2013
 - iii. Minister of Conservation, as the project will require approvals under the Wildlife Act 1953.
 - d. Department of Conservation and Heritage New Zealand Pouhere Taonga as the relevant administering agencies
 - e. the parties in Appendix 3 as the other identified Māori groups.

15. We recommend that you invite written comments from the following as additional persons under section 17(5) of the Act:
- a. Minister for Regional Development, as the project proposes a potentially significant regional development
 - b. Minister for Economic Growth, as the project proposes potentially significant economic development
 - c. Minister for Seniors, as the project may involve retirement living.

Action sought

16. Please indicate your decisions on the recommendations in Table A.

Signature

A handwritten signature in black ink, appearing to read 'S. Frame', is written over a light blue rectangular background.

Stephanie Frame
Manager – Fast-track Operations

Table A: Stage 1 analysis

	Project Name		Applicant		Project Area	
Project details	Oakland Estates (the project)		Oakland Estates Nelson Limited (the applicant)		Approximately 58 hectares of land at 467 Suffolk Road, Stoke, Nelson.	
Project description	The project is a residential development with supporting commercial service activities, including: a. approximately 580 – 740 residential allotments, including the potential for a retirement village b. commercial areas comprising approximately 6,000m2 – 7,800m2 of floorspace to service the development and surrounding area c. open space and recreation areas including walking tracks, green links, water margins and a stormwater management area d. ancillary infrastructure and remedial works on the wider site, including a reservoir and offset/restoration planting. The applicant notes that while it is not confirmed at this stage if the project will include a retirement village or if this will be substituted for additional residential units, the overall number of units delivered by the project will remain the same. The project will require the proposed approvals: a. resource consents under the Resource Management Act 1991 b. approvals under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2013.					
Notification and/or consultation undertaken	As required by section 11, the applicant has:					
	Notified in writing, the relevant local authorities	Notified in writing, the relevant iwi authorities, hapū and Treaty settlement entities	Consulted, the relevant MACA groups	Consulted, ngā hapū o Ngāti Porou	Notified in writing, the relevant administering agencies	Notified in writing, the holder of land to be exchanged
	Nelson City Council	- Ngāti Kuia - Ngāti Apa ki te Rā Tō - Ngāti Rārua - Ngāti Koata - Ngāti Toa Rangatira - Rangitāne o Wairau - Te Ātiawa - Ngāti Tama - Rangitāne o Wairau - Ngāti Kuia - Ngāti Apa ki te Rā Tō - Ngāti Koata - Ngāti Rārua - Ngāti Tama ki Te Tau Ihu - Te Ātiawa o Te Waka-a-Māui - Ngāti Toa Rangatira	N/A	N/A	- Department of Conservation - Heritage New Zealand Pouhere Taonga	N/A
Section 22 assessment criteria						
The project is an infrastructure or development project that would have significant regional or national benefits [section 22(1)(a)]	The Minister <u>must</u> consider a relevant Government policy statement (GPS) [s22(1A)] No GPS has been identified as relevant to the application. You <u>may</u> consider any of the following matters, or any other matters the Minister considers relevant: <i>Will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020) [s22(2)(a)(iii)]</i> The applicant considers the project will increase the supply of housing by enabling approximately 580 – 740 new residential allotments, with the potential for a retirement village. The applicant considers the project will contribute to a well-functioning urban environment consistent within the meaning of policy 1 of the National Policy Statement on Urban Development, including by supporting competitive land and development markets. The applicant further considers there is a constrained supply of land available and readily developable for residential purposes within the Nelson-Tasman region, which is likely to become more acute over time. The applicant considers that the project directly responds to and addresses this issue. <i>Will deliver significant economic benefits [s22(2)(a)(iv)]</i>					

	The applicant considers the project will deliver the following significant economic benefits: • approximately 1,630 full time equivalent (FTE) years of employment for the development period • approximately \$145 million in wages and salaries for the development period • approximately \$292 million in GDP • approximately 95 additional FTE years on an ongoing basis as a result of the proposed commercial activity, as well as an additional \$6 million in annual wages and salaries, and more than \$10 million in GDP. The applicant confirms that the economic benefits would remain largely the same regardless of whether the proposal includes a retirement village or additional residential units. This is due to the economic modelling being based on a 'mid-point' of 650 dwellings, with 100 of these being retirement units. The applicant advises that the economic assessment has assumed that if the retirement village is smaller or not delivered at all, the balance would be made up of additional residential dwellings, meaning the headline economic benefits remain the same. The applicant further advises that a small variation in the precise figures may occur due to differences in build cost per square metres and average gross floor area (GFA) between typologies, but that these differences are immaterial at the project level. In addition, the applicant advises that the economic assessment has not modelled ongoing employment benefits that may arise from employment associated with the retirement village, therefore the figures remain unaffected in that respect. <i>Will support climate change mitigation, including the reduction or removal of greenhouse gas emissions [s22(2)(a)(vii)]</i> The applicant considers the project will support climate change mitigation by promoting a consolidated urban form in proximity to urban areas, employment, education and community facilities, which reduces reliance on vehicles and supports lower transport-related emissions. The project will integrate active transport connections, pedestrian and cycle infrastructure, and linkages to public transport networks. The applicant further considers that the proposed landscaping, ecological restoration and riparian enhancement planting will contribute to carbon sequestration over time while increasing climate resilience through improved shading, stormwater management and habitat connectivity. <i>Is consistent with local or regional planning documents, including spatial strategies [s22(2)(a)(x)]</i> The applicant considers the project is overall consistent with the relevant local and regional planning documents (including the Nelson-Tasman Future Development Strategy and the Nelson Regional Policy Statement), as detailed in the referral application.		
Referring the project to the fast-track approvals process [section 22(1)(b)]	<i>Would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes [s22(1)(b)(i)]</i> The applicant considers that referring the project would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under standard process due to the likelihood for notification and appeals under standard process, and the ability for an expert panel to consider required approvals as a single authority. <i>Is unlikely to materially affect the efficient operation of the fast-track approvals process [s22(1)(b)(ii)]</i> The applicant considers that referring the project is unlikely to materially affect the efficient operation of the fast-track approvals process, as there is resourcing in place to progress any substantive application efficiently, allowing the project to be 'shovel ready'.		
Minister invites comments	<i>You must copy the application to, and invite written comments from [s17(1)]:</i> - relevant local authorities: - Nelson City Council - the Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development - other relevant portfolio Ministers: - Associate Minister of Housing, as the project involves residential development - Minister for Arts, Culture and Heritage, as the project requires an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2013 - Minister of Conservation, as the project will require approvals under the Wildlife Act 1953. - relevant administering agencies: - Department of Conservation - Heritage New Zealand Pouhere Taonga - the Māori groups identified in Appendix 3.	<i>You may copy the application to, and invite written comments from, any other person [s17(5)]:</i> We recommend you invite comments from the following additional persons, for the specified reasons: - Minister for Regional Development, as the project proposes a potentially significant regional development - Minister for Economic Growth, as the project proposes potentially significant economic benefits - Minister for Seniors, as the project may involve retirement living.	<i>The Minister may request further information about a referral application from the applicant, the relevant local authorities, or the relevant administering agencies to be provided within the time frame specified in the request.</i> N/A
Recommendations			Minister's decision
a. Note that section 25 of the Act permits you to decline the referral application without inviting comments from the parties under section 17.			Noted
b. Note that you have not yet provided the application to, nor sought any written comments on it from, the parties listed in section 17(1) but that you are required to do so if you do not decline the application under section 21 of the Act.			Noted
c. Note that section 17(5) of the Act permits you to forward an application to, and invite written comments from, any other person.			Noted
d. Note that if comments have been sought and provided within the required time frame you are required to consider it, along with the referral application, before deciding to decline the application.			Noted

e. Note that section 20 of the Act permits you to request further information from the applicant or relevant local authorities or relevant administering agencies at any time before you decide whether to accept or decline an application.	Noted
f. Agree to progress the Oakland Estates project to our Stage 2 analysis (invite written comments and request section 18 Treaty report).	Yes / No
g. Agree to provide the application to, and invite written comments from: i. Nelson City Council as the relevant local authority under section 17(1)(a) ii. the Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development under section 17(1)(b) iii. the following other relevant portfolio Ministers under section 17(1)(b): - Associate Minister of Housing, as the project involves residential development - Minister for Arts, Culture and Heritage, as the project requires an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2013 - Minister of Conservation, as the project will require approvals under the Wildlife Act 1953. iv. Department of Conservation and Heritage New Zealand Pouhere Taonga as the relevant administering agencies under section 17(1)(c) v. the parties in Appendix 3 as the identified Māori groups under section 17(1)(d) vi. any parties you are required to invite comments from under section 17(1)(d) and (e) who may be subsequently identified	Yes / No Yes / No Yes / No Yes / No Yes / No Yes / No Yes / No Yes / No
h. Agree to provide the application to and invite written comments from the following additional persons under section 17(5): i. Minister for Regional Development, as the project proposes a potentially significant regional development ii. Minister for Economic Growth, as the project proposes potentially significant economic benefits iii. Minister for Seniors, as the project may involve retirement living.	Yes / No Yes / No Yes / No
i. Note that you have agreed to delegate to the Secretary for the Environment your responsibility to send all correspondence, other than to Ministers.	Noted
j. Agree to send the email to invite written comments from Ministers.	Yes / No

Signed:

Hon Chris Bishop
Minister for Infrastructure

Date:

Appendix 1: Statutory framework summary

1. You are the sole decision maker for referral applications. If you accept a referral application, then the whole or part of the project will be referred to the fast-track approvals process.
2. If a Treaty settlement, the Marine and Coastal Area (Takutai Moana) Act 2011, the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, a Mana Whakahono ā Rohe or a joint management agreement provides for consideration of any document or procedural requirements, you must, where relevant:
 - a. give the document the same or equivalent effect through this process as it would have under any specified Act; and
 - b. comply with any applicable procedural requirements.
3. You must decline a referral application if:
 - a. you are satisfied the project does not meet the referral criteria in s22
 - b. you are satisfied the project involves an ineligible activity (s5)
 - c. you consider you do not have adequate information to inform your decision.
4. You may decline an application for any other reason, including those set out in s21(5) and even if the application meets the s22 referral criteria.
5. You can decline an application before or after inviting comments under s17(1). However, if comments have been sought and provided within the required time frame, you must consider them, along with the referral application, before deciding to decline the application.
6. If you do not decline a referral application at this initial stage you must copy the application to, and invite written comments from:
 - a. the relevant local authorities
 - b. the Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development
 - c. any other relevant portfolio Ministers
 - d. the relevant administering agencies
 - e. the Māori groups identified by the responsible agency
 - f. the owners of Māori land in the project area (if applicable)
 - g. you may provide the application to and invite comments from any other person.
7. You can request further information from an applicant, any relevant local authority or any relevant administering agency at any time before you decide to decline or accept a referral application (see section 20 of the Act).
8. However, if further information has been sought and provided within the required time frame you must consider it, along with the referral application, before deciding to decline the application.

Appendix 2: Application documents for Oakland Estates project

Appendix 3: List of the Māori groups referred to in section 18(2)

Name of group	Type of group (section of Act)
Te Rūnanga o Toa Rangatira Inc	Iwi authority (s18(2)(a); Treaty settlement entity (s18(2)(a); representing tangata whenua for customary fisheries regulations (s18(2)(h))
Te Ātiawa o Te Waka-a-Māui Trust	Iwi authority (s18(2)(a); Treaty settlement entity (s18(2)(a); representing tangata whenua for customary fisheries regulations (s18(2)(h))
Ngāti Apa ki Te Rā Tō Charitable Trust	Iwi authority (s18(2)(a); representing tangata whenua for customary fisheries regulations (s18(2)(h))
Ngāti Apa ki Te Rā Tō Post-Settlement Trust	Treaty settlement entity (s18(2)(a)
Rangitāne o Wairau Settlement Trust	Iwi authority (s18(2)(a); Treaty settlement entity (s18(2)(a); representing tangata whenua for customary fisheries regulations (s18(2)(h))
Te Rūnanga o Ngāti Kuia Trust	Iwi authority (s18(2)(a); Treaty settlement entity (s18(2)(a); representing tangata whenua for customary fisheries regulations (s18(2)(h))
Ngāti Rārua Settlement Trust	Iwi authority (s18(2)(a); Treaty settlement entity (s18(2)(a)
Ngāti Rārua Iwi Trust	representing tangata whenua for customary fisheries regulations (s18(2)(h))
Te Pātaka a Ngāti Kōata	Iwi authority (s18(2)(a); Treaty settlement entity (s18(2)(a); representing tangata whenua for customary fisheries regulations (s18(2)(h))
Ngāti Tama ki Te Waipounamu Trust	Iwi authority (s18(2)(a); Treaty settlement entity (s18(2)(a); representing tangata whenua for customary fisheries regulations (s18(2)(h))
Wakatū Incorporation	Other Māori group with relevant interests (s18(2)(k))