

Project: 467 Suffolk Road, Stoke, Nelson

Date: 22 April 2026

Time: 1:00pm

Location: Online

Attendees:

Name	Role/Organisation
Rebecca Benham	Heritage NZ
Dean Raymond	Heritage NZ
Rachael Meates	Oaklands Estates Nelson Ltd
Amanda Young	Amanda Young Archaeology
Rachel Morgan	Barker & Associates
Maisie Fisher	Barker & Associates

Item	Detail	Action
1	Introductions and overview from Rachel - High level assessment prepared by Amanda at this stage - Authority to modify application will come at a later stage during the substantive application process - Initial discussion to get early feedback from Heritage NZ	
2	Comments from Rebecca on referral stage application: - Overall, things are straight forward. Appreciative of the site visit within the assessment. - From an archaeology perspective, good to apply for referral, report is sufficient.	
	The following comments are a heads up for the substantive stage of the Fast Track application process: - Expectations of FT applications going forward - need to specify land that we want the application to modify to cover. The authority doesn't cover any works outside of the land parcels you have identified. - When Amanda does her in-depth assessment, if you want the entire project area covered then include why this is the case in application – requires explanation. - What earthworks you want covered by the authority e.g. services, road construction, building construction. Include all earthworks to ensure entire project is covered.	

	- Need to consider Māori values and potential for Māori archaeology. Outline the authority applications when discussing project with Iwi. Water ways: - Include discussion on water ways within consultation for substantive applications. Conditions: - Run conditions by Heritage NZ prior to submitting them to ensure they are agreed upon prior to formal submission.	
3	Amanda recommends broad engagement with mana whenua and tangata whenua during Iwi engagement.	Rachel confirms broad engagement will be undertaken via Jen Bennett.
4	Closing comments.	Maisie to share minutes from meeting. Heritage NZ to share letter confirming consultation has been undertaken.

Attachment 7 – Oaklands Development Consultation Record

Organisation	Date	Method	Attendees	Summary
Department of Conservation	31 March 2026	Email	Emma Fahey FastTrackApplicationEnquiries@doc.govt.nz	Notification of the proposal and a request for consultation was sent to DoC on 31 March 2026. Subsequent email correspondence with DoC determined that additional consultation would not be required to support the referral application and further consultation would be undertaken through the development of a substantive application.
Heritage NZ Pouhere Taonga	22 April 2026	Online Meeting	Heritage NZ Rebecca Benham Dean Raymond Oaklands Estates Rachel Morgan [Planner] Maisie Fisher [Planner] Amanda Young [Archaeology] Rachael Meates [Applicant]	Discussion around overall development, Fast-track referral process and approach to heritage buildings, structures, and vegetation.
Nelson City Council	31 March 2026	Online Meeting	Nelson City Council Pete Keyanonda KJ Dillon Sam Nevin Oaklands Estates Justin McDonald [Applicant] Rachael Meates [Applicant] Rachel Morgan [Planner] Dave Robinson [Civil engineer]	Discussion around overall development, Fast-track referral process and approach to Council feedback.

Nelson City Council	Ongoing	Online Meetings	Nelson City Council KJ Dillon Alec Louverdis Nikki Harrison Oaklands Estates Justin McDonald [Applicant] Rachael Meates [Applicant] Rachel Morgan [Planner]	Ongoing engagement regarding the proposal.
Iwi	28 April 2026	Hui	Iwi: Ngāti Kuia Ngāti Apa ki te Rā Tō Ngāti Koata Ngāti Rārua Ngāti Toa Rangatira Oaklands Estates: Justin McDonald [Applicant] Rachael Meates [Applicant] Rachel Morgan [Planner] Jen Bennett [Consultation facilitator] Dave Robinson [Engineer]	Discussion around overall development, Fast-track referral process and approach to iwi feedback and cultural values. The outcomes and discussion topics identified from the hui are provided in the Iwi Engagement Outcomes Report, provided as Attachment 8 to the referral application.
	28 April 2026	Follow up information to be provided.	Ngāti Tama ki Te Tau Ihu Te Ātiawa o Te Waka-a-Māui Rangitāne o Wairau	Follow up information from the Hui was shared with the three iwi groups listed as they did not attend the hui.

From: [FastTrackApplicationEnquiries](#)
To: [Rachel Morgan](#); [FastTrackApplicationEnquiries](#)
Cc: [Maisie Fisher](#); [Rachael](#)
Subject: RE: Customer Invoice 1800040829 - Department of Conservation
Date: Friday, 24 April 2026 4:50:43 pm
Attachments: [image001.jpg](#)

Kia ora Rachel,

In this instance, we can confirm that you have provided DOC notification of the Oaklands Farm project as required under the FTAA.

If the project is referred, we would request, as you have indicated below, that you re-engage with DOC before lodging a substantive application if that application is to include a wildlife approval.

If further consultation was to occur as indicated, we would request payment of our cost estimate in full.

Please note, we encourage all applicants to allow at least 4-6 weeks for effective pre-lodgement engagement with DOC.

Ngā mihi,

Emma Fahey (she/her)

Fast-track Project Lead

Te Papa Atawhai | Department of Conservation

Whare Kaupapa Atawhai | Conservation House

From: Rachel Morgan [s 9\(2\)\(a\)](#)
Sent: Monday, 20 April 2026 6:58 pm
To: FastTrackApplicationEnquiries <FastTrackApplicationEnquiries@doc.govt.nz>
Cc: Maisie Fisher [s 9\(2\)\(a\)](#); Rachael [s 9\(2\)\(a\)](#)
Subject: Re: Customer Invoice 1800040829 - Department of Conservation

Thanks for this.

We do not need to consult at this stage given the outcome of the ecological assessment so far but we will be conservatively seeking approvals under the Wildlife Act as part of the referral application.

If you can please confirm that you have received our initial notification of the proposal we would be grateful so that we can meet the FTAA requirements for the referral. If we are successfully referred we would meet with you to discuss the proposal in more detail at that point.

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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From: FastTrackApplicationEnquiries <FastTrackApplicationEnquiries@doc.govt.nz>

Sent: Thursday, April 16, 2026 10:24 AM

To: Rachel Morgan s 9(2)(a)

Cc: Maisie Fisher s 9(2)(a) Rachael s 9(2)(a)

FastTrackApplicationEnquiries <FastTrackApplicationEnquiries@doc.govt.nz>

Subject: RE: Customer Invoice 1800040829 - Department of Conservation

Kia ora Rachel,

Thank you for advising on the below. Acknowledging you no longer want to meet with DOC regarding your application.

Could you please confirm if you are still looking for advice on the information provided earlier, and the potential need for a wildlife act permit?

If you no longer want to consult/receive advice from DOC on your wildlife act approval, we can send you a credit note for the initial estimate invoice 1800040829. However, if you intend to consult with DOC prior to lodging your substantive application, the remaining balance of this invoice can be carried over to cover this future work. Either way is fine, please let us know how you would like to proceed.

Ngā mihi,

Emma Fahey (she/her)
Fast-track Project Lead

Te Papa Atawhai | Department of Conservation

Whare Kaupapa Atawhai | Conservation House

From: Rachel Morgan s 9(2)(a)
Sent: Wednesday, 15 April 2026 3:41 pm
To: FastTrackApplicationEnquiries <fasttrackapplicationenquiries@doc.govt.nz>
Cc: Maisie Fisher s 9(2)(a) Accounts Receivable <ar@doc.govt.nz>; Rachael s 9(2)(a)
Subject: Fw: Customer Invoice 1800040829 - Department of Conservation

Hi there

We have now had feedback from our ecologist on this project. They advise that it is possible but unlikely that we would require a Wildlife Permit based on their site assessment. For the referral application we will conservatively say that a Wildlife Permit may be required, and hence our need to notify you of the application. However, I don't think there is value in meeting at this stage as we do not have detailed information to share.

If you could please reply to this email we would be grateful. Should the referral application be successful and we do end up needing a Permit we will touch base with you again then.

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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From: Accounts Receivable <ar@doc.govt.nz>
Sent: Tuesday, 14 April 2026 4:05 pm
To: Rebecca Sanders s 9(2)(a)
Cc: FastTrackApplicationEnquiries <FastTrackApplicationEnquiries@doc.govt.nz>
Subject: Customer Invoice 1800040829 - Department of Conservation

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Kind regards,

Department of Conservation

National Office - Accts Receivable

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14 April 2026

PO Box 645 Nelson 7040

Phone: s 9(2)(a)

Fax: s 9(2)(a)

Contact: Pete Keyanonda

DD: s 9(2)(a)

Email: s 9(2)(a)

www.nelson.govt.nz

Oakland Estates
C/-Rachel Morgan,
Barker and Associates
PO Box 1986
Shortland Street
Auckland 1140

Tēnā koe Rachel

Confirmation of consultation with Nelson City Council prior to applicant's proposed Referral Application under section 13 of the Fast Track Approvals Act 2024

Nelson City Council (Council) confirms that we have been consulted and are currently engaged in pre-application discussions with Oakland Estates (regarding a proposed development at 465 and 467 Suffolk Road, Nelson).

The applicant has provided us with a high-level overview of the proposed development as well as a supporting draft structure plan.

We have carried out an initial review of the proposed structure plan and have provided feedback to the applicant on a variety of matters. This initial feedback has been prepared by Council officers at the request of the applicant prior to any formal request for Council feedback required under the Fast Track Approvals Act 2024.

We acknowledge that the proposed structure plan as well as several of the matters undergoing consultation are confidential. Detail on the matters of this on-going consultation will therefore not be provided here. However, at a high-level, I can confirm that the applicant has consulted with us on the following matters:

- The traffic environment and transport engineering considerations
- Freshwater and terrestrial ecology considerations of the site
- Infrastructure and servicing matters
- Proximity of the site to the Saxton Field Recreation Reserve
- Protected trees and woodlands
- Density considerations and the Nelson Tasman Future Development Strategy 2022
- Natural hazard considerations
- General Planning matters and alignment with the operative Nelson Resource Management Plan
- Contacts lists for all Te Tau Ihu (top of the south) iwi and Statutory Acknowledgements

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

Kind regards



Pete Keyanonda
Senior Planning Advisor