



BRIEFING

Tasman District Council's application to use a Streamlined Planning Process for Plan Change 81 and Change 1 – Stage Two decisions

Date:	12 March 2026	Priority:	Medium
Security classification:	IN-CONFIDENCE	Tracking number:	26-BRF-00393

	Action sought	Response by
Hon Chris Bishop Minister Responsible for RMA Reform	Agree to issue a Direction for TDC to use a SPP for PC81/C1. Agree to make one appointment to the SPP Panel. Agree to use the appointments process set out in the Cabinet Manual to seek candidates on the basis of the terms of reference in Appendix 6.	2 April 2026
Hon Penny Simmonds Minister for the Environment	For noting only	n/a

Action for Minister's Office staff

Return the signed briefing and, if agreed, a signed copy of the final Direction (Appendix 3) amended as required to reflect the Minister's decision to the Ministry for the Environment (advice@mfe.govt.nz and ema.pct@mfe.govt.nz).

Table the signed final Direction (Appendix 3) in the House of Representatives.

If agreed and signed, **send** the letter in Appendix 4 to TDC and the letters in Appendix 5 to the parties previously consulted providing them with an update on your decision and attach a copy of the signed final Direction (Appendix 3).

Appendices and attachments

Appendix 1: Summary of feedback received and recommended responses (including copies of feedback)

Appendix 2: Track-changed version of the recommended Direction

Appendix 3: Clean version of the recommended Direction

Appendix 4: Draft decision letter to the applicant

Appendix 5: Draft letters updating parties previously consulted

Appendix 6: Draft terms of reference for appointments

Appendix 7: Supplementary information provided by TDC (to be read as an addendum to the application and further information provided as Appendix 1 to BRF-7163)

Appendix 8: Comparative timeline of SPP, reform and appointments processes

Note: Final versions of letters in Appendices 4 & 5 are provided as separate documents **Note:** Appendix 6 is not included as it would otherwise be withheld in full under section 9(2)(f)(iv) of the Official Information Act 1982.

Contact for telephone discussion (if required)			
Name	Position	Telephone	1st contact
Jo Gascoigne	General Manager		
Rebecca Partridge	Manager	027 268 8864	✓
Alison McLaughlin	Author		

The following departments/agencies have been consulted
N/A

Minister's office to complete:

- | | |
|---|---------------------------------------|
| ☐ Approved | ☐ Declined |
| ☐ Noted | ☐ Needs change |
| ☐ Overtaken by Events | ☐ Seen |
| ☐ See Minister's Notes | ☐ Withdrawn |

Minister's Comments

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Purpose

1. This briefing seeks your Stage Two decisions on Tasman District Council's (TDC) application to use a Streamlined Planning Process (SPP) for Plan Change 81 (PC81) to the Tasman Resource Management Plan (TRMP) and Change 1 (C1) to the Tasman Regional Policy Statement (TRPS). Those decisions include:
 - a. whether to issue a Direction for a SPP and, if so,
 - b. the final contents for that Direction
 - c. whether to make appointments to the SPP Panel
 - d. if so, how many, in which areas of expertise, and the terms of reference for them.

Key points

2. We recommend that you issue the Direction for TDC to use the SPP for PC81/C1 in Appendix 3 because:
 - a. TDC's application meets the statutory entry criteria and issuing the Direction would be consistent with the Resource Management Act 1991 (RMA) statutory considerations
 - b. it would enable TDC to make urgent decisions about where growth should occur in Tasman District
 - c. consultation confirmed broad support for proceeding. No parties opposed the use of an SPP, with feedback focused on potential refinements to the Direction.
3. Based on the consultation responses, we recommend several substantive changes as well as some minor amendments for clarity. In summary, the key changes are:
 - a. aligning natural hazard risk assessment requirements with the new National Policy Statement for Natural Hazards 2025 (NPS-NH)
 - b. providing more flexibility in how TDC assesses the economic impact of the proposed urban design provisions while ensuring this assessment is robust
 - c. clarifying and strengthening pre-notification consultation requirements
 - d. amending the SPP Panel composition to include a member nominated by iwi and, instead of an economist, an expert on the impacts on development cost and uptake from the urban design provisions.

4. A five-member SPP Panel with a balanced mix of legal, planning, te ao Māori, and technical expertise is still recommended. This reflects the complexity of the issues, limited appeal rights, and the potential challenges of implementing new and amended national direction during a period of system reform.
5. You can appoint up to half of the SPP Panel members (in this instance two). We recommend that you appoint one member with expertise in natural hazard risk management and climate change adaptation. This ensures appropriate capability for what will be one of the first plan changes to implement the NPS-NH.
6. If you wish to make a second appointment, we recommend appointing an expert on assessing the impacts on development costs and uptake from the proposed urban design planning provisions.
7. Comparative timeframes for RMA reform, the proposed SPP and the appointments process are summarised in Appendix 8. These are likely to be tight with some risk, particularly if your first choice for appointments falls through. The SPP Panel cannot be stood up and hearings cannot commence until all of the members are appointed. This could potentially mean that TDC cannot comply with the timeframes in the original Direction and would need to apply to you to amend it. The further back the timeframes for the SPP are pushed, the more risk that they intersect with new system changes coming in that increase the complexity of the process (eg, by requiring variations or renotification of sections of the planning instrument overlapping with the preparation of new plans).
8. However, in our view there is still value in proceeding with the SPP considering the benefits of PC81/C1 to address housing affordability and choice in Tasman District. Tasman District was recently identified as the least affordable region in the country for housing¹. If you do not approve the SPP, there might otherwise be an additional 4-5 year delay. Alternately, growth may occur in a less coordinated way through private plan changes.
9. If you decide to issue the Direction, TDC will undertake the directed additional work and consultation prior to publicly notifying PC81/C1. It will then follow the procedural steps in the Direction, providing an update three months before the end of the process. Following the timeframes set out in the Direction would mean that TDC would give its decisions on PC81/C1 around May 2027.

¹ <https://www.thepress.co.nz/nz-news/360912668/tasman-most-unaffordable-region-housing>

Recommended action

The Ministry for the Environment recommends that you:

1. **Note** that the purpose of the Streamlined Planning Process, as set out in section 80C of the Resource Management Act 1991, is to “achieve an expeditious planning process that is proportionate to the complexity and significance of the planning issues being considered.” *Noted*
2. **Note** that the recommendations for amending the Direction are based on feedback from all of the parties that responded to your consultation request. *Noted*

Confirmation of consideration of the relevant statutory matters for use of a Streamlined Planning Process and finalising the Direction and Statement of Expectations

3. **Agree** that in deciding whether to issue a Direction for a Streamlined Planning Process for Change 1 to the Tasman Regional Policy Statement and Plan Change 81 to the Tasman Resource Management Plan, you have had regard in accordance with Schedule 1, clause 76(2) of the Resource Management Act 1991 to:
 - a. the local authority’s application to use the Streamlined Planning Process (BRF-7163 Appendix 1 refers)
 - b. whether the local authority has provided sufficient information in support of its application (BRF-7163 refers)
 - c. any relevant obligations set out in any iwi participation legislation or Mana Whakahono a Rohe (see Te Tiriti analysis section below)
 - d. any other matters that you consider relevant (see Risks section below)
 - e. the purpose of the streamlined planning process (see above).*Agree / Disagree*
4. **Agree** that in deciding on the contents of your Direction for a Streamlined Planning Process for Change 1 to the Tasman Regional Policy Statement and Plan Change 81 to the Tasman Resource Management Plan, you have had regard in accordance with Schedule 1, clause 78 of the Resource Management Act 1991 to:
 - a. the purpose of the proposed streamlined planning process (as above), the local authority’s application, and any supplementary information provided by the local authority (Appendix 7 refers)
 - b. the views of persons and bodies consulted under clause 76(4) and 76(5) (Appendix 1 refers)*Agree / Disagree*

- c. the inclusion in the Direction of all of the matters specified in clauses 78(3)-78(6) (BRF-7163 refers)

Decisions on making appointments

- | | |
|---|-------------------------|
| 5. Agree that your Direction will require a five-member Streamlined Planning Process Panel with the range of skills and experience specified in the recommended Direction in Appendix 3. | <i>Agree / Disagree</i> |
| 6. Agree that one member of the Streamlined Planning Process Panel will be nominated by Te Tauihu iwi. | <i>Agree / Disagree</i> |

Either

- | | |
|--|-------------------------|
| 7. Agree that you will not make any appointments to the Streamlined Planning Process Panel. | <i>Agree / Disagree</i> |
|--|-------------------------|

Or [RECOMMENDED]

- | | |
|---|-------------------------|
| 8. Agree that you will appoint one member of the Streamlined Planning Process Panel – an expert on natural hazard risk management and climate change adaptation. | <i>Agree / Disagree</i> |
|---|-------------------------|

Or

- | | |
|--|-------------------------|
| 9. Agree that you will appoint two members of the Panel: | <i>Agree / Disagree</i> |
| <ul style="list-style-type: none"> a. an expert on natural hazard risk management and climate change adaptation b. an expert on assessing the impacts of urban design provisions on development cost and uptake. | |

Decision on the application and reasons

- | | |
|--|-------------------------|
| 10. Agree that you have considered the consistency of your decisions above with Part 2 of the Resource Management Act 1991 including its sustainable management purpose and the relevant procedural principles in sections 18A and 21 (the requirement to use timely, efficient and cost-effective processes that are proportionate and to avoid unreasonable delay). | <i>Agree / Disagree</i> |
| 11. Agree to issue the Direction (as set out in Appendix 3 subject to any specific changes decided in Appendix 1) to Tasman District Council to use a Streamlined Planning Process for Change 1 to the Tasman Regional Policy Statement and Plan Change 81 to the Tasman Resource Management Plan in accordance with Schedule 1, clause 77(1)(a) of the Resource Management Act 1991. | <i>Agree / Disagree</i> |

12. **Agree** that your reasons for issuing the Direction, as required by Schedule 1, clause 77(2)(a) of the Resource Management Act 1991 are: *Agree / Disagree*
- a. Tasman District Council has demonstrated that it is satisfied in accordance with section 80C(2) of the Resource Management Act 1991 that:
 - i. the proposed planning instrument will implement the National Policy Statement on Urban Development 2020
 - ii. is urgent as a matter of public policy
 - iii. is required to meet a significant community need.
 - b. The Streamlined Planning Process set out in the Direction will enable a timely response to demand for additional housing and business land capacity in Tasman District and is proportionate to the complexity and significance of the planning issues.
 - c. Tasman District Council should have sufficient time to complete the Streamlined Planning Process and the matters addressed by the planning instrument are sufficiently aligned with the objectives of resource management reform (to plan for and meet demand for urban growth) that it is still efficient to proceed, notwithstanding the general policy under section 80P to stop notification of new draft planning instruments until 31 December 2027.
13. **Request to meet** with officials if you wish to discuss this advice or application further. *Yes / No*

Proactive release

14. **Agree** that, subject to consideration of withholding information that would otherwise be withheld under the Official Information Act 1982, this briefing and appendices and the two prior Stage One briefings (BRF-6981 and BRF-7163), can be released proactively on the Ministry for the Environment's website. *Yes / No*



Jo Gascoigne
General Manager – RMA Operations
Partnerships, Investments and Enablement,
Ministry for the Environment

Hon Chris Bishop
Minister Responsible for RMA Reform

12 / 03 / 2026

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Tasman District Council's application to use a Streamlined Planning Process for Plan Change 81 and Change 1 – Stage Two decisions

Background

The Stage One briefings (BRF-6981 and BRF-7163 refer) provide an overview of the proposed planning instruments and the process proposed by Tasman District Council (TDC).

1. Change 1 (C1) to the Tasman Regional Policy Statement (TRPS) and Proposed Plan Change 81 (PC81) to the Tasman Resource Management Plan (TRMP) are intended to address housing and business land capacity shortfalls and to give effect to the National Policy Statement on Urban Development 2020 (NPS-UD).
2. PC81/C1 will rezone land to enable an estimated 4,227 additional residential dwellings, introduces a new Medium Density Residential Zone, will provide an additional 80 ha of business land and will establish a commercial centres hierarchy for Tasman District.
3. TDC has applied to you to progress PC81/C1 using a Streamlined Planning Process (SPP) which will include public notification, an opportunity for submissions, and a hearing by a SPP Panel. The SPP Panel will make recommendations to TDC based on the evidence heard and considered. TDC will then consider those recommendations and either accept or reject them. If TDC accepts the recommendations, those provisions will become operative and cannot be appealed. If TDC rejects or amends the recommendations, those decisions can be appealed to the Environment Court.

In your Stage One decisions, you agreed that the application meets the entry criteria for use of a SPP and decided to consult on the application and your draft Direction.

4. To use a SPP, the proposed planning instrument must meet at least one of the “entry criteria” in section 80C(2) of the Resource Management Act 1991 (RMA). You decided in your Stage One decisions, that PC81/C1 meets three of the entry criteria:
 - a. The proposed planning instrument will implement national direction (namely the National Policy Statement on Urban Development 2020 (NPS-UD)).
 - b. As a matter of public policy, the preparation of a planning instrument is urgent to meet identified short-and-medium term shortfalls in residential and business-zoned land in Tasman District.
 - c. The proposed planning instrument is required to meet a significant community need, noting identified housing affordability challenges in Tasman District.
5. You agreed to consult with TDC, Nelson City Council (NCC) which shares a Tier 2 urban environment with TDC, a range of Ministers with relevant portfolios, and ten iwi/post-settlement governance entities (PSGEs). You asked for their views on the use

of a SPP for PC81/C1 and comments on the draft Direction. We have provided a summary of their responses and a track-changed copy of the draft Direction that you consulted on showing the recommended changes in response in Appendix 2.

The feedback you received was broadly supportive with some specific refinements sought to ensure the process is expeditious, proportionate, provides flexibility to TDC in how it responds but still requires a robust evidence base prior to notification.

6. The responses you received are included and summarised in more detail in Appendix 1. None of the parties that you consulted opposed use of a SPP for PC81/C1 and several expressed support. Several of the respondents sought amendments to the draft Direction. The most significant and substantive changes sought are summarised below.

Natural hazard risk

7. There was support from several parties for the Direction requiring additional assessment to be completed prior to notification relating to identification of natural hazard risks and the potential costs that these might create. However, refinements to what would be required were sought by TDC and the Minister of Climate Change to better align with the specific requirements of the new National Policy Statement for Natural Hazards 2025 (NPS-NH) now that it is in effect.
8. TDC also requested more flexibility in how it could respond to the requirement for more analysis of natural hazard risk on the sites proposed for rezoning. In its view, updating its hazard modelling to include the 2025 flood events specifically should not be required because those events did not impact the areas proposed for rezoning. This would also require a significant amount of time that would delay the SPP. TDC proposed, however, to update their assessments based on the “best available modelling”.

Potential costs of some of the urban design-related provisions and alignment with the future resource management system

9. The Ministry of Housing and Urban Development (MHUD) on behalf of the Minister of Housing sought refinements to the SPP including loosening or removing provisions that may unduly constrain development or may not be aligned with the future resource management system. This included the Medium Density Residential Design Matrix, Urban Design guidance and Outline Spatial Plans.
10. TDC also requested greater flexibility in how it provided more detailed assessment of the potential impacts of the Medium Density Residential Design Matrix. It proposed a broader economic assessment that may better capture non-quantifiable benefits such as certainty for developers and reduced subjectivity than a formal economic cost-benefit analysis.

Pre-notification consultation requirements

11. The Minister for Māori Crown Relations noted that it was not clear that the consultation required with Rangitāne o Wairau prior to notification had already been undertaken. He sought that this be included in the Direction as well as a requirement that TDC seek the views of the River and Freshwater Advisory Committee. This is required by the relevant Treaty settlement acts. TDC’s view was that it was not necessary because the River and Freshwater Advisory Committee was in abeyance. However, the Minister’s view

was that this did not extinguish the requirement in the relevant Acts to seek the Committee's views.

Composition of the proposed SPP Panel

12. Rangitāne o Wairau sought an amendment to the Direction requiring that at least one member of the SPP panel be appointed through an agreed Te Tauihu iwi process.
13. Other more specific requests and our response to them are discussed in the Appendix 1 summary table.

The RMA sets out your key considerations².

14. You must have regard to:
 - a. the application from TDC
 - b. whether TDC has provided sufficient information in support of its application
 - c. any relevant obligations set out in any iwi participation legislation
 - d. any other matters that you consider relevant
 - e. the purpose of a SPP.
15. The Direction and its content must also address the matters set out Schedule 1, clause 78 of the RMA including required procedural steps.
16. Your role in the SPP is to set up an appropriate process that will enable the SPP Panel to give due consideration to the planning matters, rather than to direct a specific outcome for the proposed planning instrument. While you must include a Statement of Expectations with the Direction, it is important that those expectations do not preclude the SPP Panel's consideration of the specific evidence to determine the most appropriate provisions for Tasman District.
17. TDC's decision can be judicially reviewed if your Direction has not been clearly met, so it is key that any procedural steps and/or expectations in that Direction are unambiguous and achievable.

Analysis and advice

We recommend that you issue a Direction for a SPP and have provided a recommended Direction in Appendix 3.

18. Based on the changes discussed below in response to the feedback you received, we consider that it would be appropriate to issue a SPP Direction for PC81/C1. The amended recommended Direction in Appendix 3 will provide an expeditious process that is proportionate to the scale of the proposed change and the significance of the matters being addressed by it.

² RMA Schedule 1, clause 76(2), Schedule 1, clause 78 and Part 2

The recommended Direction has several key changes.

19. We have recommended amending the requirement for TDC to do additional analysis of natural hazard risk prior to notification. Now that the NPS-NH is in effect, the Direction can be refined to carry through the specific wording from it. The original Direction required TDC to update its flood modelling to consider the impacts of the recent 2025 flooding events. The revised version requires them to use the best available information while also taking into account the 2025 floods. This should avoid unnecessary delay to the SPP process while still aligning with NPS-NH requirements.
20. We have also clarified the requirements for considering the potential future costs of mitigating natural hazards and climate change risks where growth is enabled and aligned these requirements more closely with those in the NPS-NH.
21. We agree with TDC that requiring a full formal economic cost-benefit analysis in order to understand the potential impact of the proposed urban design provisions is unnecessarily prescriptive. We suggest amending that requirement to provide TDC with more flexibility in the evidence it must provide to support those provisions, while still requiring robust and transparent consideration of the potential impacts. The revised approach allows for a structured evaluation of the probable impacts, including risks and benefits, and consideration of monitoring, compliance, and enforcement costs.
22. Requirements for additional pre-notification consultation have been identified. This can be added to the Direction and would then need to be undertaken prior to notification.

We do not recommend that you amend the Direction to require TDC to change specific provisions or to require decision-makers to take into account proposed resource management system changes.

23. MHUD sought changes to loosen or remove provisions relating to urban design in the proposed planning instruments. While you can direct the process that the SPP must follow, it is the SPP Panel's role to make recommendations on the specific plan provisions based on due consideration of appropriate evidence. The RMA does not enable the Minister to use a Direction on a SPP to determine the substantive outcome for the plan change itself. Doing so would inappropriately constrain the SPP Panel's ability to make its own independent recommendations.
24. Instead, we recommend that you set up the SPP to require specific expertise on the SPP Panel in evaluating evidence on the potential impacts of urban design provisions on the cost and uptake of future development. We are also recommending that you require TDC to provide more detailed and robust assessments of these potential impacts with their section 32 report at notification to enable submitters to consider and respond to the justification for the proposed changes with their own evidence.
25. MHUD also sought an Expectation to require TDC to consider key shifts proposed in the new resource management system. While we agree that it would be desirable to avoid the need to rework provisions later, our view is that an Expectation requiring the SPP Panel and TDC to consider provisions that have not been finalised would not provide sufficient certainty for their decision-making. This is discussed in more detail in the Legal risks section below.

A five-person SPP Panel would be the most appropriate to ensure a robust plan-making process given potentially limited opportunities for appeals.

26. In our view at least one of the SPP Panel members needs to be a lawyer because of the potential complexity of progressing through a period of significant resource management system change and the need to interpret and implement recently introduced and amended national direction.
27. One of the SPP Panel members needs to be a planner with extensive experience with urban growth and intensification matters.
28. Because PC81 relates to papakāinga provisions and new growth in areas that have been identified as significant to Te Taihū iwi as well as potential impacts on other values identified as important in iwi management plans (urban growth, hazard risk, freshwater and stormwater management, highly productive land, indigenous biodiversity and night sky values), we recommend that one of the SPP Panel members, nominated by Te Taihū iwi, provides expertise that reflects lived Te Taihū knowledge and tikanga.
29. Because urban growth and intensification is proposed in areas that may be subject to future natural hazard risk, the critical need to get decisions of this nature right, and the fact that this will be one of the first plan changes to implement the new NPS-NH, we recommend that a specialist in natural hazards planning and climate mitigation is also on the SPP Panel itself.
30. It would be preferable not to have an even number of SPP Panel members to enable more effective deliberation and decision making. Because MHUD raised concerns with the potential that proposed urban design provisions may discourage uptake by developers or unnecessarily increase the cost of development, it would be useful to have an expert on the SPP Panel who could assess the evidence on this point. As PC81 is also establishing a commercial centres hierarchy, there is likely to be a significant amount of economic evidence presented to the SPP Panel.
31. We had originally recommended you require an economist on the Panel. Having considered the feedback from TDC and given the matter further consideration (particularly the risk to the process if a suitably qualified economist cannot be identified and appointed), we recommend that you amend the Direction to broaden the criteria. The key criteria should be significant experience in evaluating the impacts of urban design provisions on development cost and uptake rather than requiring an economist specifically. This provides more flexibility to consider a range of potentially suitable candidates rather than specifying a profession.

We recommend that you make one appointment to the SPP Panel – an expert on natural hazards and climate change adaptation.

32. The primary advantage of your making appointments to the SPP Panel would be to ensure that its members have appropriate qualifications, expertise and experience on the matters that you consider particularly critical such as matters with risk-to-human-life implications or implementation of matters of national importance.

33. The disadvantages are the additional level of complexity added by trying to coordinate the Ministerial appointment process with the timeframes for the SPP. This process would need to be consistent with the requirements of the Cabinet Manual which requires seeking nominations and applications (generally through an open process unless urgency has been identified), vetting candidates, compliance with the Cabinet Fees Framework (or seeking an exemption), and seeking agreement from the Appointments and Honours Committee (APH).
34. A comparative timeframe of the SPP, reform and appointments processes has been provided in Appendix 8. Making appointments is likely to take approximately five or six months if you begin the process now. While this can likely occur at the same time as notification and submissions without pushing out the overall SPP timeframes, it also introduces the risk that a suitable candidate cannot be identified, is unwilling or unable to work for the fees that can be offered or withdraws at the last moment.
35. If the first candidate falls through, you may then be pushing into the period of restraint for making significant appointments before the 7 November 2026 general election. You would need to make the case that the appointment(s) were not significant before you would be able to bring them to APH during that time³. You may be able to make this case (the appointment is advisory in nature and does not control funds) but it would come down to an assessment of the significance of the public profile of the appointment. The proposed planning instrument is relatively large scale for Tasman District and somewhat contentious so the public profile of the appointment is likely moderate.
36. If you end up not able to make the appointments or are unable to make them on time, the terms of the Direction will not be met. This will require amending the Direction later or introducing a risk of judicial review because TDC did not follow the Direction.
37. The SPP Panel will not be able to commence its work until all the SPP Panel appointees are in place. If delays in the appointments process push out the overall timeframes for the SPP it increases the risk that the process will not be completed by the time new requirements from the reform come in potentially significantly complicating the process. When TDC's Regional Spatial Plan is notified, for example, it will not be able to assume that the PC81/C1 zoning decisions are operative and they may need to be relitigated through that process.
38. Several parties noted gaps in the analysis initially provided by TDC in analysing natural hazard risk and associated costs in the areas proposed for rezoning. As this will be one of the first planning instruments to consider how the new National Policy Statement for Natural Hazards 2025 should be interpreted and implemented, it is critical that the SPP Panel contains sufficient expertise.
39. On that basis, we recommend that you do appoint the expert on natural hazards and climate change adaptation.

You have the discretion to make a second appointment if you wish. If so, we recommend you appoint the proposed expert on assessing

³ Cabinet Office Circular CO(26)1, Cabinet Office Circular CO (26) 1: Government Decisions and Actions in the Pre-election Period - January 2026

the impacts on development cost and uptake from the urban design provisions.

40. We also note the comments from MHUD expressing concern over the potential that the proposed urban design provisions could unduly increase development costs or discourage uptake of growth. One way to ensure that these matters are given due consideration would be to appoint a member of the SPP Panel with expertise on assessing the evidence in this area.
41. If you wanted to ensure that that Panel member was independent and suitably qualified for that role, you also have the option to make two appointments.

If you decide to make an appointment, draft Terms of Reference have been provided in Appendix 6.

42. We have provided Terms of Reference for both appointments in case you decide to make them. These provide an overview of the background to PC81/C1, your Direction, the powers, functions and duties of the SPP Panel as set out in the RMA, and the terms and conditions of the appointment. While you are making the appointment(s), TDC is standing up the SPP Panel, so once the appointment is confirmed, TDC would be responsible for contractual matters.

If you decide not to issue a Direction, TDC has requested a plan stop exemption instead.

43. We can provide more detailed advice on this alternative application if you decide to decline the SPP.

Te Tiriti analysis

44. All of your decisions on this SPP application, including the decision to consult, must have regard to relevant obligations set out in any iwi participation legislation or Mana Whakahono ā Rohe⁴.
45. In this instance, the relevant Treaty Settlement Acts are:
 - Ngāti Kōata, Ngāti Rārua, Ngāti Tama ki Te Tau Ihu, and Te Ātiawa o Te Waka-a-Māui Claims Settlement Act 2014
 - Ngāti Apa ki te Rā Tō, Ngāti Kuia, and Rangitāne o Wairau Claims Settlement Act 2014
 - Ngati Toa Rangatira Claims Settlement Act 2014
46. The relevant Treaty Settlement Acts require TDC to have regard to advice received from the River and Freshwater Advisory Committee in relation to the management of

⁴ Noting that there is no Mana Whakahono ā Rohe for Tasman District.

rivers and fresh water within the region. This Committee has been in abeyance since 2016.

47. In our view, the recommended Direction in Appendix 3 is consistent with these requirements. It requires TDC to continue engaging with Te Taihū iwi (representatives of whom would constitute the Committee) throughout the process and it provides for a requirement for the SPP Panel to have regard to any comments received if the Committee is constituted in the meantime.
48. Treaty principles are also supported by your proposed Expectations relating to ongoing engagement with iwi and PSGEs through the process, the requirement that the SPP Panel includes specific expertise on Te Taihū values and the requirement that one of the SPP Panel members be nominated by Te Taihū iwi.

Consultation and engagement

49. The responses received to your consultation on use of the SPP and draft Direction are summarised in Appendix 1 along with our analysis and recommended responses.
50. In addition to this, we sought further clarification from TDC following the matter raised by the Minister for Māori Crown Relations that Rangitāne o Wairau had not been included in the pre-notification consultation on the proposed planning instruments. TDC clarified which parties it consulted with, that Rangitāne o Wairau was inadvertently omitted, and undertook to contact them as soon as possible to seek their views (Appendix 7 refers).
51. We do not consider that further engagement is required as a result of the recommended changes to the Direction.

Risks and mitigations

There is some risk of inefficiencies if the process becomes complicated by changes or new requirements coming out of RMA Reform.

52. Your consideration of the SPP application must be made on the basis of the statutory considerations in the current RMA which enables you to consider “any other matters” that you think are relevant.
53. You can consider whether the timing of proceeding with the SPP will be efficient or not given the likely timing of anticipated changes that could add significant complexity to the process and therefore have further implications for your Direction (if issued).
54. Changes or new requirements could overtake the process creating delay, confusion, or inefficiencies. However, it is not uncommon for plan change processes, which often take several years, to need to consider changing context between notification and decisions. The SPP Panel can request additional reports, evidence and advice to assist

it in understanding the implications of those changes for the specific planning instrument.

55. Given that the existing operative planning instruments are significantly out-of-date, the identification of capacity shortfalls in the short to medium term, and the urgency of addressing housing affordability concerns in the region, we recommend enabling PC81/C1 to proceed.

Timeframes are very tight, especially if you make appointments.

56. We have recommended adding another 25 working days to the pre-notification timeline to enable TDC to complete any updates or changes to their section 32 reports necessary to meet the final version of the requirements in the recommended Direction. TDC advised that it would be prepared to notify by the end of March 2026 but that was before considering the final version which may require some adjustments to how it has approached the economic evidence.
57. Appendix 8 provides a comparative timeline for the recommended SPP, resource management system reform milestones and the Cabinet Guide appointments process. There is likely enough time for the SPP to be completed so that it can be used as a basis to inform the preparation of new plans required in the new system. This process may be simplified if decisions have recently been released on the basis of due consideration of current evidence by an expert panel.
58. The longer the process is delayed, however, the more likely it is that TDC will need to make its decisions in the context of rapid changes and new requirements coming in. While all planning processes are iterative and occur in an environment of change and some uncertainty, this could drag the process out creating more inefficiencies.
59. There is a risk if you choose to make appointments and the initial preferred candidates fall through, that the SPP Panel will not be able to be stood up in time to meet the original SPP timeframes and the appointments will need to be made during the period of restraint.
60. These risks can be mitigated by not making more appointments than you consider necessary and having robust discussions with candidates early in the process to ensure availability, no conflicts of interests, and agreement on fees.

9(2)(h)



9(2)(h)



Next steps

65. If you agree to issue the Direction, you will need to table it in the House of Representatives. MfE can arrange to publish the Direction in the *New Zealand Gazette*. You are required to inform TDC of your decision and the reasons for it in writing. A draft letter has been provided in Appendix 4. We also recommend that you send the letters in Appendix 5 providing an update to the other parties with whom you consulted previously.
66. TDC must publish the Direction on its website. The SPP would then commence on the date specified in the *Gazette* notice.
67. TDC will need to comply with the terms of the Direction and must have regard to your Statement of Expectations when making its decision. The Direction requires it to provide you with a progress update three months before the end of the process to provide sufficient time if any amendments to the Direction may be necessary.
68. If you have decided to make appointments and agree to the terms of reference, we will begin a process to identify a list of suitable candidates. We can shortlist those candidates and update you to identify preferred candidates. We would then provide a briefing to confirm your decision on the appointments and prepare a Cabinet Paper for APH.
69. As you have now completed your statutory consideration of the application, we have recommended proactively releasing all briefings relating to this application for transparency, subject to any redactions that would otherwise need to be made under the Official Information Act 1982. We can organise this if you agree.

Appendix 1 – Summary of feedback received and recommended responses (including copies of responses)

Key matters raised	Officials' Analysis	Recommended responses
<i>A. Tasman District Council (TDC) - the applicant</i>		
TDC states it is comfortable overall with the proposed Direction and the addition of 40 working days to what it originally requested as the overall timeframe for the proposed Streamlined Planning Process (SPP). However, it has requested four amendments to the Direction: Replace the requirement in Step 2(c)(iii) to update hazard modelling to take into account the 2025 flood event with a requirement to use the best available modelling that takes into account the 2025 flood event. Reason TDC's view is that updated modelling based on the 2025 flood event is not necessary because the sites proposed for rezoning in PC81 were not subject to flooding, landslides or inundation in that event. Updating the modelling would take many months and require significant funding. Alternative wording sought "updated modelling of risks of flooding and coastal inundation, slips and instability taking into account the flooding and damage the occurred in 2025." "Utilisation of the best available modelling of risks of flooding and coastal inundation, slips and instability taking into account the flooding and damage that occurred in 2025." Amend the requirement in Step 2(c)(iv) to update the section 32 assessment to take into account the potential economic costs of releasing new sites for development in light of the risks and potential costs of future hazard mitigation to note that this is requirement is in line with the normal requirements under the National Policy Statement for Natural Hazards 2025 (NPS-NH) and section 32. Reason TDC is seeking to clarify that this wording aligns with the requirements of the NPS-NH. Alternative wording sought "implications for the section 32 assessment taking into account the potential economic costs of releasing the sites for development, in light of the risks and potential costs of mitigating them." "Implications for the section 32 assessment, taking into account the potential future costs of mitigating natural hazard and climate change risks for the proposed sites, consistent with normal section 32 practice and proportionate to the level of risk identified."	Officials note TDC's overall support for the Direction and that the proposed changes to the original draft Direction should not substantially push out the timeframes for the proposed SPP to a point that would frustrate its purpose to provide an expeditious and proportionate process. With respect to the amendments requested: - We agree that Step 2(c)(iii) should be amended to provide more flexibility for TDC in how it assesses natural hazard risk for the rezoning sites without incurring the additional time and costs of updating its modelling. However, we have recommended some amended wording in the Recommended responses column that aligns more clearly with the requirements of the NPS-NH. - We agree that Step 2(c)(iv) should be amended to reflect the final wording of the NPS-NH which took effect after the proposed Direction was drafted. We have suggested amending wording that aligns with the NPS-NH. - We agree that Step 2(d) should be amended to provide more flexibility to TDC on the methodology that it uses to assess the potential impact of the Medium Density Design Matrix on development that requiring a formal CBA. However, we prefer the wording in the Recommended responses column because it provides more clarity and guidance to TDC and its experts and should make it easier to assess whether the requirement has been met or not. - Expectation (i) could be amended to provide more flexibility to the SPP Panel to appropriately consider constraints that may mean that the full projected demand is not met by the one planning instrument (PC81/C1). However, Policy 2 of the NPS-UD requires Tier 2 local authorities to at all times provide at least sufficient development capacity to meet expected demand for housing and for business land over the short, medium and long term. The SPP Panel will be able to consider how best the requirements of the NPS-UD should be met through PC81/C1 with the evidence of the constraints before them but the Minister's Direction should not include an Expectation that would otherwise be inconsistent with the requirements of the NPS-UD.	- Replace Step 2(c)(iii) with: <u>"updated modelling of risks of utilisation of the best available information for flooding and coastal inundation, slips and instability taking into account the flooding and damage the occurred in 2025."</u> - Replace Step 2(c)(iv) with: <u>"taking into account the potential future costs of mitigating natural hazard and climate change risks for the proposed sites in a manner that is proportionate to the level of risk anticipated."</u> - Replace Step 2(d) with: <u>"an assessment by an economist with RMA section 32 experience of the probable short, medium and longer-term economic impacts (market and non-market) of the Medium Density Design Matrix, and the associated rule regime, on development uptake and regulatory certainty, including a structured risks-and-opportunities evaluation (spatial and temporal) as well as consideration of monitoring, compliance, and enforcement costs."</u> - No changes are required.

Key matters raised	Officials' Analysis	Recommended responses
3. Amend the requirement in Step 2(d) to provide a cost benefit analysis from a suitably qualified economist for the Medium Density Design Matrix with a requirement that is less directive of the methodology used for this assessment while still provided a structured comparison of the risks and benefits. Reason TDC sought advice from several economists who advised them that a cost benefit analysis is not well suited for this assessment because the benefits of the proposed Matrix (eg, increased certainty and reduced subjectivity) are difficult to quantify. Alternative wording sought “cost benefit analysis from a suitably qualified economist of the probable impacts of introduction of the Medium Density Design Matrix on development uptake including sensitivity analysis and consideration of the costs of monitoring and enforcing the proposed provisions.” <u>“An assessment by a suitably qualified economist of the probable impacts of the Medium Density Design Matrix, and the associated rule regime, on development uptake and regulatory certainty, including a structured risks-and-benefits evaluation and consideration of monitoring and enforcement costs.”</u> 4. Amend point (i) in the proposed Statement of Expectations (SoE) to reflect that Plan Change 81 (PC81) and Change 1 (C1) may not fully provide for Tasman’s future growth capacity needs. Reason While the intent is for PC81/C1 to significantly address demand for growth capacity identified in the Housing and Business Assessment Tasman and Nelson Tier 2 Urban Environment 2024 (HBA) for the next ten years, uncertainties around uptake and infrastructure upgrade timeframes may mean that it will not be able to meet all of that demand. Alternative wording sought “Enable sufficient opportunities for the development of housing, businesses, and related social and physical infrastructure in the short and medium term to ensure a well-functioning urban environment – in particular to <u>contribute substantially to meet</u> Tasman District Council’s share of the typologies identified as having a capacity shortfall in the Housing and Business Assessment Tasman and Nelson Tier 2 Urban Environment 2024.” You asked TDC to comment on potential timeframe implications of the changes to the proposed Direction from the draft Direction submitted with their original application.	We do not consider that any amendments to the proposed Direction are required as a result of the identification of the need for new provisions for noise-sensitive activities near transport corridors. These provisions are already captured by your Expectation and National Policy Statement on Urban Development 2020 (NPS-UD) requirements to ensure a well-functioning urban environment.	

Key matters raised	Officials' Analysis	Recommended responses
TDC states that, subject to agreement on the points above, technical input from a suitably qualified economist to update PC81 and C1 with the additional information directed, prior to notification, will require up to two months. TDC should be ready to notify PC81 and C1 by the end of March 2026. You asked TDC if there were any substantive changes that were relevant to your decision since the original application was lodged. TDC notes there has been one minor change to draft plan change and accompanying document since lodgment. It has identified an omission relating to managing road traffic noises for medium density housing near busy transport corridors. TDC states this has been addressed through supplementary acoustic advice. This adjustment does not alter the zoning capacity or scope of PC81.		
B. Nelson City Council (NCC)		
NCC is supportive of TDC's use of a SPP, noting ongoing engagement and the opportunity to submit at a later stage if required.	NCC's support for use of a SPP is noted.	No changes are required.
C. Minister of Housing		
Advice was provided from the Ministry of Housing and Urban Development (MHUD) at the request of the Minister. This advice supports the use of a SPP for PC81. However, it suggests amendments to the Direction: Loosen or remove provisions for the Medium Density Residential Design Matrix, Outline Spatial Plans, and Urban Design Guide to enable more development. Reason These provisions may create barriers to development and are not consistent with the direction proposed for the new planning system. Include an Expectation for TDC to consider key shifts the Planning Bill proposes including narrowing the scope of the resource management system, reducing the number of effects that may be considered and raising the threshold of effects that are permitted. Reason While recognising that the RMA remains the operative planning framework, consideration of these key shifts may reduce the risk that substantial reworking of the provisions may be required later.	The MHUD's support for use of a SPP is noted. With respect to the amendments suggested: The Minister for RMA Reform's role is limited to issuing a Direction on the SPP is to set up an appropriate procedure for a SPP Panel to consider what specific objectives, policies and methods achieve the purpose of the RMA on the basis of the evidence before them. It would not be appropriate for the SPP Direction to require specific proposed provisions to be removed or amended at this stage. However, we do think that the requirement in the proposed Direction that TDC include a more detailed assessment of the potential effects of the proposed provisions on uptake of development, as well as the requirement to have relevant expertise on the SPP Panel should address this concern. If insufficient evidence is provided by TDC and submitters, the SPP Panel would be able to commission its own assessment of these matters. You could amend Step 2(d) to also require updated economic assessment of the impact of the Urban Design Guide, but in our view this should not be necessary. The Urban Design Guide is not mandatory so should not constrain development. Outline Spatial Plans are standard planning tools to support integrated developments that use infrastructure efficiently. The SPP Panel will be best placed to determine if their use is appropriate with respect to these planning instruments.	- No changes are required. - No changes are required

Key matters raised	Officials' Analysis	Recommended responses
	2. The SPP Panel must consider the planning instruments under the requirements of the RMA. Until the Planning Bill and Natural Environment Bill take effect they are subject to further amendment through the Select Committee process which makes it difficult for the SPP Panel to determine the key shifts and elements of the new system would need to be taken into account. The Planning Bill and Natural Environment Bill are likely to take effect before decisions are made on PC81/C1, potentially while they are out for consultation. The SPP Panel will need to take those provisions into account in its recommendations and TDC in its decisions without the Direction needing to specify this. Those Bills will also likely include transitional provisions that could assist the SPP Panel in interpreting how the provisions of the new Acts would apply.	
<i>D. Minister of Transport</i>		
The Ministry of Transport is not aware of any implications for transport or additional Crown obligations that should be taken into account when deciding whether or not TDC should use a SPP for PC81/C1 NZTA does not have concerns regarding the potential impacts of PC81/C1 on State Highway network because PC81 implements direction set out in Nelson Tasman Future Development Strategy. NZTA is generally comfortable with the intent and direction of PC81 and C1 if the clauses prioritizing transport infrastructure to support development and manage reverse sensitivity from noise sensitive activities are retained. NZTA requests: 1. that NZTA be considered an affected party in the Ministerial Direction. Reason NZTA wishes to ensure that its feedback, and the above clauses, are retained in PC81 and C1.	Officials note that the Minister of Transport and NZTA have not expressed opposition to the use of a SPP for PC81/C1. 1. With regards to the change sought by NZTA the Direction currently requires public notification of PC81/C1 with an opportunity for anyone to make submissions. Clause 5(1A) of Schedule 1 of the RMA designates councils as the decision maker on who is an affected party or not for the purposes of their planning instrument. TDC's prior engagement on PC81/C1 has included NZTA. In our view the risk that it would not be notified is low. Identifying NZTA in the Direction could also create uncertainty with respect to other parties that were not specifically identified in the same way.	1. No changes are required.
<i>E. Minister for Arts, Culture and Heritage</i>		
The Minister for Arts, Culture and Heritage did not express any concerns about the use of the SPP. The Ministry for Culture and Heritage reviewed the proposed planning instrument in consultation with Heritage New Zealand and did not identify any concerns about its impact on historic heritage.	Officials note that the Minister for Arts, Culture and Heritage and Heritage New Zealand have not expressed concerns about the use of a SPP for PC81/C1.	No changes are required.
<i>F. Minister for Treaty of Waitangi Negotiations</i>		
The Minister for Treaty of Waitangi Negotiations responded to note that consultation regarding post-Treaty settlement matters have been transferred to the Minister for Māori Crown Relations.	Noted.	No changes are required.
<i>G. Minister for Emergency Management and Recovery</i>		

Key matters raised	Officials' Analysis	Recommended responses
The Minister for Emergency Management and Recovery did not express any concerns about the use of a SPP for PC81/C1. He expressed support for the Statement of Expectations on the assessment and risk of natural hazards, the requirements for a comprehensive natural hazard and climate change risk assessment and the inclusion of an appropriate expert on the SPP Panel considering those matters.	Officials note that the Minister for Emergency Management and Recovery has not raised any concerns about the use of a SPP for PC81/C1. Some amendments to the provisions that the Minister supports are proposed. However, we do not consider that these substantively change what he has expressed support for in his response.	No changes are required.
<i>H. Minister of Conservation</i>		
The Minister of Conservation did not raise any concerns with use of a SPP for PC81/C1. He confirmed TDC's assessment that PC81/C1 does not relate to regional coastal plan matters, land in the coastal environment, or other matters that would require the Minister of Conservation to act as a joint decision maker on this SPP.	Officials note that the Minister of Conservation has not raised any concerns about the use of a SPP for PC81/C1.	No changes are required.
<i>I. Minister for Māori Crown Relations</i>		
The Minister for Māori Crown Relations does not have any concerns with use of SPP for PC81/C1 and supports provisions to enable papakāinga that would reduce barriers for using whenua Māori for housing and associated cultural, educational, health and commercial activities. The Minister notes that TDC was required to invite the River and Freshwater Advisory Committee to provide written advice before TDC began preparing PC81/C1. Notwithstanding the Committee being in abeyance, all relevant provisions of the relevant Treaty Settlement Acts remain in effect. The Minister states it is not clear from TDC's application that it engaged with Rangitāne o Wairau in relation to PC81/C1. The Minister suggests the following changes: requiring consultation at Step 1 with the Rangitāne o Wairau Settlement Trust prior to notification Reason PC81/C1 is proposing changes within Rangitāne o Wairau's area of interest but it is not clear whether TDC has already engaged with them. Alternative wording sought "Consultation with the community and affected parties on the proposed planning instruments, including: consultation with the responsible Minister and iwi authorities (including the Rangitāne o Wairau Settlement Trust);" add a requirement to either invite the River and Freshwater Advisory Committee to provide written comment or to obtain written agreement from all post-settlement governance entities that action is not required prior to notification. Reason	Officials note that the Minister for Māori Crown Relations has not expressed concern about the use of a SPP for PC81/C1. With respect to the changes sought: - TDC acknowledges that Rangitāne o Wairau Settlement Trust was inadvertently not included on the list of parties with which it undertook statutory pre-notification consultation under Schedule 1 clause 3(1)(d) of the RMA. It agrees that in this situation it is appropriate to provide a letter directly to Te Rangitāne o Wairau Settlement Trust and sent this letter as soon as it was brought to its attention. Because your Direction responds to the application as lodged, we agree with the relief sought by the Minister for Māori Crown Relations to include a requirement for the consultation to be undertaken prior to notification of PC81/C1 but have amended this to apply more broadly to any other parties that might have been inadvertently missed. - Noting that the River and Freshwater Committee has not been constituted and is unlikely to be constituted in the timeframes for notifying the propose planning instrument, we recommend that you rely on the existing consultation procedures between TDC and Te Taihū iwi. This better meets the purpose of the SPP to provide an expeditious process while also providing an opportunity for ongoing engagement with Te Taihū iwi. Expectation iv specifies what TDC must do if the Committee is constituted while the SPP is in progress (see point 5 below) - We agree that these words are unnecessary and can be removed, particularly if you agree that further consultation should be directed. - We agree with this correction.	- Amend Step 1 as follows: "Consultation with the community and affected parties on the proposed planning instrument, including: a. with the responsible Minister and b. <u>any</u> iwi authorities recorded with the Tasman District Council under section 35A that have not already been consulted. - No changes are required. - Amend the Timeframe for Step 1 as follows: "Prior to public notification, noting this may include and be wholly satisfied by consultation and engagement undertaken prior to the issue of this Direction." - Amend the SoE as follows: "The expectations of the Minister for the Environment Responsible for RMA Reform for Tasman District Council are..." - Amend Expectation (iv) as follows: "pursuant to the requirements of the Ngāti Kōata, Ngāti Rārua, Ngāti Tama ki Te Tau Ihu, and Te Ātiawa o Te Waka-a-Māui Claims Settlement Act 2014, Ngāti Apa ki te Rā Tō, Ngāti Kuia, and Rangitāne o Wairau Claims Settlement Act 2014, and Ngāti Toa Rangitira Claims Settlement Act 2014, have regard to any advice it receives from the any River and Freshwater Advisory Committee established under those Acts that the Council receives if it is reconstituted during the period of effect of this Streamlined Planning Process."

Key matters raised	Officials' Analysis	Recommended responses
Even though TDC has advised that the River and Freshwater Advisory Committee is in abeyance, the Minister considers that the relevant Treaty Settlements require that they be consulted. Alternative wording sought “Consultation with the community and affected parties on the proposed planning instruments, <u>including:</u> <u>either:</u> ○ <u>sending an invitation to provide written advice on PC81/C1 to the most recent address for receiving notices provided by the River and Freshwater Advisory Committee established under the Ngāti Kōata, Ngāti Rārua, Ngāti Tama ki Te Tau Ihu, and Te Ātiawa o Te Waka-a-Māui Claims Settlement Act 2014, Ngāti Apa ki te Rā Tō, Ngāti Kuia, and Rangitāne o Wairau Claims Settlement Act 2014, and Ngati Toa Rangatira Claims Settlement Act 2014; or</u> ○ <u>obtaining agreement in writing from all of the post-settlement governance entities specified in the relevant settlement Acts that that action is not required.</u>” 3. removing a clause that the consultation requirements may have already been wholly satisfied by previous consultation. Reason Consequential amendment of requesting additional consultation above. Alternative wording sought “Prior to public notification, noting this may include and be wholly satisfied by consultation and engagement undertaken prior to the issue of this Direction.” 4. amend the SoE to refer to the Minister Responsible for RMA Reform not the Minister for the Environment Reason Decision-making on this SPP has been delegated to the Minister Responsible for RMA Reform. Alternative wording sought “The expectations of the Minister for the Environment Responsible for RMA Reform for Tasman District Council are...” 5. provide additional clarifications of the requirement to consult with the River and Freshwater Advisory Committee if reconstituted during the course of considering the planning instrument. Reason Not specifically provided but likely consequential to the Minister’s comments that TDC is still required to engage with the River and Freshwater Advisory Committee even if it is abeyance.	5. We would suggest it is not necessary to specify that TDC must have regard to only written advice that it receives from the River and Freshwater Advisory Committee. If representatives of the Committee decide to attend the hearing and provide additional relevant information orally, there is no reason for the Direction to restrict TDC’s ability to consider this. We read the requirements of the relevant Treaty Settlements as requiring ongoing engagement with the Committee rather than one-off consultation prior to notification. This is reflected in Expectations iii and iv. We have suggested some alternative wording in the Recommended responses column which we consider captures the intent of this request. It acknowledges the Treaty Settlement requirements without holding up notification of the proposed planning instrument to consult with a Committee that is not currently constituted, leaving open the scenario that that could change.	

Key matters raised	Officials' Analysis	Recommended responses
Alternative wording sought “iv. pursuant to the requirements of the Ngāti Kōata, Ngāti Rārua, Ngāti Tama ki Te Tau Ihu, and Te Ātiawa o Te Waka-a-Māui Claims Settlement Act 2014, Ngāti Apa ki te Rā Tō, Ngāti Kuia, and Rangitāne o Wairau Claims Settlement Act 2014, and Ngati Toa Rangatira Claims Settlement Act 2014, have regard to any <u>written</u> advice it receives from <u>the any</u> River and Freshwater Advisory Committee <u>established under those Acts that the Council receives within two months of inviting the Advisory Committee to provide that advice or within any other period agreed between the Council and the Advisory Committee if it is reconstituted during the period of effect of this Streamlined Planning Process.</u>”		
<i>J. Minister of Climate Change</i>		
The Minister of Climate Change did not raise any concerns with the use of a SPP for PC81/C1 and expressed support for the inclusion of panel members with appropriate knowledge skills and experience in natural hazard risk management and climate change adaptation. The Minister support the Direction emphasizing alignment with the new NPS-NH and seeks that the Direction provide TDC with the same flexibility as under the NPS-NH as to how risk-based proportionate management is achieved.	Officials note that the Minister of Climate Change has not expressed concern about the use of a SPP for PC81/C1. We agree that the Direction should provide flexibility in TDC's response where possible and should align with the new NPS-NH now that it has taken effect. We have taken these views into account in considering the changes proposed by TDC above.	The same changes to Step 2(c)(iii) and 2(c)(iv) recommended in response to TDC's comments above.
<i>K. Minister of Internal Affairs</i>		
The Minister of Internal Affairs did not raise any concerns with the use of a SPP for PC81/C1. The Minister sought several amendments to the Direction: 1. She supports the requirement for updated hazards assessments and reporting to confirm that natural hazard risks have been reviewed taking into account the recent weather events and the emergency responses to them. Consideration specifically of the emergency response may go beyond what the original Direction required. 2. Infrastructure capability should be demonstrably able to support Fire and Emergency and affected communities, such as operational access and firefighting water supply. The Minister has also asked that if you decide on limited rather than public notification, that Fire and Emergency is identified as a key stakeholder.	Officials note that the Minister of Internal Affairs has not expressed concern about the use of a SPP for PC81/C1. 1. We note support for the requirements for updated hazard assessments. While we are recommending accepting some amendments to these requirements to provide more flexibility for TDC's response (see the discussion of TDC's comments above), we do not consider that these amendments are inconsistent with what the Minister of Internal Affairs has expressed support for here. You could amend the direction to require TDC also specifically including in its analysis past emergency responses to recent weather events. However, Fire and Emergency New Zealand (FENZ) will have an opportunity to submit on PC81/C1 when it is notified and provide evidence on those matters. We do not consider that this assessment needs to occur prior to notification and requiring it in the Direction may delay the process. 2. We note that the PC81 includes provisions that require consideration of accessibility for fire appliances (eg, Rule 16.2.2.6(7)) and adequacy of water for fire-fighting (eg, Rule 16.2.8.1(6)). Many of these provisions exist in the underlying zone rules that are now being applied to new areas so are not highlighted in the section 32 report as a key change. FENZ will have the opportunity to submit when PC81 is notified if it considers that	1. No changes are required. 2. No changes are required.

Key matters raised	Officials' Analysis	Recommended responses
	those provisions are inadequate or not sufficiently comprehensive across zones (eg, in a medium density rather than lower density context). On that basis, we don't consider it is necessary to include a specific point in your Statement of Expectations on this matter. The draft Direction is proposing public rather than limited notification.	
L. Te Rūnanga o Ngāti Rārua		
Te Rūnanga o Ngāti Rārua states they have no objection to the use of the SPP for PC81 and C1.	Officials note that no concerns have been raised with the use of a SPP by this response.	No changes are required.
M. Te Rūnanga a Rangitāne o Wairau		
Rangitāne o Wairau supports the use of the SPP in principle, provided practical amendments are incorporated to ensure the Direction properly reflects Te Mana o te Wai, strengthens climate and natural hazard resilience, protects whenua and mahinga kai, and maintains authentic partnership with tangata whenua throughout the process including early access to technical information. This is particularly important given the limited appeal rights at the end of a SPP process. Rangitāne o Wairau supports the requirement for TDC to update its natural hazard information prior to notification, including incorporating lessons from the 2025 flooding event. They request that updated modelling clearly identify areas unsafe for development and where risk may be transferred or exacerbated to downstream communities. Rangitāne o Wairau seeks the following amendments to the Direction to give effect to their responsibilities as kaitiaki and the intent of Te Aropipi, Rangitāne o Wairau's Taiao Strategy and Iwi Environmental Management Plan: Require that at least one member of the SPP Panel is appointed through an agreed Te Taihu iwi process as a tangata whenua-nominated commissioner. Reason They consider that genuine representation must extend beyond general familiarity with Māori values and reflect lived Te Taihu knowledge and Rangitāne tikanga. Require natural hazards, freshwater, stormwater, and growth sequencing technical work to be co-designed with tangata whenua, drawing on both mātauranga Māori and technical modelling. Require section 32 evaluations to demonstrate how Te Mana o te Wai and its hierarchy of obligations have been applied, including consideration of cumulative catchment effects and water-sensitive urban design. Direct an explicit avoid-first approach to natural hazards, so that high-risk areas are not rezoned and residual risk above "low" triggers no-build overlays.	Officials note general support for use of a SPP, subject to some suggested amendments. Rangitāne o Wairau has expressed support for an element of the draft Direction (incorporation of lessons from the 2025 flooding event) that TDC is seeking to amend to provide more flexibility in how these matters are considered. Refining the modelling approach does not introduce a new issue or materially change the matter consulted on, so further consultation is not required if TDC's change is accepted. With regard to the changes sought: - Officials support this approach provided it can be achieved without compromising the overall timeframes. Standing up a process for the appointment may delay the process and your Directing this may not be clearly consistent with the Schedule clause 83 provisions that TDC sets up the SPP Panel. However, we recommend that you can rephrase this so that TDC appoints the SPP Panel members but that one member must be nominated by Te Taihu iwi. - TDC has already completed the majority of the technical assessments to support the section 32 report for natural hazards, freshwater, stormwater and growth sequencing and has provided opportunities for submissions through the development of the Future Development Strategy which PC81/C1 is largely implementing. While it would be desirable at the beginning of the process for this work to be undertaken using a co-design process, at this stage this could cause significant delays to notification which would likely not be consistent with the purpose of a SPP to provide an expeditious and proportionate process. Rangitāne o Wairau will have an opportunity to submit on PC81/C1 when it is notified which will provide another opportunity for them to provide evidence to	- Amend the section of the Direction relating to the composition and experience of the SPP Panel as follows: "In accordance with clause 78(5) of Schedule 1 of the RMA, the Minister directs that the SPP panel must include at least five independent hearing commissioners. This includes... represented across its members knowledge, skills and experience in: - resource management law and legal drafting - urban design, strategic and urban growth planning, and resource management planning - natural hazard risk management including stormwater management - climate change adaptation and urban form impacts on climate change emissions - mana whenua values as relevant to the proposal. The Minister will appoint two SPP Panel members: - an expert on natural hazard risk and climate change adaptation - an economist <u>One of the remaining three SPP Panel members appointed by Tasman District Council will be nominated by Te Taihu iwi.</u> - No changes are required. - No changes are required. - No changes are required. - No changes are required. - Add another procedural expectation to the Statement of Expectations as follows: <u>"vi. make available on its website at the time of notification the full technical reports that support what it is proposing including, as relevant, reports prepared during the consideration of the Future Development Strategy 2022 - 2052 in a way that makes these visible and easily accessible to interested parties."</u>

Key matters raised	Officials' Analysis	Recommended responses
5. Strengthen protection for Highly Productive Land by requiring evidence that intensification or brownfield options cannot meet capacity needs before any HPL rezoning, supported by a cultural economy assessment. 6. Prioritise low-emissions and resilient urban form, including patterns that reduce vehicle kilometres travelled, support active and public transport, restore green-blue networks and indigenous biodiversity, protect dark sky values, and reduce light spill. 7. Require full transparency at notification, with all technical reports publicly available, including hazard modelling, economic assessments, Highly Productive Land assessments, and freshwater and stormwater analyses. Reason (for 2-7) These amendments would better give effect to their responsibilities as kaitiaki and the intent of Te Aropipi, Rangitāne o Wairau's Taiao Strategy and Iwi Environmental Management Plan.	the SPP Panel on how mātauranga Māori and their technical modelling can inform the proposed changes. 3. Section 74 of the RMA requires PC81/C1 to be prepared in accordance with the National Policy Statement for Freshwater Management 2020 (NPS-FM) which requires freshwater to be managed in a way that gives effect to Te Mana o te Wai and the hierarchy of obligations. The current section 32 report for PC81 at page 28 discusses at a high level how Te Mana o Te Wai was considered in the selection of sites for urban rezoning. 4. We agree with the approach suggested above by the Minister of Climate Change that the wording in the direction mirror the NPS-NH which has recently taken effect. This includes an objective to use a risk-based proportionate approach to natural hazard risk and a policy to avoid development in areas assessed as having a very high natural hazard risk. 5. The National Policy Statement for Highly Productive Land 2022 (NPS-HPL) sets out a process for considering the appropriateness or otherwise of new urban development on highly productive land. TDC will need to give effect to the NPS-HPL in its decisions. The Direction is requiring specific additional assessment in the section 32 report to ensure that that information is transparent and available to submitters to ensure a sufficient process but we do not recommend that the Direction go further than the NPS-HPL in its requirements here. 6. The National Policy Statement on Urban Development 2020 (NPS-UD) includes policies that the SPP Panel will need to consider in its recommendations including objectives to achieve a well-functioning urban environment, growth enabled in areas well-served by public transport, decision are integrated with infrastructure and growth supporting reductions in greenhouse gas emissions and is resilient to the current and future effects of climate change. In our view, further direction to the SPP Panel through the Statement of Expectations on these matters should not be required. As above, it would be more appropriate for Rangitāne o Wairau to make a submission to the SPP Panel that could be supported by evidence at the hearing if it is seeking outcomes that go beyond what is required by existing national direction with respect to green-blue networks, dark sky values and reduced light spill than it would be for the Minister's Direction to preclude the SPP Panel's considerations by requiring specific provisions or outcomes.	

Key matters raised	Officials' Analysis	Recommended responses
	7. We agree that one of the challenges with the application has been that many of the proposed changes are based on previous technical work done for the FDS which did not appear to be included in the proposed section 32 reports for PC81/C1. This could make it challenging for potential submitters to understand the rationale for the changes or what matters have already been considered. You could include a procedural expectation that TDC ensures that these reports are made clearly available on their website at notification to assist submitters.	

For completeness, we note that you also wrote to but did not receive responses from the following parties:

- Minister of Health
- Minister of Education
- Minister for Māori Development
- Ngāti Koata Trust
- Ngāti Tama ki Te Tau Ihu Trust
- Te Ātiawa o Te Waka-a-Maui Trust
- Ngāti Apa ki te Rā Tō
- Te Rūnanga o Ngāti Kuia
- Te Rūnanga o Ngāti Waewae
- Te Rūnanga o Toa Rangatira
- Te Rūnanga o Ngāi Tahu

The following parties responded to note that they did not have comments:

- Minister for Infrastructure
- Minister for Local Government (and transferred your query regarding FENZ to the Minister of Internal Affairs)

Hon Paul Goldsmith

Minister for Arts, Culture and Heritage
Minister of Justice
Minister for Media and Communications
Minister for Treaty of Waitangi Negotiations



11 FEB 2026

Hon Chris Bishop
Minister Responsible for RMA Reform
RMAReform.portfolio@parliament.govt.nz

Dear Chris

Thank you for your letter of 22 January 2026 consulting me on Tasman District Council's proposed use of the Streamlined Planning Process (SPP) under the Resource Management Act 1991 for the preparation of proposed Plan Change 81 (PC81) to the Tasman Resource Management Plan and Change 1 (C1) to the Tasman Regional Policy Statement.

According to your letter, the rezoning of land proposed in PC81/C1 could potentially have an impact on historic heritage. My officials at the Ministry for Culture and Heritage have advised me that they have reviewed the documents in consultation with Heritage New Zealand (HNZ) and did not have any concerns about its impact on historic heritage. I am advised that HNZ does not anticipate any substantive variation to the draft plan change.

As such, I do not have any concerns about the plan change and its impact on historic heritage, and I am also content with the use of the SPP for this plan change.

Yours sincerely


Hon Paul Goldsmith
Minister for Arts, Culture and Heritage

Office of Hon Simon Watts

Minister of Climate Change
Minister for Energy
Minister of Local Government
Minister of Revenue



Hon Chris Bishop
Minister Responsible for RMA Reform
Parliament Buildings
WELLINGTON 6011

CB-COR2567-7

Dear Chris

I write to respond to your letter dated 22 January 2026 about the ministerial direction to Tasman District Council to use the Streamlined Planning Process for the preparation of proposed Plan Change 81 (PC81) to the Tasman Resource Management Plan and Change 1 (C1) to the Tasman Regional Policy Statement.

I support including panel members with the appropriate knowledge, skills, and experience in:

- Natural hazard risk management, including stormwater management; and
- Climate change adaptation.

In relation to the implications of the new National Policy Statement on Natural Hazards (NPS–NH) for timeframes and other procedural matters if the SPP is directed; I:

- Support the direction emphasising the importance of aligning PC81/C1 with the new NPS–NH. Making new development safer will help reduce future costs and increase community resilience; and
- Note that, to ensure timely consideration of natural hazard risks within the SPP process, the scope of the direction should provide councils with the same flexibility as under the NPS–NH as to how risk-based proportionate management of natural hazard risks is achieved.

Thank you for writing to me on this important issue.

Yours sincerely

A handwritten signature in blue ink, consisting of a stylized 'S' followed by a long horizontal stroke.

Hon Simon Watts
Minister of Climate Change

Hon Tama Potaka

Minister of Conservation
Minister for Māori Crown Relations
Minister for Māori Development
Minister for Whānau Ora
Associate Minister of Housing



13 February 2026

Hon Chris Bishop
Minister Responsible for RMA Reform
Parliament Buildings
WELLINGTON 6011

Tēnā koē Chris,

Consultation about the use of the Streamlined Planning Process (SPP) under the Resource Management Act 1991 (RMA) — Tasman District Council – Your reference CB-COR2567-4

I refer to your 22 January 2026 letter to Hon Paul Goldsmith and myself seeking comments on:

- Tasman District Council's (TDC's) application to use an SPP for proposed Plan Change 81 to the Tasman Resource Management Plan and proposed Change 1 to the Tasman Regional Policy Statement (PC81/C1); and
- your draft direction to TDC in relation to that application.

On 28 January 2026, Minister Goldsmith transferred those aspects of your request relating to post-Treaty settlement matters to me, in my capacity as Minister for Māori Crown Relations.

I have no concerns with an SPP being used for PC81/C1. In particular, the draft PC81/C1 provisions aimed at enabling papakāinga on whenua Māori would reduce barriers to using that land for housing and associated cultural, educational, health, and commercial activities.

My comments relate to the statutory requirements that any SPP must:

- not be inconsistent with relevant 'iwi participation legislation' (which includes Settlement Acts that provide a role for iwi or hapū in processes under the RMA); and
- provide for consultation with iwi authorities (if not already undertaken).

As is referenced in your draft direction, relevant Treaty Settlement Acts have established a River and Freshwater Advisory Committee which has particular roles in relation to TDC's resource management plan and regional policy statement. Although TDC has advised you that the Advisory Committee is 'in abeyance', all relevant provisions of the Settlement Acts remain in effect. In order to comply with those provisions, TDC was required to invite the Advisory Committee to provide written advice before TDC began preparing PC81/C1.

In addition, it is not clear from TDC's SPP application documents that the Council has engaged with Rangitāne o Wairau in relation to PC81/C1. The Rangitāne o Wairau area of interest (as recognised in its Treaty settlement) includes areas proposed to be affected by PC81/C1.

The Attachment to this letter includes some possible changes to your draft direction to address those matters.

Conservation

I have also reviewed the material provided, in my capacity as Minister of Conservation and sought advice from the Department of Conservation (DOC).

Based on the information available, I concur that PC81 and C1 do not relate to regional coastal plan matters and do not appear to encompass matters within my jurisdiction as Minister of Conservation. Specifically, I do not consider that either PC81 or C1 would affect land use within the coastal environment as this is currently defined in the TRMP.

While some of the proposed zoning changes involve land adjacent to watercourses, this is primarily within urban or farmed rural environments where the natural character has already been modified.

Additionally, I note that the TRMP does not currently identify outstanding natural features (ONFs) or landscapes, nor areas of significant indigenous vegetation or significant habitat of indigenous fauna, however, on the basis of the zoning maps accompanying PC81, the proposed changes do not appear to affect areas identified as potential ONFs, or areas that would be likely to be identified as significant natural areas.

Accordingly, I have no concerns about the use of the Streamlined Planning Process for PC81/C1 and am satisfied that PC81 and C1 do not raise matters that would require my involvement as joint decision-maker under Section 80B of the Resource Management Act 1991.

Mauriora



Hon Tama Potaka
Te Minita mō Te Arawhiti
Minister of Conservation

Attachment – possible changes to the *Draft Direction to Tasman District Council to use a Streamlined Planning Process*

	Step	Timeframe
1	Consultation with the community and affected parties on the proposed planning instruments, <u>including:</u> • <u>consultation</u> with the responsible Minister and iwi authorities <u>(including the Rangitāne o Wairau Settlement Trust); and</u> • <u>either:</u> ○ <u>sending an invitation to provide written advice on PC81/C1 to the most recent address for receiving notices provided by the River and Freshwater Advisory Committee established under the Ngāti Kōata, Ngāti Rārua, Ngāti Tama ki Te Tau Ihu, and Te Ātiawa o Te Waka-a-Māui Claims Settlement Act 2014, Ngāti Apa ki te Rā Tō, Ngāti Kuia, and Rangitāne o Wairau Claims Settlement Act 2014, and Ngati Toa Rangatira Claims Settlement Act 2014; or</u> ○ <u>obtaining agreement in writing from all of the post-settlement governance entities specified in the relevant settlement Acts that that action is not required.</u>	Prior to public notification, noting this may include <u>and be wholly satisfied by</u> consultation and engagement undertaken prior to the issue of this Direction.

...

Proposed Statement of Expectations

...

The expectations of the Minister [Responsible for RMA Reform?] for Tasman District Council are that in undertaking the Streamlined Planning Process as directed the Council will:

...

- iv. pursuant to the requirements of the Ngāti Kōata, Ngāti Rārua, Ngāti Tama ki Te Tau Ihu, and Te Ātiawa o Te Waka-a-Māui Claims Settlement Act 2014, Ngāti Apa ki te Rā Tō, Ngāti Kuia, and Rangitāne o Wairau Claims Settlement Act 2014, and Ngati Toa Rangatira Claims Settlement Act 2014, have regard to any written advice it receives from the any River and Freshwater Advisory Committee established under those Acts that the Council receives within two months of inviting the Advisory Committee to provide that advice or within any other period agreed between the Council and the Advisory Committee if it is reconstituted during the period of effect of this Streamlined Planning Process.

Hon Mark Mitchell

Minister of Corrections
Minister for Emergency Management and Recovery
Minister for Ethnic Communities
Minister of Police
Minister for Sport and Recreation



3 March 2026

Hon Chris Bishop
Minister Responsible for RMA Reform
Parliament Buildings

Dear Chris,

Feedback on Use of the Streamlined Planning Process (SPP) under the Resource Management Act 1991 (RMA) – Tasman District Council

Thank you for the opportunity to comment on the suitability of the SPP for planning changes that would rezone land within the Tasman District Council for residential and business property development.

I am increasingly concerned about the robustness of council processes for considering property development applications on flood prone land. Recently, I wrote to councils, including the Tasman District Council, outlining my expectations as Minister for Emergency Management and Recovery.

Given the severe flooding experienced in the Tasman District in 2025, I support your statement of expectations on the assessment and management of natural hazard risks, and the additional requirements that you are proposing to include in the Ministerial Direction providing for the SPP. The requirements for a comprehensive natural hazard and climate change risk assessment and the inclusion of an appropriate expert on the panel considering the planning changes are essential for mitigating future risks.

I would appreciate being informed of any changes to these requirements.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Mark Mitchell'.

Hon Mark Mitchell
Minister for Emergency Management and Recovery

(Ministry of Housing response)

Explanatory note to the Minister of RMA Reform

Recommendation

We recommend that the Minister of RMA Reform support the use of the Streamlined Planning Process for the preparation of Tasman District Council's Proposed Plan Change 81.

Overall comment:

Overall, Plan Change 81 (PC81) is an improvement to Tasman's operative Resource Management Plan. PC81 enables a greater level of housing and business capacity by implementing a new Medium Density Residential Zone and upzoning in commercial areas.

However, amenity and/or design-focused provisions such as the Medium Density Residential Design Matrix, Outline Spatial Plans, and Urban Design Guide remain as barriers to development. While PC81 is an improvement to the operative plan, it contains elements that are not consistent with the direction proposed for the new planning system.

The Ministry of Housing and Urban Development supports the Council using the Streamlined Planning Process. However, they recommend that the Council considers loosening or removing some of the conditions and requirements set by the Medium Density Residential Design Matrix, Urban Design Guide, and Outline Spatial Plans. Making these provisions more flexible could enable more development while retaining quality design outcomes. While acknowledging that the RMA remains the operative planning framework, the Council may nevertheless benefit from considering the key shifts the Planning Bill proposes, such as narrowing the scope of the resource management system, reducing the number of effects that may be considered, while raising the threshold of effects that are permitted. The intent behind such recommendations could be included in the Statement of Expectations to the Council under the Streamlined Planning Process.

How would Plan Change 81 implement the NPS-UD

- Tasman District Council has been progressing Plan Change 81 (PC81) to give effect to the NPS-UD. Tier 2 council plan changes giving effect to the NPS-UD were required to be notified by 20 August 2022.

- As a Tier 2 council, Tasman District Council is required to comply with many of the provisions of the NPS-UD. However, unlike Tier 1 councils, Tier 2 councils are not required to implement the Medium Density Residential Standards, nor follow the Intensification Streamlined Planning Process.
- **Key aspects of the NPS-UD that Tasman District Council is required to comply with:**
 - Policy 2: The requirement for regional policy statements and district plans to provide sufficient capacity to meet expected demand for housing and for business land over the short term, medium term, and long term, plus a competitiveness margin. Such capacity must be plan-enabled (with this having different meanings over the short- medium- and long-term), feasible, infrastructure-ready, and reasonably expected to be realised.
 - Policy 5: The requirement for regional policy statements and district plans to enable heights and density of urban form commensurate with the greater of the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services and relative demand for housing and business use in that location.

Key elements of the plan

- **Medium Density Residential Zone:** The plan change introduces a new Medium Density Residential Zone (MDRZ) which is applied primarily in a significant area around Richmond's central business zone and certain existing low-density residential areas.
 - According to Tasman District Council, PC81 will provide sufficient residential and business capacity for at least the next 10 years¹.
 - The MDRZ enables a greater level of development, particularly by increasing maximum dwellings per site, maximum building height, and maximum building coverage.
 - However, new development must comply with new provisions such as "Outline Spatial Plans" (see next section) and the Medium Density Residential Design Matrix. The Plan's existing Urban Design Guide also applies to subdivisions in the MDRZ.
 - While some amenity and design provisions have been weakened, newly introduced and remaining provisions may still be a barrier to development.
- **Outline Spatial Plans:**

¹ This would meet the requirements in the NPS-UD.

- PC81 introduces Outline Spatial Plans which cover a number of large greenfield sites in the district. These plans act as light structure plans; they set out high-level requirements to guide subdivisions and land use consents. These requirements can include layout of roads, open space, infrastructure, and sequencing of development.
- **The Medium Density Residential Design Matrix:**
 - The Matrix identifies multiple ways in which proposals can achieve good standards of urban design. The aim of the Matrix is to provide for good amenity outcomes without requiring peer reviews from urban designers.
 - The Matrix quantifies design elements to make it simpler for applicants to identify whether they are achieving amenity and design outcomes. The Matrix replaces broad matters of control and discretion such as building design and site layout with clear acceptable solutions for applications to meet.
 - While the Matrix is clear in its methods and outcomes, it may still act as a barrier to development.
- We understand that due to the response and pressures from local communities to Nelson City Council's recent Plan Change 29², Tasman District Council's appetite for enabling housing is limited. All things considered, PC81 still has potential to enable significantly more housing.

Impacts on Kāinga Ora

- **Upzoning of Kāinga Ora -owned sites:** Several Kāinga Ora properties, particularly a cluster in Motueka, are proposed for medium density zoning under PC81.
 - This upzoning would significantly reduce consenting risk for redevelopment, including a landholding currently actively under assessment for redevelopment.
 - Most Kāinga Ora land holdings in Tasman are smaller lots, and redevelopment under current Tasman Resource Management Plan rules require substantial infringements to zone standards. Medium density zoning would materially improve feasibility.
- **Future acquisition opportunities:**

² When notified, HUD considered Nelson's Plan Change 29 to be the most ambitious and enabling of any plan change proposed to give effect to Policy 5 to date. Following significant public backlash in the hearings process and in the media and community, the finalised plan change did not include the bulk of the proposed enabling plan provisions.

- If Kāinga Ora needs to acquire new homes from the market in Tasman, PC81 once completed would enable more of the smaller typologies needed therefore increasing options for properties Kāinga Ora may seek to acquire.
- **Regional housing capacity:**
 - Given the Nelson City Council PC29 decision which ultimately did not enable much intensification, overall housing capacity across the Nelson–Tasman region remains constrained. Development pressures in the region are unchanged. PC81 would help mitigate some of this existing and emerging risk.



Outlook

FW: Letter from the Minister Responsible for RMA Reform - Consultation on Tasman District Council's use of the Streamlined Planning Process

From RMAReform.portfolio <RMAReform.portfolio@parliament.govt.nz>

Date Tue 17/02/2026 08:06

To Alison McLaughlin <alison.mclaughlin@mfe.govt.nz>; Rebecca Partridge <rebecca.partridge@mfe.govt.nz>

 1 attachment (43 KB)

Tasman District Council to use streamlined planning process.docx;

Hi both

Please see attached comments from HUD

Thanks
Ashleigh

From: Olivia Burnett <Olivia.Burnett@parliament.govt.nz>
Sent: Monday, 16 February 2026 5:45 pm
To: Transport Portfolio <Transport.Portfolio@parliament.govt.nz>; Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>
Cc: Zoe Barham <Zoe.Barham@parliament.govt.nz>; James Mugambi <James.Mugambi@parliament.govt.nz>; RMAReform.portfolio <RMAReform.portfolio@parliament.govt.nz>; Sarah McCarthy <Sarah.McCarthy@parliament.govt.nz>; Chyi Sim <Chyi.Sim@parliament.govt.nz>; Zsafia Hellyer <Zsafia.Hellyer@parliament.govt.nz>
Subject: RE: Letter from the Minister Responsible for RMA Reform - Consultation on Tasman District Council's use of the Streamlined Planning Process

Hi team,

Apology for the slight delay, attached are the comments from HUD.

Did either of Transport or Infra get comments from your agencies? Also keen to know how you are planning to progress/any preferences around how to do it.

Thanks,
Olivia

From: Chyi Sim <Chyi.Sim@parliament.govt.nz>
Sent: Thursday, 22 January 2026 1:18 PM
To: Housing Portfolio <Housing.Portfolio@parliament.govt.nz>; Transport Portfolio <Transport.Portfolio@parliament.govt.nz>; Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>
Cc: Olivia Burnett <Olivia.Burnett@parliament.govt.nz>; Zoe Barham <Zoe.Barham@parliament.govt.nz>; James Mugambi <James.Mugambi@parliament.govt.nz>; RMAReform.portfolio <RMAReform.portfolio@parliament.govt.nz>; Sarah McCarthy <Sarah.McCarthy@parliament.govt.nz>
Subject: FW: Letter from the Minister Responsible for RMA Reform - Consultation on Tasman District Council's use of the Streamlined Planning Process

Hi colleagues,

Just wanting to provide a bit of context around this. The Minister in his capacity as RMA Reform Minister can allow councils to use Streamlined Planning Process to progress with local plans, despite the stop plan provisions under the RMA.

For the sake of machinery of government, he has also received consultation letter in his ministerial capacity of Transport/Housing and Infrastructure. I am expecting this to go back to your agencies for feedback to inform the Minister.

Subject to your preferred way to advise the Minister, RMA Reform can help to coordinate in the office for the Minister's cover note or that it informs the primary briefing note.

Happy to chatttt!

Chyi

From: RMAReform.portfolio
Sent: Thursday, 22 January 2026 1:10 PM
To: Christopher Bishop (MIN) <C.Bishop@ministers.govt.nz>

Subject: Letter from the Minister Responsible for RMA Reform - Consultation on Tasman District Council's use of the Streamlined Planning Process

Kia ora,

On behalf of Hon Chris Bishop, Minister Responsible for RMA Reform, please see the attached letter and documentation.

We seek your views on the proposed Direction to Tasman District Council to use the Streamlined Planning Process for the preparation of the Proposed Plan Change 81 to the Tasman Resource Management Plan and Change 1 to the Tasman Regional Policy Statement.

Please provide any comments within 15 working days, by 5pm, Friday 13 February 2026.

Kind regards,



Office of Hon Chris Bishop

Minister for Housing | Infrastructure | RMA Reform | Transport | Associate Finance |
Associate Sports & Recreation | Leader of the House | MP for Hutt South

Email: christopher.bishop@parliament.govt.nz Website: www.beehive.govt.nz
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand



Outlook

FW: Letter from the Minister Responsible for RMA Reform - Consultation on Tasman District Council's use of the Streamlined Planning Process

From RMAReform.portfolio <RMAReform.portfolio@parliament.govt.nz>

Date Mon 16/02/2026 07:24

To Alison McLaughlin <alison.mclaughlin@mfe.govt.nz>; Rebecca Partridge <rebecca.partridge@mfe.govt.nz>

 3 attachments (1 MB)

FW: Letter to Hon Chris Bishop - Request for Urgent Primary Legislation to Support Recovery in Tairāwhiti.eml; Plan Change 81 - Consultation on Tasman District Council's use of the Streamlined Planning Process.eml; FW: Response to Ministers Consultation with Tasman District Council about use of Streamlined Planning Process for Plan Change 81 & Change 1 - Urban Growth.eml;

Hey team

Just confirming no comment from Infrastructure Commission on the Tasman SPP.

I can see two of the attached emails were forwarded from the inbox, but re-providing just in case they did not make their way to you.

Thanks
Ashleigh

From: James Mugambi <James.Mugambi@parliament.govt.nz>
Sent: Friday, 23 January 2026 10:38 AM
To: Chyi Sim <Chyi.Sim@parliament.govt.nz>
Subject: Re: Letter from the Minister Responsible for RMA Reform - Consultation on Tasman District Council's use of the Streamlined Planning Process

Hi Chyi

No comment from InfraCom.

Thanks for checking with us.

Cheers

James

James Mugambi
Private Secretary (Infrastructure) |
Office of Hon Chris Bishop
Minister for Infrastructure
Mobile: 021 197 3912

From: RMAREform.portfolio
Sent: Thursday, 22 January 2026 1:10 PM
To: Christopher Bishop (MIN) <C.Bishop@ministers.govt.nz>
Subject: Letter from the Minister Responsible for RMA Reform - Consultation on Tasman District Council's use of the Streamlined Planning Process

Kia ora,

On behalf of Hon Chris Bishop, Minister Responsible for RMA Reform, please see the attached letter and documentation.

We seek your views on the proposed Direction to Tasman District Council to use the Streamlined Planning Process for the preparation of the Proposed Plan Change 81 to the Tasman Resource Management Plan and Change 1 to the Tasman Regional Policy Statement.

Please provide any comments within 15 working days, by 5pm, Friday 13 February 2026.

Kind regards,



Office of Hon Chris Bishop

Minister for Housing | Infrastructure | RMA Reform | Transport | Associate Finance |
Associate Sports & Recreation | Leader of the House | MP for Hutt South

Email: christopher.bishop@parliament.govt.nz Website: www.beehive.govt.nz
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

Hon Brooke van Velden

MP for Tāmaki

Minister of Internal Affairs

Minister for Workplace Relations and Safety



25 FEB 2026

Hon Chris Bishop
Minister Responsible for RMA Reform
c.bishop@ministers.govt.nz

Dear Chris,

Thank you for your letter of 22 January 2026 to Hon Simon Watts, Minister of Climate Change and Local Government, regarding Tasman District Council's (TDC) application to use the Streamlined Planning Process (SPP) under the Resource Management Act 1991 (RMA). As the Minister responsible for Fire and Emergency New Zealand, your letter was referred to me for response.

I understand TDC seeks to use the SPP for proposed Plan Change 81 (PC81) to the Tasman Resource Management Plan and Change 1 (C1) to the Tasman Regional Policy Statement. You asked whether Fire and Emergency has any concerns about using an SPP for PC81/C1, particularly in relation to intensification, growth, and any associated hazard or operational risks.

Based on advice from my officials, I understand there are no grounds for concern with your proposed direction. However, I offer the following comments to support your final decision-making:

- Updated assessments and reporting should confirm that natural hazard risks have been reviewed considering recent weather events and emergency responses.
- Infrastructure capability should be demonstrably able to support Fire and Emergency and affected communities, such as operational access and firefighting water supply.

Public notification under Clause 5, Schedule 1 of the RMA will provide Fire and Emergency with an appropriate opportunity to review the proposal and make a submission if necessary. The proposed timeframe of 30 working days is adequate given the scale and potential impacts of the changes.

If you instead decide on limited notification under Clause 5A, Schedule 1 of the RMA, I request that Fire and Emergency is identified as a key stakeholder.

Fire and Emergency continues to face challenges, including more frequent and severe weather events driven by climate change, greater urban intensification, and pressures on critical resources such as water and transport infrastructure. These combined factors increase demand on Fire and Emergency and affect operations. Early engagement on proposed planning changes is important to ensure we can continue supporting communities in the Tasman District and across New Zealand.

Yours sincerely,

A handwritten signature in blue ink, appearing to be 'BV'.

Hon Brooke van Velden
Minister of Internal Affairs

Hon Brooke van Velden

MP for Tāmaki

Minister of Internal Affairs

Minister for Workplace Relations and Safety



25 FEB 2026

Hon Chris Bishop
Minister Responsible for RMA Reform
c.bishop@ministers.govt.nz

Dear Chris,

Thank you for your letter of 22 January 2026 to Hon Simon Watts, Minister of Climate Change and Local Government, regarding Tasman District Council's (TDC) application to use the Streamlined Planning Process (SPP) under the Resource Management Act 1991 (RMA). As the Minister responsible for Fire and Emergency New Zealand, your letter was referred to me for response.

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Yours sincerely,

A handwritten signature in blue ink, appearing to be 'BV'.

Hon Brooke van Velden
Minister of Internal Affairs



Outlook

FW: Letter from the Minister Responsible for RMA Reform - Consultation on Tasman District Council's use of the Streamlined Planning Process

From RMAReform.portfolio <RMAReform.portfolio@parliament.govt.nz>

Date Fri 30/01/2026 10:44

To alison.mclaughlin@mfe.govt.nz <alison.mclaughlin@mfe.govt.nz>; rebecca.partridge@mfe.govt.nz <rebecca.partridge@mfe.govt.nz>

FYI below from Minister for Local Government – he will not be providing comments on Tasman's use of the SPP.

Thanks
Ashleigh

From: Allie Chau <Allie.Chau@parliament.govt.nz>
Sent: Thursday, 29 January 2026 2:44 pm
To: RMAReform.portfolio <RMAReform.portfolio@parliament.govt.nz>
Cc: William Spear <William.Spear@parliament.govt.nz>; Daisy McElwain <Daisy.McElwain@parliament.govt.nz>
Subject: RE: Letter from the Minister Responsible for RMA Reform - Consultation on Tasman District Council's use of the Streamlined Planning Process

Hi team

Just a formal notification that the Minister of Local Government will not be providing a response to this letter.

The aspect which relates to Fire and Emergency New Zealand is the responsibility under Minister for Internal Affairs – Hon Brooke van Velden.

We have transferred this request to her office and you should received a response from her in due course.

Thanks very much.
Allie

From: RMAReform.portfolio <RMAReform.portfolio@parliament.govt.nz>
Sent: Thursday, 22 January 2026 1:14 PM
To: Simon Watts (MIN) <S.Watts@ministers.govt.nz>
Subject: Letter from the Minister Responsible for RMA Reform - Consultation on Tasman District Council's use of the Streamlined Planning Process

Kia ora,

On behalf of Hon Chris Bishop, Minister Responsible for RMA Reform, please see the attached letter and documentation.

We seek your views on the proposed Direction to Tasman District Council to use the Streamlined Planning Process for the preparation of the Proposed Plan Change 81 to the Tasman Resource Management Plan and Change 1 to the Tasman Regional Policy Statement.

Please provide any comments within 15 working days, by 5pm, Friday 13 February 2026.

Kind regards,



Office of Hon Chris Bishop

Minister for Housing | Infrastructure | RMA Reform | Transport | Associate Finance |
Associate Sports & Recreation | Leader of the House | MP for Hutt South

Email: christopher.bishop@parliament.govt.nz Website: www.beehive.govt.nz
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand



Outlook

FW: Letter from the Minister Responsible for RMA Reform - Consultation on Tasman District Council's use of the Streamlined Planning Process

From RMAReform.portfolio <RMAReform.portfolio@parliament.govt.nz>

Date Thu 29/01/2026 14:56

To Alison McLaughlin <alison.mclaughlin@mfe.govt.nz>; Rebecca Partridge <rebecca.partridge@mfe.govt.nz>

Hi Alison and Rebecca,

Please see below from Transport regarding Tasman's use of the SPP

Thanks
Ashleigh

From: Zoe Barham <Zoe.Barham@parliament.govt.nz>
Sent: Thursday, 29 January 2026 2:55 pm
To: RMAReform.portfolio <RMAReform.portfolio@parliament.govt.nz>
Cc: Chyi Sim <Chyi.Sim@parliament.govt.nz>
Subject: RE: Letter from the Minister Responsible for RMA Reform - Consultation on Tasman District Council's use of the Streamlined Planning Process

Hi Ash,

See below Transport's response on the Direction to Tasman District Council in relation to the Streamlined Planning Process.

The Ministry of Transport is not aware of any additional Crown obligations which should be taken into account in your decision-making on whether Tasman DC can access the Streamlined Planning Process under the RMA for Plan Change 81 (PC81) and Change 1 (C1). From a strategic perspective the Ministry notes there are no implications for transport from the Changes.

In terms of operational impacts from the Changes proposed, the Ministry can confirm NZ Transport Agency Waka Kotahi (NZTA) does not have concerns regarding the potential impacts of PC81 and C1 on the State Highway network. This is because:

- PC81 largely implements the direction set in the Nelson Tasman Future Development Strategy.
- Tasman DC approached NZTA for comment when developing draft PC81 and NZTA's feedback has been incorporated into the draft. In particular, clauses have been added to PC81 regarding:
 - o prioritisation of transport infrastructure to support development
 - o the inclusion of reverse sensitivity provisions, particularly for noise, for new development near the state highway network.

NZTA is generally comfortable with the intent and direction of PC81 and C1, provided the above clauses are retained.

With regards to the Streamlined Planning Process under Schedule 1 of the RMA, NZTA requests to be considered an affected party under the Ministerial direction (Clause 78, Schedule 1), with the ability to make written submissions, to help ensure that the current intent of PC81 and C1, including the above clauses, is retained. The Ministry endorses the request that NZTA be considered an affected party via the Ministerial direction.

NZTA also notes that the growth anticipated by PC81 was considered in the planning for the Hope Bypass RoNS project.

If you or the team have further questions, I recommend you get in touch with Rebecca Beals at MoT (r.beals@transport.govt.nz, +64 27 886 1785)

Ngā mihi,



Zoe Barham

Transport Private Secretary Coordinator | Office of Hon Chris Bishop

Minister for Housing | Infrastructure | RMA Reform | Transport | Associate Finance |
Associate Sports & Recreation | Leader of the House | MP for Hutt South

M: 022 653 4694 | Email: Zoe.Barham@parliament.govt.nz

Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

From: Chyi Sim <Chyi.Sim@parliament.govt.nz>
Sent: Thursday, 22 January 2026 1:18 PM
To: Housing Portfolio <Housing.Portfolio@parliament.govt.nz>; Transport Portfolio <Transport.Portfolio@parliament.govt.nz>;

Infrastructure Portfolio <Infrastructure.Portfolio@parliament.govt.nz>

Cc: Olivia Burnett <Olivia.Burnett@parliament.govt.nz>; Zoe Barham <Zoe.Barham@parliament.govt.nz>; James Mugambi <James.Mugambi@parliament.govt.nz>; RMAReform.portfolio <RMAReform.portfolio@parliament.govt.nz>; Sarah McCarthy <Sarah.McCarthy@parliament.govt.nz>

Subject: FW: Letter from the Minister Responsible for RMA Reform - Consultation on Tasman District Council's use of the Streamlined Planning Process

Hi colleagues,

Just wanting to provide a bit of context around this. The Minister in his capacity as RMA Reform Minister can allow councils to use Streamlined Planning Process to progress with local plans, despite the stop plan provisions under the RMA.

For the sake of machinery of government, he has also received consultation letter in his ministerial capacity of Transport/Housing and Infrastructure. I am expecting this to go back to your agencies for feedback to inform the Minister.

Subject to your preferred way to advise the Minister, RMA Reform can help to coordinate in the office for the Minister's cover note or that it informs the primary briefing note.

Happy to chatttt!

Chyi

From: RMAReform.portfolio

Sent: Thursday, 22 January 2026 1:10 PM

To: Christopher Bishop (MIN) <C.Bishop@ministers.govt.nz>

Subject: Letter from the Minister Responsible for RMA Reform - Consultation on Tasman District Council's use of the Streamlined Planning Process

Kia ora,

On behalf of Hon Chris Bishop, Minister Responsible for RMA Reform, please see the attached letter and documentation.

We seek your views on the proposed Direction to Tasman District Council to use the Streamlined Planning Process for the preparation of the Proposed Plan Change 81 to the Tasman Resource Management Plan and Change 1 to the Tasman Regional Policy Statement.

Please provide any comments within 15 working days, by 5pm, Friday 13 February 2026.

Kind regards,



Office of Hon Chris Bishop

Minister for Housing | Infrastructure | RMA Reform | Transport | Associate Finance |
Associate Sports & Recreation | Leader of the House | MP for Hutt South

Email: christopher.bishop@parliament.govt.nz Website: www.beehive.govt.nz
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

12/03/2026, 09:38

FW: Letter from the Minister Responsible for RMA Reform - Consultation on Tasman District Council's use of the Streamlined ...



Outlook

FW: Letter from the Minister Responsible for RMA Reform - Consultation on Tasman District Council's use of the Streamlined Planning Process

From RMAReform.portfolio <RMAReform.portfolio@parliament.govt.nz>

Date Wed 28/01/2026 15:55

To Alison McLaughlin <alison.mclaughlin@mfe.govt.nz>; Rebecca Partridge <rebecca.partridge@mfe.govt.nz>

Hi both

Please see below feedback from Nelson City Council re: Tasman's use of the SPP

Thanks
Ashleigh



Ashleigh Watson (she/her)

Private Secretary – RMA Reform | Office of Hon Chris Bishop

Minister for Housing | Infrastructure | RMA Reform | Transport

Associate Minister for Finance | Sports & Recreation | Leader of the House | MP for Hutt South

Mobile: 027 416 5034 Email: ashleigh.watson@parliament.govt.nz Website: www.beehive.govt.nz

Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

From: Gareth Power Gordon <gareth.powergordon@ncc.govt.nz>

Sent: Wednesday, 28 January 2026 3:13 pm

To: RMAReform.portfolio <RMAReform.portfolio@parliament.govt.nz>

Subject: Letter from the Minister Responsible for RMA Reform - Consultation on Tasman District Council's use of the Streamlined Planning Process

Kia ora,

On behalf of Nelson City Council, I can confirm we are supportive of Tasman District Council's use of the Streamlined Planning Process. Nelson City Council has always been involved with this process, given our joint FDS. Our support is based on our ability to make a submission, Tasman's incorporation of pre-notification public consultation, and that Tasman are aware of issues through that process.

Thank you for the opportunity to share our views.

Yours,

Gareth Power Gordon

Chief of Staff

Nelson City Council | Te Kaunihera o Whakatū

P 03 546 0215

nelson.govt.nz

From: RMAReform.portfolio <RMAReform.portfolio@parliament.govt.nz>

Sent: Thursday, 22 January 2026 2:17 pm

To: Nigel Philpott <nigel.philpott@ncc.govt.nz>

Subject: Letter from the Minister Responsible for RMA Reform - Consultation on Tasman District Council's use of the Streamlined Planning Process

CAUTION: External email.

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Kia ora,

On behalf of Hon Chris Bishop, Minister Responsible for RMA Reform, please see the attached letter and documentation.

We seek your views on the proposed Direction to Tasman District Council to use the Streamlined Planning Process for the preparation of the Proposed Plan Change 81 to the Tasman Resource Management Plan and Change 1 to the Tasman Regional Policy Statement.

Please provide any comments within 15 working days, by 5pm, Friday 13 February 2026.

Kind regards,



Office of Hon Chris Bishop

Minister for Housing | Infrastructure | RMA Reform | Transport | Associate Finance |
Associate Sports & Recreation | Leader of the House | MP for Hutt South

Email: christopher.bishop@parliament.govt.nz Website: www.beehive.govt.nz
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

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13 Huitānguru (February) 2026

Hon Chris Bishop
Minister Responsible for RMA Reform
Private Bag 18041
Parliament Buildings
WELLINGTON 6160



By email only to: christopher.bishop@parliament.govt.nz
RMAReform.portfolio@parliament.govt.nz

Tēnā koe e te Minita

FEEDBACK ON PROPOSED STREAMLINED PLANNING PROCESS (SPP) DIRECTION – TASMAN DISTRICT COUNCIL PC81 / CHANGE 1

1. Thank you for the opportunity to provide feedback on the proposed Direction for Tasman District Council's PC81 / Change 1 under the Streamlined Planning Process (SPP). Rangitāne o Wairau acknowledges and supports the Government's objective of improving the efficiency of housing and business land supply.
2. As tangata whenua and kaitiaki, Rangitāne o Wairau carries enduring responsibilities to te taiao and to future generations. Any accelerated planning process must continue to give effect to these responsibilities.
3. Rangitāne o Wairau supports the use of the SPP in principle, provided a small number of practical amendments are incorporated. These amendments are necessary to ensure the Direction properly reflects Te Mana o te Wai, strengthens climate and natural hazard resilience, protects whenua and mahinga kai, and maintains an authentic partnership with tangata whenua throughout the process.
4. We note that the SPP replaces the standard Schedule 1 process and significantly limits appeal rights. This elevates the importance of robust iwi engagement and high-quality technical work from the outset, as opportunities to address deficiencies later in the process are constrained.
5. We support the requirement for Tasman District Council to update its natural hazard information prior to notification, including incorporating lessons from the 2025 flooding event. Updated modelling must clearly identify areas that are unsafe for development, as well as locations where risk may be transferred or exacerbated downstream for other communities.
6. We also acknowledge the compressed statutory timeframes, including public notification within 20 working days and the completion of submissions, further submissions, and hearings within 240 days. While these timeframes may be achievable, they depend on early

access to technical information, clear roles and responsibilities, and meaningful involvement of tangata whenua at every stage of the process.

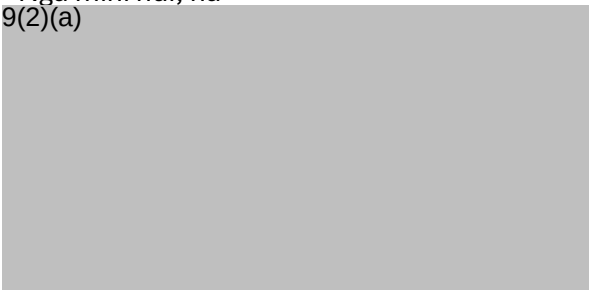
7. We welcome the Direction’s intent that the hearing panel include expertise in planning, resource management law, natural hazards, climate, and mana whenua/tangata whenua values. However, we seek greater clarity on how tangata whenua expertise will be appointed. Genuine representation must extend beyond general familiarity with “Māori values” and reflect lived Te Taihū knowledge and Rangitāne tikanga.
8. [Te Aropipi](https://images.rangitane.org.nz/Taiao Strategy 2025 screen file e67892bf0f.pdf)¹ is Rangitāne o Wairau’s Taiao Strategy and Iwi Environmental Management Plan. It is our guiding framework and the benchmark against which all proposals affecting our rohe should be assessed.
9. Having reviewed the proposed Direction, we consider that several gaps require amendment in order to give effect to these principles.
 - (a) First, the Direction does not guarantee that a commissioner nominated by tangata whenua will sit on the hearing panel. General cultural expertise cannot substitute for Rangitāne-specific and Te Taihū knowledge, nor for the accountability that comes with tangata whenua appointment.
 - (b) Secondly, the Direction does not explicitly require Te Mana o te Wai and its hierarchy of obligations to guide zoning decisions or section 32 evaluations. Without this explicit direction, there is a risk that freshwater values will be subordinated to land-use pressures.
 - (c) Thirdly, while natural hazards are addressed, the Direction lacks an explicit avoid-first approach. Rezoning high-risk areas creates intergenerational harm, increases future adaptation costs, and risks transferring hazard exposure to downstream communities.
 - (d) Fourthly, the current provisions may still allow the loss of Highly Productive Land, including LUC 3 soils, without first undertaking a cultural economy assessment. Once sealed, highly productive land cannot be restored.
 - (e) Finally, the Direction does not clearly prioritise low-emissions urban form, nor does it require integrated green-blue infrastructure, indigenous biodiversity outcomes, protection of dark sky values, or the reduction of light spill.
10. To address these matters, Rangitāne o Wairau seeks the following practical and workable amendments to the Direction:
 - Require that at least one member of the hearing panel is appointed through an agreed Te Taihū iwi process as a tangata whenua-nominated commissioner.
 - Require natural hazards, freshwater, stormwater, and growth sequencing technical work to be co-designed with tangata whenua, drawing on both mātauranga Māori and technical modelling.
 - Explicitly require section 32 evaluations to demonstrate how Te Mana o te Wai and its hierarchy of obligations have been applied, including consideration of cumulative catchment effects and water-sensitive urban design.
 - Direct an explicit avoid-first approach to natural hazards, so that high-risk areas are not rezoned and residual risk above “low” triggers no-build overlays.

¹ <https://images.rangitane.org.nz/Taiao Strategy 2025 screen file e67892bf0f.pdf>



- Strengthen protection for Highly Productive Land by requiring evidence that intensification or brownfield options cannot meet capacity needs before any HPL rezoning, supported by a cultural economy assessment.
 - Prioritise low-emissions and resilient urban form, including patterns that reduce vehicle kilometres travelled, support active and public transport, restore green-blue networks and indigenous biodiversity, protect dark sky values, and reduce light spill.
 - Require full transparency at notification, with all technical reports publicly available, including hazard modelling, economic assessments, Highly Productive Land assessments, and freshwater and stormwater analyses.
11. These amendments will not slow the SPP. Rather, they will strengthen its durability, reduce the likelihood of further plan changes or legal challenge, and avoid costly future infrastructure and adaptation responses. Most importantly, they give effect to our responsibilities as kaitiaki and to the intent of Te Aropipi: to prioritise the health of wai and whenua, ensure development occurs in safe and appropriate locations, and support long-term community wellbeing.
12. Rangitāne o Wairau remains committed to working constructively with your officials and with Tasman District Council to refine these amendments so the Direction can proceed with clarity and confidence.

Ngā mihi nui, nā
9(2)(a)



Rangitāne o Wairau Group



13 Huitānguru (February) 2026

Hon Chris Bishop
Minister Responsible for RMA Reform
Private Bag 18041
Parliament Buildings
WELLINGTON 6160



By email only to: christopher.bishop@parliament.govt.nz
RMAReform.portfolio@parliament.govt.nz

Tēnā koe e te Minita

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2. As tangata whenua and kaitiaki, Rangitāne o Wairau carries enduring responsibilities to te taiao and to future generations. Any accelerated planning process must continue to give effect to these responsibilities.
3. Rangitāne o Wairau supports the use of the SPP in principle, provided a small number of practical amendments are incorporated. These amendments are necessary to ensure the Direction properly reflects Te Mana o te Wai, strengthens climate and natural hazard resilience, protects whenua and mahinga kai, and maintains an authentic partnership with tangata whenua throughout the process.
4. We note that the SPP replaces the standard Schedule 1 process and significantly limits appeal rights. This elevates the importance of robust iwi engagement and high-quality technical work from the outset, as opportunities to address deficiencies later in the process are constrained.
5. We support the requirement for Tasman District Council to update its natural hazard information prior to notification, including incorporating lessons from the 2025 flooding event. Updated modelling must clearly identify areas that are unsafe for development, as well as locations where risk may be transferred or exacerbated downstream for other communities.
6. We also acknowledge the compressed statutory timeframes, including public notification within 20 working days and the completion of submissions, further submissions, and hearings within 240 days. While these timeframes may be achievable, they depend on early

access to technical information, clear roles and responsibilities, and meaningful involvement of tangata whenua at every stage of the process.

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 - (b) Secondly, the Direction does not explicitly require Te Mana o te Wai and its hierarchy of obligations to guide zoning decisions or section 32 evaluations. Without this explicit direction, there is a risk that freshwater values will be subordinated to land-use pressures.
 - (c) Thirdly, while natural hazards are addressed, the Direction lacks an explicit avoid-first approach. Rezoning high-risk areas creates intergenerational harm, increases future adaptation costs, and risks transferring hazard exposure to downstream communities.
 - (d) Fourthly, the current provisions may still allow the loss of Highly Productive Land, including LUC 3 soils, without first undertaking a cultural economy assessment. Once sealed, highly productive land cannot be restored.
 - (e) Finally, the Direction does not clearly prioritise low-emissions urban form, nor does it require integrated green-blue infrastructure, indigenous biodiversity outcomes, protection of dark sky values, or the reduction of light spill.
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 - Require natural hazards, freshwater, stormwater, and growth sequencing technical work to be co-designed with tangata whenua, drawing on both mātauranga Māori and technical modelling.
 - Explicitly require section 32 evaluations to demonstrate how Te Mana o te Wai and its hierarchy of obligations have been applied, including consideration of cumulative catchment effects and water-sensitive urban design.
 - Direct an explicit avoid-first approach to natural hazards, so that high-risk areas are not rezoned and residual risk above “low” triggers no-build overlays.

¹ <https://images.rangitane.org.nz/Taiao Strategy 2025 screen file e67892bf0f.pdf>



- Strengthen protection for Highly Productive Land by requiring evidence that intensification or brownfield options cannot meet capacity needs before any HPL rezoning, supported by a cultural economy assessment.
 - Prioritise low-emissions and resilient urban form, including patterns that reduce vehicle kilometres travelled, support active and public transport, restore green-blue networks and indigenous biodiversity, protect dark sky values, and reduce light spill.
 - Require full transparency at notification, with all technical reports publicly available, including hazard modelling, economic assessments, Highly Productive Land assessments, and freshwater and stormwater analyses.
11. These amendments will not slow the SPP. Rather, they will strengthen its durability, reduce the likelihood of further plan changes or legal challenge, and avoid costly future infrastructure and adaptation responses. Most importantly, they give effect to our responsibilities as kaitiaki and to the intent of Te Aropipi: to prioritise the health of wai and whenua, ensure development occurs in safe and appropriate locations, and support long-term community wellbeing.
12. Rangitāne o Wairau remains committed to working constructively with your officials and with Tasman District Council to refine these amendments so the Direction can proceed with clarity and confidence.

Ngā mihi nui, nā

9(2)(a)



Rangitāne o Wairau Group



Leonie.Rae@tasman.govt.nz
Phone 03 543 8400

13 February 2026

To: Hon Chris Bishop
Minister Responsible for RMA Reform
c/- RMAReform.portfolio@parliament.govt.nz

Tēnā koe Minister

Response to the Ministers Consultation with Tasman District Council about use of Streamlined Planning Process for Plan Change 81 & Change 1 – Urban Growth

Please see below our response to your letter (dated 22 January 2026) seeking views on the proposed Direction to Council using a Streamlined Planning Process for the preparation of the Proposed Plan Change 81 to the Tasman Resource Management Plan (PC81) and Change 1 to the Tasman Regional Policy Statement (C1).

Proposed changes to the Draft direction

Overall, we are comfortable with the draft direction, including the addition of an extra 40 working days to allow for the additional steps in the revised direction. However, there are four additions that we request are amended to provide more clarity and certainty. From the draft Direction (in red):

- a. Update the proposed planning instruments, the section 32 reports and the supporting consultation documents as required to include an assessment of natural hazard and climate change risk:
 - i. Assessment of how changes to national direction, including any new National Policy Statement on Natural Hazards (NPS-NH) have been considered and consequential amendments required
 - ii. A comprehensive natural hazards and climate change risk assessment (likelihood and consequences) for individual sites, access points, and the surrounding area, including:
 1. The compounding and residual effects of hazards
 2. The potential that they can be mitigated
 3. Updated modelling of risks of flooding and coastal inundation, slips and instability taking into account the flooding and damage that occurred in 2025

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

Richmond
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New Zealand
Phone 03 543 8400

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

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

Tākaka
78 Commercial Street
PO Box 74
Tākaka 7142
New Zealand
Phone 03 525 9972

Council agrees with the proposed Direction above, in relation to the NPS-NH, except for the direction around modelling (point 3 above) and the direction around the potential economic costs in light of risks and mitigation (point 4 below).

We request that the proposed Direction regarding modelling be amended. The council considers that updated modelling is not necessary after the 2025 flood events for the following reasons:

- the flooding did not significantly impact urban areas in Tasman,
- the peak Wai-iti River flow was less than a 1% Annual Return Interval (ARI) so the existing flood modelling that covers Wakefield and Brightwater remains valid
- the Tasman District Council Motueka River stop banks (designed for 2% ARI plus freeboard) held the 1% ARI flood flows and there has been subsequent work to raise the stop banks in some areas so there are no pressing issues, and
- Richmond and Mapua had a <2% ARI event so existing models are still valid
- None of the sites proposed for rezoning in PC81 were subject to flooding, landslides, or inundation from the 2025 weather event.

The current requirement implies that new modelling must be commissioned. This is not necessary for the reasons stated above, additionally, this would take many months, at a minimum and require significant funding.

We recommend that this wording be changed to:

“3. Utilisation of the best available modelling of risks of flooding and coastal inundation, slips and instability taking into account the flooding and damage that occurred in 2025.”

4. Implications for section 32 assessment taking into account the potential economic costs of releasing the sites for development, in light of the risks and potential costs of mitigating them.

We request that this proposed Direction be amended to the following:

“Implications for the section 32 assessment, taking into account the potential future costs of mitigating natural hazard and climate change risks for the proposed sites, consistent with normal section 32 practice and proportionate to the level of risk identified.”

This requested amendment is to ensure that it is clear the direction is focused on mitigating long-term hazards and costs that might be associated with the same, in line with the direction of the NPS-NH (as clarified with Ministry for the Environment staff).

- b. Update the proposed planning instruments, the section 32 reports and the supporting consultation documents as required to include a cost benefit analysis from a suitably qualified economist of the probable impacts of introduction of the Medium Density Design Matrix on development uptake including sensitivity analysis and consideration of the costs of monitoring and enforcing the proposed provisions.

We have sought initial advice from economists on this matter, and the following statements are based on their advice.

A traditional cost–benefit analysis is not well suited to assessing the Medium Density Design Matrix because the Matrix does not introduce additional discretionary regulation or materially alter development costs in a way that can be robustly monetised. Instead, it replaces discretionary urban design assessment with a controlled activity framework and prescribed acceptable solutions.

The primary effects of the Matrix are increased certainty, reduced consent timeframes, and lower regulatory and professional risk for developers (including small-scale applicants). These benefits arise largely through avoided delay, avoided redesign, and reduced exposure to subjective urban design requirements, which are difficult to quantify reliably in a cost benefit analysis). These benefits arise largely through avoided delay, avoided redesign, and reduced exposure to subjective urban design requirements, which are difficult to quantify reliably in a CBA.

The Matrix represents a deliberate reduction in the level of urban design scrutiny typically applied under district plans and design guidelines, while retaining a minimal set of standards to avoid poor outcomes. Whether this balance is appropriate is best assessed through a structured comparison of risks and benefits, rather than through a traditional cost–benefit analysis.

We recommend the following wording instead:

“An assessment by a suitably qualified economist of the probable impacts of the Medium Density Design Matrix, and the associated rule regime, on development uptake and regulatory certainty, including a structured risks-and-benefits evaluation and consideration of monitoring and enforcement costs.”

Comments on the proposed Statement of Expectations

Council would like to request that point (i) of the proposed Statement of Expectations be amended to the following (underlined text is new proposed wording, strikethrough is original text proposed to be removed):

- i. *Enable ~~sufficient~~ opportunities for the development of housing, businesses, and related social and physical infrastructure in the short and medium term to ensure a well-functioning urban environment – in particular to contribute substantially to meet Tasman District Council's share of the typologies identified as having a capacity shortfall in the Housing and Business Assessment Tasman and Nelson Tier 2 Urban Environment 2024.*

PC81 and C1 will provide additional capacity (approximately 5,229 residential dwellings) which will significantly address, but may not fully provide for, Tasman's growth capacity needs. Ongoing uncertainties around uptake and infrastructure upgrade timeframes mean the extent to which this additional capacity will meet the Housing and Business Assessment Tasman and Nelson Tier 2 Urban Environment 2024 (HBA 2024) requirements remains uncertain. The Tasman HBA 2024 is based on the assumption that the PC81 capacity is provided. Therefore, without PC81 and C1 the housing shortfall will be much greater than that identified in the HBA 2024.

We would like to amend point (i) of the proposed Statement of Expectations as outlined above, to make it clear this plan change, on its own, while significant, is unlikely to fully address all of Tasman’s growth capacity requirements.

We agree with points (ii), (iii), (iv) and (v) of the proposed Statement of Expectations and have no further comments on them.

Time that might be required to update the documents to include the additional information potentially directed prior to notification

To obtain technical input from a suitably qualified economist and to update PC81 and C1 documentation with the additional information directed, prior to notification will require up to **two months**. Council will be ready to notify PC81 and C1 at the end of March 2026. This could be done prior to gazettal to avoid having to add further working days to the direction timeframes.

Any substantive applicable changes relevant to the application since it was lodged that the Minister should take into account before making a final decision

There has only been one minor change to the draft plan change and accompanying documentation since it was lodged and we don’t consider it substantive. Since lodging the application, we identified an omission in the draft PC81 provisions relating to managing road traffic noise for medium density housing located near busier transport corridors. This has been addressed through brief supplementary acoustic advice and a simple consequential Council resolution to include one additional condition on a rule before notification of the plan change. We also sought quick input from acoustic experts and the building industry, who confirmed that the required noise and ventilation condition is routine, simple, and affordable, and materially improve the health, comfort, and attractiveness of homes in higher noise locations. This minor adjustment does not alter the zoning, capacity, or scope of PC81.

If you require any further clarification or additional information, please do not hesitate to contact us.

Ngā mihi



Leonie Rae
Chief Executive

Leonie.Rae@tasman.govt.nz
Phone 03 543 8400

13 February 2026

To: Hon Chris Bishop
Minister Responsible for RMA Reform
c/- RMAReform.portfolio@parliament.govt.nz

Tēnā koe Minister

Response to the Ministers Consultation with Tasman District Council about use of Streamlined Planning Process for Plan Change 81 & Change 1 – Urban Growth

Please see below our response to your letter (dated 22 January 2026) seeking views on the proposed Direction to Council using a Streamlined Planning Process for the preparation of the Proposed Plan Change 81 to the Tasman Resource Management Plan (PC81) and Change 1 to the Tasman Regional Policy Statement (C1).

Proposed changes to the Draft direction

Overall, we are comfortable with the draft direction, including the addition of an extra 40 working days to allow for the additional steps in the revised direction. However, there are four additions that we request are amended to provide more clarity and certainty. From the draft Direction (in red):

- a. Update the proposed planning instruments, the section 32 reports and the supporting consultation documents as required to include an assessment of natural hazard and climate change risk:
 - i. Assessment of how changes to national direction, including any new National Policy Statement on Natural Hazards (NPS-NH) have been considered and consequential amendments required
 - ii. A comprehensive natural hazards and climate change risk assessment (likelihood and consequences) for individual sites, access points, and the surrounding area, including:
 1. The compounding and residual effects of hazards
 2. The potential that they can be mitigated
 3. Updated modelling of risks of flooding and coastal inundation, slips and instability taking into account the flooding and damage that occurred in 2025

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

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

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

Tākaka
78 Commercial Street
PO Box 74
Tākaka 7142
New Zealand
Phone 03 525 9972

Council agrees with the proposed Direction above, in relation to the NPS-NH, except for the direction around modelling (point 3 above) and the direction around the potential economic costs in light of risks and mitigation (point 4 below).

We request that the proposed Direction regarding modelling be amended. The council considers that updated modelling is not necessary after the 2025 flood events for the following reasons:

- the flooding did not significantly impact urban areas in Tasman,
- the peak Wai-iti River flow was less than a 1% Annual Return Interval (ARI) so the existing flood modelling that covers Wakefield and Brightwater remains valid
- the Tasman District Council Motueka River stop banks (designed for 2% ARI plus freeboard) held the 1% ARI flood flows and there has been subsequent work to raise the stop banks in some areas so there are no pressing issues, and
- Richmond and Mapua had a <2% ARI event so existing models are still valid
- None of the sites proposed for rezoning in PC81 were subject to flooding, landslides, or inundation from the 2025 weather event.

The current requirement implies that new modelling must be commissioned. This is not necessary for the reasons stated above, additionally, this would take many months, at a minimum and require significant funding.

We recommend that this wording be changed to:

“3. Utilisation of the best available modelling of risks of flooding and coastal inundation, slips and instability taking into account the flooding and damage that occurred in 2025.”

4. Implications for section 32 assessment taking into account the potential economic costs of releasing the sites for development, in light of the risks and potential costs of mitigating them.

We request that this proposed Direction be amended to the following:

“Implications for the section 32 assessment, taking into account the potential future costs of mitigating natural hazard and climate change risks for the proposed sites, consistent with normal section 32 practice and proportionate to the level of risk identified.”

This requested amendment is to ensure that it is clear the direction is focused on mitigating long-term hazards and costs that might be associated with the same, in line with the direction of the NPS-NH (as clarified with Ministry for the Environment staff).

- b. Update the proposed planning instruments, the section 32 reports and the supporting consultation documents as required to include a cost benefit analysis from a suitably qualified economist of the probable impacts of introduction of the Medium Density Design Matrix on development uptake including sensitivity analysis and consideration of the costs of monitoring and enforcing the proposed provisions.

We have sought initial advice from economists on this matter, and the following statements are based on their advice.

A traditional cost–benefit analysis is not well suited to assessing the Medium Density Design Matrix because the Matrix does not introduce additional discretionary regulation or materially alter development costs in a way that can be robustly monetised. Instead, it replaces discretionary urban design assessment with a controlled activity framework and prescribed acceptable solutions.

The primary effects of the Matrix are increased certainty, reduced consent timeframes, and lower regulatory and professional risk for developers (including small-scale applicants). These benefits arise largely through avoided delay, avoided redesign, and reduced exposure to subjective urban design requirements, which are difficult to quantify reliably in a cost benefit analysis). These benefits arise largely through avoided delay, avoided redesign, and reduced exposure to subjective urban design requirements, which are difficult to quantify reliably in a CBA.

The Matrix represents a deliberate reduction in the level of urban design scrutiny typically applied under district plans and design guidelines, while retaining a minimal set of standards to avoid poor outcomes. Whether this balance is appropriate is best assessed through a structured comparison of risks and benefits, rather than through a traditional cost–benefit analysis.

We recommend the following wording instead:

“An assessment by a suitably qualified economist of the probable impacts of the Medium Density Design Matrix, and the associated rule regime, on development uptake and regulatory certainty, including a structured risks-and-benefits evaluation and consideration of monitoring and enforcement costs.”

Comments on the proposed Statement of Expectations

Council would like to request that point (i) of the proposed Statement of Expectations be amended to the following (underlined text is new proposed wording, strikethrough is original text proposed to be removed):

- i. *Enable ~~sufficient~~ opportunities for the development of housing, businesses, and related social and physical infrastructure in the short and medium term to ensure a well-functioning urban environment – in particular to contribute substantially to meet Tasman District Council's share of the typologies identified as having a capacity shortfall in the Housing and Business Assessment Tasman and Nelson Tier 2 Urban Environment 2024.*

PC81 and C1 will provide additional capacity (approximately 5,229 residential dwellings) which will significantly address, but may not fully provide for, Tasman's growth capacity needs. Ongoing uncertainties around uptake and infrastructure upgrade timeframes mean the extent to which this additional capacity will meet the Housing and Business Assessment Tasman and Nelson Tier 2 Urban Environment 2024 (HBA 2024) requirements remains uncertain. The Tasman HBA 2024 is based on the assumption that the PC81 capacity is provided. Therefore, without PC81 and C1 the housing shortfall will be much greater than that identified in the HBA 2024.

We would like to amend point (i) of the proposed Statement of Expectations as outlined above, to make it clear this plan change, on its own, while significant, is unlikely to fully address all of Tasman's growth capacity requirements.

We agree with points (ii), (iii), (iv) and (v) of the proposed Statement of Expectations and have no further comments on them.

Time that might be required to update the documents to include the additional information potentially directed prior to notification

To obtain technical input from a suitably qualified economist and to update PC81 and C1 documentation with the additional information directed, prior to notification will require up to **two months**. Council will be ready to notify PC81 and C1 at the end of March 2026. This could be done prior to gazettal to avoid having to add further working days to the direction timeframes.

Any substantive applicable changes relevant to the application since it was lodged that the Minister should take into account before making a final decision

There has only been one minor change to the draft plan change and accompanying documentation since it was lodged and we don't consider it substantive. Since lodging the application, we identified an omission in the draft PC81 provisions relating to managing road traffic noise for medium density housing located near busier transport corridors. This has been addressed through brief supplementary acoustic advice and a simple consequential Council resolution to include one additional condition on a rule before notification of the plan change. We also sought quick input from acoustic experts and the building industry, who confirmed that the required noise and ventilation condition is routine, simple, and affordable, and materially improve the health, comfort, and attractiveness of homes in higher noise locations. This minor adjustment does not alter the zoning, capacity, or scope of PC81.

If you require any further clarification or additional information, please do not hesitate to contact us.

Ngā mihi



Leonie Rae
Chief Executive

Appendix 2: Track-changed version of the recommended Direction

Bold and underlined text is proposed to be added

~~Bold and struck-through text is proposed to be deleted~~

Direction on the application from Tasman District Council to use a Streamlined Planning Process for Plan Change 81 to the Tasman Resource Management Plan and Change 1 to the Tasman Regional Policy Statement

The Minister for the Environment received an application from Tasman District Council on 24 September 2025, pursuant to Section 80C and clause 75 of Schedule 1 of the Resource Management Act 1991 (RMA), to use a Streamlined Planning Process to prepare a planning instrument known as Plan Change 81 to the Tasman Resource Management Plan and Change 1 to the Tasman Regional Policy Statement (PC81/C1).

Decision-making on this application has been delegated to me as the Minister Responsible for RMA Reform.

In accordance with clauses 77 and 78 of Schedule 1 of the RMA, I direct that the following Streamlined Planning Process is used for PC81/C1.

	Step	Timeframe
1	Consultation with the community and affected parties on the proposed planning instrument, including: - with the responsible Minister and <u>any</u> iwi authorities <u>recorded with the Tasman District Council under section 35A that have not already been consulted.</u>	Prior to public notification, noting that this may include and be wholly satisfied by consultation and engagement undertaken prior to the issue of this Direction.
2	Update the proposed planning instruments, the section 32 reports and the supporting consultation documents as required to include: assessment of how changes to national direction, including any the new National Policy Statement on Natural Hazards <u>2025</u> (NPS-NH) and changes to the National Policy Statement for on Highly Productive Land 2022 (NPS-HPL) have been considered and any consequential amendments required (eg, reassessment of any sites otherwise suitable for rezoning that were discounted solely on the basis of being LUC 3 highly productive land).	Prior to public notification

	b. assessment against the urban rezoning tests in clause 3.6 of the NPS-HPL for any sites on LUC1 or LUC 2 land that do not meet the definition of “identified for future urban development”. c. a comprehensive natural hazards and climate change risk assessment (likelihood and consequence) for individual sites, access points, and the surrounding areas, including: i. the compounding and residual effects of hazards ii. the potential that they can be mitigated. iii. <u>updated modelling of risks of utilisation of the best available information for</u> flooding and coastal inundation, slips and instability taking into account the flooding and damage the that occurred in 2025. iv. <u>taking into account the potential future costs of mitigating natural hazard and climate change risks for the proposed sites in a manner that is proportionate to the level of risk anticipated.</u> implications for the section 32 assessment taking into account the potential economic costs of releasing the sites for development, in light of the risks and potential costs of mitigating them. d. cost benefit analysis from a suitably qualified economist of the probable impacts of introduction of the Medium Density Design Matrix on development uptake including sensitivity analysis and consideration of the costs of monitoring and enforcing the proposed provisions. <u>an assessment by an economist with RMA section 32 experience of the probable short, medium and longer-</u>	
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	<u>term economic impacts (market and non-market) of the Medium Density Design Matrix, and the associated rule regime, on development uptake and regulatory certainty, including a structured risks-and-opportunities evaluation (spatial and temporal) as well as consideration of monitoring, compliance, and enforcement costs.</u>	
3	Public notification of the proposed planning instrument in accordance with clause 5, Schedule 1 of the RMA.	Public notification to occur no later than 20 45 working days from when the Direction published in the <i>New Zealand Gazette</i> takes effect.
4	An opportunity for written submissions under clause 6, Schedule 1 of the RMA.	The submission period will conclude no more than 30 working days from public notification.
5	Give public notice of submissions in accordance with clause 7 of Schedule 1 of the RMA (to the extent applicable under this Direction). Summarise the relief sought in submissions and provide a copy of the summary report and instructions for where to locate the submissions to all submitters.	Public notice of the submissions to be given no later than 10 working days after the close of the public submissions period. The summary report to be made available as soon as reasonably practicable after the close of the submission period.
6	Provide an opportunity for further submissions in accordance with clauses 8 and 8A of Schedule 1 of the RMA (to the extent applicable under this Direction).	Further submissions to be received no later than 10 working days after public notice given.
7	If considered appropriate (either following a request or on the initiative of Tasman District Council undertake resolution of disputes in accordance with clause 8AA of Schedule 1 of the RMA (to the extent applicable under this Direction).	n/a
8	Conduct a public hearing under clause 8B of Schedule 1 of the RMA (to the extent applicable under this Direction). The SPP Panel may permit cross-examination.	n/a

9	Provide an update on progress on this Streamlined Planning Process to the Minister Responsible for RMA Reform and advise if it seems likely that any amendment to the Direction may be required to enable the overall timeframes to be met	No later than 90 working days before the conclusion of this Streamlined Planning Process (ie, Tasman District Council gives notice of its decisions on the planning instrument).
10	The SPP p P anel to prepare a draft report showing how submissions and evidence presented at the hearing have been considered and the changes (if any) recommended to the planning instrument. This will include any further evaluations required under section 32AA if changes are recommended. The report must include how the SPP p P anel gave particular regard to this Direction and Statement of Expectations, section 32 evaluation reports, and any additional reports that may be prepared, as relevant.	n/a
11	The SPP Panel to request and consider comments on their draft report from submitters before finalising the report and sending it to Tasman District Council. The scope of comments is limited to identification and suggested corrections of minor or technical errors or omissions. Comments cannot be made on the SPP Panel's recommendations or the reasons for its recommendations.	Comments to be provided no later than 10 working days from the date requested.
12	TDC to consider the SPP Panel's final report and recommendations in accordance with Schedule 1, clause 86 of the RMA and then notify its decisions on them.	n/a
	This Streamlined Planning Process is considered to be complete when TDC notifies its decisions on the planning instrument.	The total time period within which the Streamlined Planning Process must be completed is no later than 240 working days after the Direction in the <i>New Zealand Gazette</i> takes effect

In accordance with clause 78(5) of Schedule 1 of the RMA, the Minister directs that the SPP ~~p~~**Panel** must include at least five independent hearing commissioners. This includes:

- a. a Chair with significant previous hearing experience in particular on the exercise of control over the manner of questioning and cross-examination of any party or witness.
- b. represented across its members knowledge, skills and experience in:
 - i. resource management law and legal drafting
 - ii. urban design, strategic and urban growth planning, and resource management planning
 - iii. natural hazard risk management including stormwater management
 - iv. climate change adaptation and urban form impacts on climate change emissions
 - v. mana whenua values as relevant to the proposal.
 - vi. **assessing the impacts of urban design provisions on development cost and uptake**

The Minister will appoint ~~two~~ **one** SPP Panel members:

- ~~a.~~ an expert on natural hazard risk and climate change adaptation
- ~~b.~~ **an economist**

One of the remaining three SPP Panel members appointed by Tasman District Council will be nominated by Te Taihira iwi.

Proposed Statement of Expectations

The expectations of the Minister ~~Responsible for RMA Reform for the Environment~~ are that the proposed Plan Change 81 (PC81) to the Tasman Resource Management Plan and Change 1 (C1) to the Tasman Regional Policy Statement:

- i. enable sufficient opportunities for the development of housing, businesses and related social and physical infrastructure in the short and medium term to ensure a well-functioning urban environment – in particular to meet Tasman District Council's share of the typologies identified as having a capacity shortfall in the Housing and Business Assessment Tasman and Nelson Tier 2 Urban Environment 2024.
- ii. assess and respond to natural hazard risk using the most up-to-date and robust information available and manage that risk in a way that is proportionate, including avoidance of development in high-risk areas.

The expectations of the Minister ~~for the Environment~~ **Responsible for RMA Reform** for Tasman District Council are that in undertaking the Streamlined Planning Process as directed the Council will:

- iii. continue to engage with Ngāti Koata Trust, Te Rūnanga o Ngāti Rārua, Ngāti Tama ki Te Tau Ihu Trust, Te Ātiawa o Te Waka-a-Māui Trust, Ngāti Apa ki te Rā Tō, Te Rūnanga o Ngāti Kuia, Te Rūnanga a Rangitāne o Wairau, Te Rūnanga o Ngāti Waewae and Te Rūnanga o Toa Rangitira throughout the Streamlined Planning Process.
- iv. pursuant to the requirements of the Ngāti Kōata, Ngāti Rārua, Ngāti Tama ki Te Tau Ihu, and Te Ātiawa o Te Waka-a-Māui Claims Settlement Act 2014, Ngāti Apa ki te Rā Tō, Ngāti Kuia, and Rangitāne o Wairau Claims Settlement Act 2014, and Ngati Toa Rangitira Claims Settlement Act 2014 have regard to any advice it receives from **the any River and Freshwater Advisory Committee established under those Acts that the Council receives if it is reconstituted during the period of effect of this Streamlined Planning Process.**

- v. place on a publicly accessible website the dates and anticipated timeframes for the process steps (with updates as necessary).
- vi. **make available on its website at the time of notification the full technical reports that support what it is proposing including, as relevant, reports prepared during the consideration of the Future Development Strategy 2022 - 2052 in a way that makes these visible and easily accessible to interested parties.**

Dated at Wellington this ____ day of _____ 2026

Hon Chris BISHOP

Minister Responsible for RMA Reform with delegated authority to act as the Minister for the Environment on this matter

Notes

- i. This Direction must be complied with.
- ii. Section 80B(2)(a) and (b) specifies all mandatory Schedule 1 requirements in any Streamlined Planning Process (to the extent they are applicable to the particular planning instrument).
- iii. Clause 80 of Schedule 1 of the RMA provides the Minister with the ability to amend this Direction on their own initiative or following a request from the local authority.
- iv. The Local Authority may, in accordance with clause 81 of Schedule 1 of the RMA apply in writing to the Minister for an extension of timeframes.
- v. Clause 89 of Schedule 1 of the RMA provides the Minister with the ability to revoke a Direction made under clause 78 of Schedule 1 of the RMA.
- vi. Clause 88 of Schedule 1 of the RMA provides for the Council to withdraw the planning instrument at any time prior to the proposed planning instrument being made operative under clause 20 of Schedule 1 of the RMA.

Appendix 3: Clean version of the recommended Direction

The Resource Management (Direction to Tasman District Council to enter the Streamlined Planning Process for Plan Change 81 to the Tasman Resource Management Plan and Change 1 to the Tasman Regional Policy Statement) Notice 2026

Pursuant to clauses 77 and 78 of Schedule 1 of the Resource Management Act 1991, the Minister Responsible for RMA Reform gives the following notice.

Notice

1. Title and Commencement

(1) This notice is the Resource Management (Direction to Tasman District Council to enter the Streamlined Planning Process for Plan Change 81 to the Tasman Resource Management Plan and Change 1 to the Tasman Regional Policy Statement) Notice 2026.

(2) This notice shall come into force on the date of gazettal.

Direction on the application from Tasman District Council to use a Streamlined Planning Process for Plan Change 81 to the Tasman Resource Management Plan and Change 1 to the Tasman Regional Policy Statement

The Minister for the Environment received an application from Tasman District Council on 24 September 2025, pursuant to Section 80C and clause 75 of Schedule 1 of the Resource Management Act 1991 (RMA), to use a Streamlined Planning Process to prepare a planning instrument known as Plan Change 81 to the Tasman Resource Management Plan and Change 1 to the Tasman Regional Policy Statement (PC81/C1).

Decision-making on this application has been delegated to me as the Minister Responsible for RMA Reform.

In accordance with clauses 77 and 78 of Schedule 1 of the RMA, I direct that the following Streamlined Planning Process is used for PC81/C1.

	Step	Timeframe
1	Consultation with the community and affected parties on the proposed planning instrument, including: - with the responsible Minister. - any iwi authorities recorded with the Tasman District Council under section 35A that have not already been consulted.	Prior to public notification, noting that this may include consultation and engagement undertaken prior to the issue of this Direction.
2	Update the proposed planning instruments, the section 32 reports and the supporting consultation documents as required to include: assessment of how changes to national direction, including the National Policy Statement on Natural Hazards 2025 (NPS-NH) and changes to the National Policy Statement for Highly Productive Land 2022	Prior to public notification

	(NPS-HPL) have been considered and any consequential amendments required (eg, reassessment of any sites otherwise suitable for rezoning that were discounted solely on the basis of being LUC 3 highly productive land). b. assessment against the urban rezoning tests in clause 3.6 of the NPS-HPL for any sites on LUC1 or LUC 2 land that do not meet the definition of “identified for future urban development”. c. a comprehensive natural hazards and climate change risk assessment (likelihood and consequence) for individual sites, access points, and the surrounding areas, including: i. the compounding and residual effects of hazards ii. the potential that they can be mitigated. iii. utilisation of the best available information for flooding and coastal inundation, slips and instability taking into account the flooding and damage that occurred in 2025. iv. taking into account the potential future costs of mitigating natural hazard and climate change risks for the proposed sites in a manner that is proportionate to the level of risk anticipated. d. an assessment by an economist with RMA section 32 experience of the probable short, medium and longer-term economic impacts (market and non-market) of the Medium Density Design Matrix, and the associated rule regime, on development uptake and regulatory certainty, including a structured risks-and-opportunities evaluation (spatial and temporal) as well as consideration of monitoring, compliance, and enforcement costs.	
3	Public notification of the proposed planning instrument in accordance with clause 5, Schedule 1 of the RMA.	Public notification to occur no later than 45 working days from when the Direction published in the <i>New Zealand Gazette</i> takes effect.
4	An opportunity for written submissions under clause 6, Schedule 1 of the RMA.	The submission period will conclude no more than 30 working days from public notification.

5	Give public notice of submissions in accordance with clause 7 of Schedule 1 of the RMA (to the extent applicable under this Direction). Summarise the relief sought in submissions and provide a copy of the summary report and instructions for where to locate the submissions to all submitters.	Public notice of the submissions to be given no later than 10 working days after the close of the public submissions period. The summary report to be made available as soon as reasonably practicable after the close of the submission period.
6	Provide an opportunity for further submissions in accordance with clauses 8 and 8A of Schedule 1 of the RMA (to the extent applicable under this Direction).	Further submissions to be received no later than 10 working days after public notice given.
7	If considered appropriate (either following a request or on the initiative of Tasman District Council) undertake resolution of disputes in accordance with clause 8AA of Schedule 1 of the RMA (to the extent applicable under this Direction).	n/a
8	Conduct a public hearing under clause 8B of Schedule 1 of the RMA (to the extent applicable under this Direction). The SPP Panel may permit cross-examination.	n/a
9	Provide an update on progress on this Streamlined Planning Process to the Minister Responsible for RMA Reform and advise if it seems likely that any amendment to the Direction may be required to enable the overall timeframes to be met	No later than 90 working days before the conclusion of this Streamlined Planning Process (ie, Tasman District Council gives notice of its decisions on the planning instrument).
10	The SPP Panel to prepare a draft report showing how submissions and evidence presented at the hearing have been considered and the changes (if any) recommended to the planning instrument. This will include any further evaluations required under section 32AA if changes are recommended. The report must include how the SPP Panel gave particular regard to this Direction and Statement of Expectations, section 32 evaluation reports, and	n/a

	any additional reports that may be prepared, as relevant.	
11	The SPP Panel to request and consider comments on their draft report from submitters before finalising the report and sending it to Tasman District Council. The scope of comments is limited to identification and suggested corrections of minor or technical errors or omissions. Comments cannot be made on the SPP Panel's recommendations or the reasons for its recommendations.	Comments to be provided no later than 10 working days from the date requested.
12	TDC to consider the SPP Panel's final report and recommendations in accordance with Schedule 1, clause 86 of the RMA and then notify its decisions on them.	n/a
	This Streamlined Planning Process is considered to be complete when TDC notifies its decisions on the planning instrument.	The total time period within which the Streamlined Planning Process must be completed is no later than 240 working days after the Direction in the <i>New Zealand Gazette</i> takes effect
In accordance with clause 78(5) of Schedule 1 of the RMA, the Minister directs that the SPP Panel must include at least five independent hearing commissioners. This includes: - a Chair with significant previous hearing experience in particular on the exercise of control over the manner of questioning and cross-examination of any party or witness. - represented across its members knowledge, skills and experience in: - resource management law and legal drafting - urban design, strategic and urban growth planning, and resource management planning - natural hazard risk management including stormwater management - climate change adaptation and urban form impacts on climate change emissions - mana whenua values as relevant to the proposal. - assessing the impacts of urban design provisions on development cost and uptake The Minister will appoint one SPP Panel member, an expert on natural hazard risk and climate change adaptation. One of the remaining three SPP Panel members appointed by Tasman District Council will be nominated by Te Tauihu iwi.		

Proposed Statement of Expectations

The expectations of the Minister Responsible for RMA Reform are that the proposed Plan Change 81 (PC81) to the Tasman Resource Management Plan and Change 1 (C1) to the Tasman Regional Policy Statement:

- i. enable sufficient opportunities for the development of housing, businesses and related social and physical infrastructure in the short and medium term to ensure a well-functioning urban environment – in particular to meet Tasman District Council's share of the typologies identified as having a capacity shortfall in the Housing and Business Assessment Tasman and Nelson Tier 2 Urban Environment 2024.
- ii. assess and respond to natural hazard risk using the most up-to-date and robust information available and manage that risk in a way that is proportionate, including avoidance of development in high-risk areas.

The expectations of the Minister Responsible for RMA Reform for Tasman District Council are that in undertaking the Streamlined Planning Process as directed the Council will:

- iii. continue to engage with Ngāti Koata Trust, Te Rūnanga o Ngāti Rārua, Ngāti Tama ki Te Tau Ihu Trust, Te Ātiawa o Te Waka-a-Māui Trust, Ngāti Apa ki te Rā Tō, Te Rūnanga o Ngāti Kuia, Te Rūnanga a Rangitāne o Wairau, Te Rūnanga o Ngāti Waewae and Te Rūnanga o Toa Rangatira throughout the Streamlined Planning Process.
- iv. pursuant to the requirements of the Ngāti Kōata, Ngāti Rārua, Ngāti Tama ki Te Tau Ihu, and Te Ātiawa o Te Waka-a-Māui Claims Settlement Act 2014, Ngāti Apa ki te Rā Tō, Ngāti Kuia, and Rangitāne o Wairau Claims Settlement Act 2014, and Ngati Toa Rangatira Claims Settlement Act 2014 have regard to any advice it receives from the River and Freshwater Advisory Committee established under those Acts.
- v. place on a publicly accessible website the dates and anticipated timeframes for the process steps (with updates as necessary).
- vi. make available on its website at the time of notification the full technical reports that support what it is proposing including, as relevant, reports prepared during the consideration of the Future Development Strategy 2022 - 2052 in a way that makes these visible and easily accessible to interested parties.

Dated at Wellington this ____ day of _____ 2026

Hon Chris BISHOP

Minister Responsible for RMA Reform with delegated authority to act as the Minister for the Environment on this matter

Notes

- i. This Direction must be complied with.
- ii. Section 80B(2)(a) and (b) specifies all mandatory Schedule 1 requirements in any Streamlined Planning Process (to the extent they are applicable to the particular planning instrument).

- iii. Clause 80 of Schedule 1 of the RMA provides the Minister with the ability to amend this Direction on their own initiative or following a request from the local authority.
- iv. The Local Authority may, in accordance with clause 81 of Schedule 1 of the RMA apply in writing to the Minister for an extension of timeframes.
- v. Clause 89 of Schedule 1 of the RMA provides the Minister with the ability to revoke a Direction made under clause 78 of Schedule 1 of the RMA.
- vi. Clause 88 of Schedule 1 of the RMA provides for the Council to withdraw the planning instrument at any time prior to the proposed planning instrument being made operative under clause 20 of Schedule 1 of the RMA.

Appendix 7: Supplementary information provided by TDC



Outlook

RE: List of parties consulted under clause 3(1) on PC81/C1

From Jeremy Butler <Jeremy.Butler@tasman.govt.nz>

Date Mon 2/03/2026 11:14

To Alison McLaughlin <Alison.McLaughlin@mfe.govt.nz>

Cc Rebecca Partridge <rebecca.partridge@mfe.govt.nz>; Myaan Bengosi <Myaan.Bengosi@tasman.govt.nz>

MFE CYBER SECURITY WARNING

This email originated from outside our organisation. Please take extra care when clicking on any links or opening any attachments.

Kia ora Alison,

Thank you for raising this matter. After looking into it, we believe the omission of Te Rangitāne o Wairau Settlement Trust may have been an oversight and we are currently investigating further to understand the background. It's also relevant to note that Rangitāne have typically engaged Ngāti Kuia to provide advice on planning kaupapa, which may have influenced the process in previous instances.

However, we agree that in this situation it is appropriate to provide a letter directly to Te Rangitāne o Wairau Settlement Trust. To that end, we will be sending both an email and a formal consultation letter today. We will also copy you in, so it is clear that we have fulfilled our statutory obligation.

Thank you again for—please let us know if you have any further questions or need anything additional.

Ngā mihi,
Jeremy

Jeremy Butler

Team Leader – Urban & Rural Policy

DDI +64 3 543 8531 | Jeremy.Butler@tasman.govt.nz

Private Bag 4, Richmond 7050, NZ



This e-mail is confidential and may be subject to legal professional privilege. If you are not the named addressee, please delete the message and notify us of the error. You must not copy, use, or disclose this communication, or any attachments or information in it.

From: Alison McLaughlin <Alison.McLaughlin@mfe.govt.nz>
Sent: Friday, 27 February 2026 3:15 pm
To: Jeremy Butler <Jeremy.Butler@tasman.govt.nz>
Cc: Rebecca Partridge <Rebecca.Partridge@mfe.govt.nz>; Myaan Bengosi <Myaan.Bengosi@tasman.govt.nz>
Subject: Re: List of parties consulted under clause 3(1) on PC81/C1

Thanks so much Jeremy. Can I just clarify the basis on which Te Rangitāne o Wairau Settlement Trust is not included?

From: Jeremy Butler <Jeremy.Butler@tasman.govt.nz>
Sent: Friday, February 27, 2026 11:53 AM
To: Alison McLaughlin <Alison.McLaughlin@mfe.govt.nz>
Cc: Rebecca Partridge <Rebecca.Partridge@mfe.govt.nz>; Myaan Bengosi <Myaan.Bengosi@tasman.govt.nz>
Subject: RE: List of parties consulted under clause 3(1) on PC81/C1

MFE CYBER SECURITY WARNING

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Kia ora Alison,

Sorry for the delay.

Tasman District Council undertook pre-notification consultation under **Schedule 1, clause 3(1) of the RMA** for Plan Change 81 (Urban Growth) and Change 1 to the Tasman Regional Policy Statement in August 2025.

The following parties were consulted by way of individual Schedule 1 letters issued on **19 August 2025**:

Iwi authorities / Māori organisations

- Te Ātiawa o Te Waka-a-Māui Trust
- Te Rūnanga o Ngāti Kuia Trust
- Te Rūnanga o Ngāti Rārua
- Te Rūnanga o Ngāti Toa Rangatira
- Ngāti Apa ki te Rā Tō
- Ngāti Waewae
- Ngāti Koata
- Wakatū Incorporation
- Ngāi Tahu

Local authorities

- Nelson City Council
- Marlborough District Council

Central government

- Minister for the Environment
- Minister Responsible for RMA Reform

Each letter provided the same core PC81 / TRPS C1 material and invited feedback in accordance with Schedule 1 requirements.

If it would be useful, I'm happy to provide copies of the letters themselves or any further detail.

If you would like this integrated into Appendix 16 so it is complete and includes the statutory step, then I'm happy to do that.

Ngā mihi,
Jeremy

Jeremy Butler

Team Leader – Urban & Rural Policy

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Private Bag 4, Richmond 7050, NZ



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From: Alison McLaughlin <Alison.McLaughlin@mfe.govt.nz>
Sent: Wednesday, 25 February 2026 2:42 pm
To: Jeremy Butler <Jeremy.Butler@tasman.govt.nz>
Cc: Rebecca Partridge <Rebecca.Partridge@mfe.govt.nz>
Subject: List of parties consulted under clause 3(1) on PC81/C1

Kia ora Jeremy,

I hope you and your team are keeping well. We're still working on our advice for Minister Bishop but in the interests of time I was just wondering if you had reasonably to hand a list of the parties that TDC consulted under clause 3(1) on PC81/C1? Apologies if this was already provided with the application and is just not jumping out at me.

Ngā mihi,
Alison

Alison McLaughlin ([she/they](#))

*Principal Advisor | Kaitatari Matamua
System Oversight Team*

Ministry for the Environment | Manatu Mo Te Taiao
027 208 8709 | alison.mclaughlin@mfe.govt.nz | mfe.govt.nz

Ministry staff work flexibly by default. For me, this means I am generally available Monday-Friday between 8:30 and 4:00. I am based in Otautahi/Christchurch.



Appendix 8: Comparative timeline of SPP, reform and appointments processes

Timeframes	9(2)(f)(iv)	SPP Process	Appointments Process	Other
Early April 2026		Direction issued TDC updates further section 32 work to align with the final version of the requirements in the Direction.	Seek nominations and advertise appointment(s)	
Mid May 2026		PC81/C1 notified	Shortlisting	
Late May 2026			Vet candidates, confirm availability, check conflicts of interest, agree fees (seek exemption if required)	
Late June 2026		Submission period closes	Confirm preferred candidates with Minister Bishop	
Mid July 2026		Public notice of the submissions	Departmental and Ministerial consultation on appointment(s)	
Late July 2026		Notification for further submissions	APH Cabinet Paper to confirm appointment(s)	
Early August 2026			Appointee(s) are notified. The appointee contacts TDC to begin work on contract,	

Timeframes	9(2)(f)(iv)	SPP Process	Appointments Process	Other
			onboarding, and orientation with the SPP Panel Chair.	
Mid-August 2026		Further submission period closes	Any Ministerial appointments must be made by this point so that the SPP Panel can be stood up to consider submissions	The three-month period of restraint ahead of the 7 November 2026 election begins around 7 August 2026. Cabinet Office Guidance is to avoid making “significant” appointments during this time period. This appointment may not qualify as significant, however, because it has an advisory rather than a decision-making focus.
November 2026		Hearings		
December 2026		Panel deliberations and drafting		
Late January 2027		The SPP Panel circulates a draft recommendations report for comment		
February 2027		The SPP Panel provides its recommendations to TDC		

Timeframes	9(2)(f)(iv)	SPP Process	Appointments Process	Other
April 2027		TDC meets to make decisions on the SPP Panel's recommendations		
Early May 2027		TDC notifies its decision End of the SPP Process		
September 2027				
March 2028				
December 2028- early 2029				