

Hon Chris Bishop

Minister of Housing
Minister for Infrastructure
Minister Responsible for RMA Reform
Minister of Transport
Leader of the House
Associate Minister of Finance
Associate Minister for Sport and Recreation



31 October 2025

CB-COR2289

Jeremy Butler
Team Leader – Urban and Rural Policy
Tasman District Council
By email: jeremy.butler@tasman.govt.nz

Dear Jeremy,

Request for further information on Tasman District Council's Streamlined Planning Process Application

Thank you very much for your application on behalf of Tasman District Council (TDC) for a Streamlined Planning Process (SPP) for Plan Change 81 (PC81) to the Tasman Resource Management Plan and Change 1 (C1) to the Tasman Regional Policy Statement under the Resource Management Act 1991 (RMA).

I am glad to see TDC's commitment to enabling sufficient development capacity to meet the housing and business needs of its community.

However, after an initial review of the application, I have identified several areas where additional information is required to ensure a comprehensive assessment consistent with the requirements of Schedule 1, clause 76(2)(b) of the RMA.

A number of these matters are addressed in your application at a high level, but the more detailed information or clarifications discussed below would provide more certainty that statutory criteria have been met and enable robust consultation on the proposed process. To that end, I request under Schedule 1, clause 76(3) of the RMA that TDC provide further information on the following matters:

A description of the planning issue and how the proposal meets the "entry criteria" for a SPP (clause (75)(b)(i))

1. clarification of the specific development capacity numbers that PC81 will enable, and the specific shortfalls these changes are addressing.

I note there are some inconsistencies in the numbers provided, particularly the housing yields and whether PC81/C1 will provide sufficient residential and business land capacity in Tasman for the next 10 years or if shortfalls will still remain.

2. whether and how the information provided has taken into account updated development capacity modelling by Nelson City Council and how the two councils propose to meet shortfalls across the shared urban environment

3. analysis of how the proposed medium density design matrix will impact the feasibility and intensity of development and the potential for the proposed planning instruments to address projected development capacity shortfalls
4. analysis of the quantum of land proposed for rezoning that meets the definition of highly productive land, the breakdown of Land Use Capability classifications for that land, and analysis of the pathway through the National Policy Statement for Highly Productive Land 2022, particularly the assessment required under clause 3.6(1)(b) and (c)
5. whether any amendments to the proposals would be required if the National Policy Statement for Highly Productive Land 2022 is amended to remove Land Use Capability 3 land
6. assessment of which of the eligibility criteria Tasman District Council considers that the provisions for workers' accommodation on rural land meet, with supporting evidence

The persons that TDC considers are likely to be affected (clause 75(b)(iv))

7. information on any current Court processes on matters that intersect with the proposed changes and any parties that should be considered directly affected by the changes as a result of those processes

The number of independent commissioners that TDC wants on the SPP Panel (clause 75(b)(iva))

8. clarification of how many Streamlined Planning Process Panel members are proposed, noting that under Schedule 1, clause 83(2) the local authority must not appoint to the Panel an independent commissioner who is an elected member of the local authority

I note that my view is that clause 83(2) disallows TDC elected members from sitting on the SPP Panel (all of whom, as per the definition in section 80B, are independent commissioners by virtue of sitting on the Panel).

Implications of using a SPP on iwi participation legislation (clause 75(b)(v))

9. analysis of the specific Treaty of Waitangi Settlement Act requirements that may apply to this process and how those obligations could be impacted by the proposed Streamlined Planning Process.

Thank you again for your interest in using a SPP for this process. I look forward to your response within 5 working days. If you need more time to prepare this information, or if you have questions about any of the requests above please contact Rebecca Partridge (rebecca.partridge@mfe.govt.nz) in the first instance.

I look forward to your response.

Yours sincerely,



Hon Chris Bishop
Minister Responsible for RMA Reform