

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



9 April 2026

CB-COR2806

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

Cc: Tim King
Mayor of Tasman District
By email: mayor@tasman.govt.nz

Dear Jeremy,

Direction to enter the Streamlined Planning Process for Change 1 (C1) to the Tasman Regional Policy Statement (TRPS) and Proposed Plan Change 81 (PC81) to the Tasman Resource Management Plan (TRMP).

On 24 September 2025, Tasman District Council applied to use the Streamlined Planning Process (SPP) for Change 1 (C1) to the Tasman Regional Policy Statement (TRPS) and Proposed Plan Change 81 (PC81) to the Tasman Resource Management Plan (TRMP) (PC81/C1). The proposed planning instrument would rezone land to enable approximately 4,250 new dwellings and 80 additional hectares for business land. I subsequently undertook consultation on your application to use the SPP in January 2026.

Following this consultation, I have decided to issue Tasman District Council with the attached Direction to use the SPP which includes the procedural steps, timeframes, my Statement of Expectations and reporting requirements.

The reasons for my decision to issue the Direction are:

- 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 SPP 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.

The responses I received in consultation on use of the SPP and draft Direction were broadly supportive, particularly with regards to enabling more residential and business land. Several parties noted in particular the need for robust consideration of natural hazard risk and the potential economic costs of the proposed urban design provisions. I have also taken into account your comments seeking greater clarity and flexibility in the requirements to update the supporting technical documents prior to notification.

On that basis, I have made some amendments to the draft Direction that I consulted on. These relate primarily to:

- a. aligning natural hazard risk assessment requirements with the new National Policy Statement for Natural Hazards 2025 (NPS-NH) while maintaining an expeditious and proportionate process for the SPP
- b. providing more flexibility in how TDC assesses the economic impact of the proposed urban design provisions but ensuring this assessment is robust
- c. clarifying and strengthening pre-notification consultation requirements with Rangitāne o Wairau in line with Treaty settlement obligations
- d. amending the proposed SPP Panel composition to replace the requirement for an economist with a requirement for an expert on the impacts of urban design provisions on development cost and uptake.

I would like to highlight the importance of the Going for Housing Growth programme in tackling New Zealand's ongoing housing shortage by improving housing affordability by significantly increasing the supply of developable land for housing, both inside and at the edge of urban areas. Going for Housing Growth is structured to make system changes to address the underlying cause of housing supply shortage. These are:

1. freeing up land for urban development, including removing unnecessary planning barriers.
2. improving infrastructure funding and financing to support urban growth.
3. providing incentives for communities and councils to support growth.

Further information about the Going for Housing Growth programme can be found here:
<https://www.hud.govt.nz/our-work/going-for-housing-growth-programme>.

Attached is a copy of the SPP Direction. The Direction will take effect from the date of Gazettal.

Please feel free to contact Ministry for the Environment officials if further discussion or clarification would assist. I look forward to receiving an update on the progress of this SPP and wish you the best in undertaking this process.

Yours sincerely,



Hon Chris Bishop
Minister for Responsible for RMA Reform

(Attached: Direction to Tasman District Council to use a Streamlined Planning Process for Change 1 to the Tasman Regional Policy Statement and Proposed Plan Change 81 to the Tasman Resource Management Plan)