



BRIEFING

Tasman District Council's application for a Streamlined Planning Process for Plan Change 81/Change 1 – Stage One (Part Two)

Date:	8 December 2025	Priority:	Medium
Security classification:	In Confidence	Tracking number:	BRF-7163

	Action sought	Response by
Hon Chris BISHOP Minister Responsible for RMA Reform	Agree to consult on the use of a SPP and the draft Direction with the recommended parties Agree that you intend to make two appointments if you decide to direct a SPP Sign the draft consultation letters in Appendix 6 and ask your office to send them after Cabinet decisions on the NPS-NH and changes to the NPS-HPL	15 January 2026
Hon Penny SIMMONDS Minister for the Environment	Copy provided for your information	N/A

Appendices

- Appendix 1: Application for a Direction for a Streamlined Planning Process and additional information provided by the applicant
- Appendix 2: Assessment of the application against the statutory criteria
- Appendix 3: Draft Direction for a Streamlined Planning Process including the Minister's Statement of Expectations
- Appendix 4: Comparison of the Direction proposed by the applicant and the draft version recommended by the Ministry for the Environment
- Appendix 5: Recommended parties to consult and suggested matters to discuss
- Appendix 6: Draft consultation letters

Note: Final versions of most letters in Appendix 6 are provided as separate documents. Where drafts are provided as part of Appendix 6, final versions were never dispatched by Minister Bishop to the addressed recipients.

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:

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| | ☐ See Minister's Notes | ☐ Withdrawn |

Minister's Comments

BRIEFING

Tasman District Council's application for a Streamlined Planning Process for Plan Change 81/Change 1 – Stage One (Part Two)

Date:	8 December 2025	Priority:	Medium
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Purpose

1. This briefing seeks your decisions on:
 - a. whether to consult on the use of a Streamlined Planning Process (SPP) including a draft Direction and Statement of Expectations for Plan Change 81 (PC81) to the Tasman Resource Management Plan (TRMP) and Change 1 (C1) to the Tasman Regional Policy Statement (TRPS)
 - b. if so, with whom to consult and on what specific matters
 - c. whether you wish to appoint up to half the members of the SPP Panel if directed
 - d. if so, how many and in which areas of expertise.

Key points

2. In your Stage One (Part One) decisions (BRF-6981 refers), you requested additional information from Tasman District Council (TDC) about its request that you issue a Direction for it to use a SPP for PC81/C1.
3. TDC has now responded clarifying a number of matters. These relate to the requirements of relevant Treaty Settlement legislation, the number of panel members sought (and that these are no longer proposed to include elected members), and the expected additional housing and business land capacity that would be enabled.
4. With the additional information provided, we consider that you have sufficient information to proceed to consult on use of a SPP and your draft Direction.
5. While the “life-span” for PC81/C1 in the TRMP and TRPS is expected to be relatively short, it would be beneficial to proceed with these changes now because the current planning instruments are significantly out of date, and there is an urgent need to address identified shortfalls in housing and building land capacity in the District.
6. If you decide to progress the application, you are required to consult with TDC and relevant Ministers. You have discretion to consult with other parties. We recommend that you consult with Nelson City Council (NCC) which shares a Tier 2 Urban Environment with TDC and with relevant iwi and PSGEs because PC81/C1 includes provisions for papakāinga development and rezones land that has previously been identified as culturally significant.
7. We are recommending some minor amendments to the procedural steps in the proposed Direction provided by TDC. Adding a further submission stage and an opportunity for submitters to identify errors in the draft recommendations report would add approximately

40 working days. However, these additional steps could improve the robustness and efficiency of decisions, particularly as there are limited opportunities for appeals later.

8. We also recommend that your draft Direction includes some additional work for TDC to complete before notification. This includes considering the extent to which PC81/C1 will be in accordance with the proposed National Policy Statement on Natural Hazards (NPS-NH) and changes to the National Policy Statement on Highly Productive Land 2022 (NPS-HPL), where these changes come into effect (which is likely to occur before PC81/C1 is notified). We also recommend that TDC strengthen its assessments of natural hazard risk and its cost benefit analysis of introducing a Medium Density Design Matrix.
9. We suggest that your Statement of Expectations focuses on ensuring that shortfalls in housing and business land capacity are addressed and natural hazard risk is assessed using the most up to date and best information available. This risk also needs to be managed proportionately, including avoidance of development in high-risk areas.
10. You have discretion to direct the size of and appoint up to half of the SPP Panel. Having a five-person panel would be more costly than the three-person panel proposed by TDC. Making appointments could complicate and delay the process, as these will need to go through the usual Ministerial appointments process and be confirmed by the Appointments and Honours Committee (APH) which can take several months. However, this process could largely run concurrently with TDC's updated assessment and submissions process.
11. Those additional complexities would need to be balanced against any potential benefits of having appointees on the SPP Panel. TDC are proposing two very experienced RMA planning practitioners and suggesting that you appoint the iwi representative. Our view is that it would be more appropriate for TDC to make this appointment given their day-to-day working relationship with local iwi.
12. While it will increase the costs and complexity of the process, we suggest two Ministerial appointments could add value. The first could be an expert in natural hazard risk and climate change adaptation. As PC81/C1 is also introducing a commercial centres hierarchy and a complex urban design assessment matrix where proposals qualify for a certain number of points to achieve permitted activity status, an economist on the SPP Panel could also be beneficial.
13. You could also direct a three-person panel, appointing one member (we would suggest the natural hazards expert). Or you can direct a five-person panel, specify the expertise required but leave for TDC to find and engage appropriately qualified panel members.
14. If you agree, the next step is to sign and send the consultation letters in Appendix 6. We recommend providing 15 working days to respond and that the letters go out after Cabinet decisions have been made on the changes to national direction discussed above.
15. Once you receive the responses, we will prepare the Stage Two briefing, summarising the feedback received and recommending any changes if required. You can then make your Stage Two decisions (whether to issue the Direction for the SPP or not and, if you choose to make appointments, terms of reference for those appointments so that officials can begin identifying suitable candidates).

Recommended action

The Ministry for the Environment recommends that you:

Statutory matters to which the Minister must have regard at this stage in considering a Streamlined Planning Process including sufficiency of information to progress

- | | |
|--|------------------------------------|
| <p>1. Note that the purpose of the Streamlined Planning Process, as set out in section 80B 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.”</p> | <p><i>Noted</i></p> |
| <p>2. Agree in making the following decisions to progress consideration of Tasman District Council's request for a Direction for a Streamlined Planning Process for Plan Change 81 to the Tasman Resource Management Plan and Change 1 to the Tasman Regional Policy Statement:</p> <ul style="list-style-type: none"> a. you have had regard to Tasman District Council's written application for a Streamlined Planning Process in accordance with Schedule 1, clause 76(2)(a) of the Resource Management Act 1991 (Appendix 1 refers). b. Tasman District Council has provided sufficient information in support of its application in accordance with Schedule 1, clause 76(2)(b) of the Resource Management Act 1991 (Appendix 2 refers). c. you have had regard to relevant obligations set out in any iwi participation legislation or Mana Whakahono ā Rohe in accordance with Schedule 1, clause 76(2)(c) of the Resource Management Act 1991 (see Te Tiriti section below). d. you have had regard to any other matters that you consider are relevant in accordance with Schedule 1, clause 76(2)(d) of the Resource Management Act 1991 (Appendix 2 refers). e. you have had regard to the purpose of the Streamlined Planning Process in accordance with Schedule 1, clause 76(2)(e) of the Resource Management Act 1991 (noted above). | <p><i>Agree /
Disagree</i></p> |
| <p>3. Agree that Tasman District Council has provided sufficient information and explanation to demonstrate that it is satisfied that the application meets at least one of the “entry” criteria in section 80C(2) of the Resource Management Act 1991, namely that:</p> <ul style="list-style-type: none"> a. the proposed planning instrument will implement a national direction | <p><i>Agree /
Disagree</i></p> |

- b. as a matter of public policy, the preparation of a planning instrument is urgent
- c. the proposed planning instrument is required to meet a significant community need.

Statutory considerations for your draft Direction and its content

- | | |
|---|-------------------------|
| 4. Note that your draft Direction to Tasman District Council to use a Streamlined Planning Process must include a Statement of Expectations in accordance with Schedule 1, clause 78(3)(b) and the minimum procedural steps specified in Schedule 1, clause 78(4). | <i>Noted</i> |
| 5. Note that your draft Direction to Tasman District Council to use a Streamlined Planning Process may include any other procedural requirements and timeframes that you consider appropriate in accordance with Schedule 1, clause 78(5). | <i>Noted</i> |
| 6. Note that a Direction to use a Streamlined Planning Process must not be inconsistent with obligations under any relevant iwi participation legislation or Mana Whakahono ā Rohe in accordance with Schedule 1, clause 76(6). | <i>Noted</i> |
| 7. Agree that, in addition to the minimum steps specified in Schedule 1, clause 78(4), the following procedural requirements are appropriate to ensure the Streamlined Planning Process for Plan Change 81 and Change 1 is proportionate to the complexity and significance of the planning issues being considered: | <i>Agree / disagree</i> |
| <ul style="list-style-type: none"> a. updates to the planning instruments, evaluation reports and supporting consultation material to include consideration of recent changes to national direction, further assessment of the pathway for urban development on highly productive land, updated hazards and climate change risk assessment and additional cost-benefit analysis for the Medium Density Design Matrix. b. a summary of the submissions must be made publicly available c. an opportunity for further submissions d. a public hearing before the Streamlined Planning Process Panel and clarification that additional dispute resolution processes can be undertaken e. a progress update to the Minister in enough time to consider if amendments to the Direction may be necessary f. a request for comments on draft reports and documents to be submitted to enable identification and correction of minor technical errors or omissions g. specification of the size and expertise required on the Streamlined Planning Process Panel | |

8. **Agree** to include the following matters in your draft Statement of Expectations:

*Agree /
disagree*

Expectations for proposed Plan Change 81 (PC81) to the Tasman Resource Management Plan and Change 1 (C1) to the Tasman Regional Policy Statement:

- a. 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.
- b. 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

Expectations for Tasman District Council in undertaking the process:

- c. 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-Maui 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.
- d. 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 any River and Freshwater Advisory Committee if it is reconstituted during the period of effect of this Streamlined Planning Process.
- e. place on a publicly accessible website the dates and anticipated timeframes for the process steps (with updates as necessary).

Consultation on the use of a Streamlined Planning Process and draft Direction

9. **Note** that you are required to consult with Tasman District Council and any relevant Minister of the Crown on use of a Streamlined Planning Process and your draft Direction for it (see Appendix 4). You may also consult any other person about the content of the Direction that you are proposing.

Noted

10. **Agree** to consult on the use of a Streamlined Planning Process for Plan Change 81 (PC81) to the Tasman Resource Management Plan and Change 1 (C1) to the Tasman Regional Policy Statement and your draft

*Agree /
disagree*

Direction for it (see Appendix 3) with Tasman District Council and the following relevant Ministers of the Crown:

- a. Minister of Housing
- b. Minister for Infrastructure
- c. Minister Responsible for RMA Reform
- d. Minister of Transport
- e. Minister of Health
- f. Minister of Education
- g. Minister for Arts, Culture and Heritage
- h. Minister for Treaty of Waitangi Negotiations
- i. Minister of Defence
- j. Minister of Corrections
- k. Minister for Emergency Management and Recovery
- l. Minister of Police
- m. Minister of Conservation
- n. Minister for Māori Crown Relations: Te Arawhiti
- o. Minister for Māori Development
- p. Minister of Climate Change
- q. Minister of Local Government
- r. Minister for Regulation
- s. Minister for Courts
- t. Parliamentary Under-Secretary to the Minister Responsible for RMA Reform
- u. Minister for Regional Development
- v. Minister for Rural Communities

11. **Agree** to consult with the following additional parties on use of a Streamlined Planning Process and your draft Direction in accordance with Schedule 1, clause 76(5):

*Agree /
disagree*

- a. Nelson City Council
- b. Ngāti Koata Trust
- c. Te Rūnanga o Ngāti Rāua
- d. Ngāti Tama ki Te Tau Ihu Trust
- e. Te Ātiawa o Te Waka-a-Maui Trust
- f. Ngāti Apa ki te Rā Tō
- g. Te Rūnanga o Ngāti Kuia
- h. Te Rūnanga a Rangitāne o Wairau

- i. Te Rūnanga o Ngāti Waewae
- j. Te Rūnanga o Toa Rangatira

Te Rūnanga o Ngāi Tahu

Appointments to the Streamlined Planning Process Panel

EITHER (recommended)

12. **Agree** that if you decide to issue a Direction for a Streamlined Planning Process for Plan Change 81 (PC81) to the Tasman Resource Management Plan and Change 1 (C1) to the Tasman Regional Policy Statement, you intend to appoint two members to a five member Streamlined Planning Process Panel with particular expertise in (1) natural hazards and climate change mitigation and (2) economics and direct officials to prepare draft terms of reference for those appointments.

*Agree /
disagree*

OR

13. **Agree** that if you decide to issue a Direction for a Streamlined Planning Process for Plan Change 81 (PC81) to the Tasman Resource Management Plan and Change 1 (C1) to the Tasman Regional Policy Statement, you intend to appoint one member to a three member Streamlined Planning Process Panel with particular expertise in natural hazards and climate change mitigation and direct officials to prepare draft terms of reference for that appointment.

*Agree /
disagree*

OR

14. **Agree** that you do not wish to make appointments to the Streamlined Planning Process Panel, if constituted, for Plan Change 81 (PC81) to the Tasman Resource Management Plan and Change 1 (C1) to the Tasman Regional Policy Statement. The Direction will specify a five-person panel with expertise in (1) natural hazards and climate change mitigation and (2) economics in addition to the three members proposed by TDC but none of the panel members will be appointed by Ministers.

*Agree /
disagree*

Next steps

15. **Agree** to sign and send the draft letters in Appendix 6 to consult on the use of a Streamlined Planning Process for Plan Change 81 (PC81) to the Tasman Resource Management Plan and Change 1 (C1) to the Tasman Regional Policy Statement and a draft Direction.
16. **Agree** that this briefing and its appendices can be released proactively on the Ministry for the Environment's website after you have made a decision on whether or not issue the Direction (ie, once you have made a decision on the Stage Two briefing).

*Agree /
disagree*

*Agree /
disagree*

OR

Meet with officials for further discussion.

Yes / No



Jo Gascoigne
**General Manager – Resource Management
Operations**
Partnerships, Investments and Enablement
Ministry for the Environment

___ / ___ / 2025

Hon Chris BISHOP
**Delegated Decision-maker on the
Streamlined Planning Process**

___ / ___ / 2025

Tasman District Council's application for a Streamlined Planning Process for Plan Change 81/Change 1 – Stage One (Part Two)

Background

The Stage One (Part One) briefing provided an overview of the proposed planning instruments (BRF-6981 refers).

1. Tasman District Council (TDC) is applying to you for a Direction for a 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). A SPP could expedite decision-making and limit appeals on urgent matters.
2. PC81/C1 is intended to address shortfalls in housing and business land capacity and to give effect to the National Policy Statement on Urban Development 2020 (NPS-UD). Among other matters it will:
 - a. embed strategic growth objectives into the regional policy framework.
 - b. rezone land to provide sufficient plan-enabled residential and business capacity for the next ten years
 - c. introduce a new Medium Density Residential Zone to support housing intensification
 - d. introduce a commercial centres hierarchy.

TDC has now responded to your request for further information.

3. You asked TDC to clarify:
 - a. the specific development capacity numbers, whether these fully addressed the identified capacity shortfall for the medium term and how they might be impacted by updated modelling by NCC and the proposed medium density design matrix
 - b. the extent to which the proposed rezoned land was highly productive and how the proposals might be impacted by signalled changes to the NPS-HPL such as removal of restrictions on LUC 3 land
 - c. which SPP entry criteria changes to provisions for workers accommodation likely meet
 - d. potential intersects with matters before the courts
 - e. clarification of the number of SPP Panel members proposed and that they will not include elected members
 - f. specific Treaty of Waitangi Settlement Act requirements relevant to the SPP

4. TDC provided detailed responses on 10 November 2025 (Appendix 1 refers).

If you agree that you now have sufficient information, your next step is to decide if you wish to consult on use of a SPP for these planning instruments and a draft Direction.

5. Your statutory considerations are set out in Schedule 1, Part 5 of the RMA and also summarised in our more detailed analysis in Appendix 2.
6. On all of your decisions on this SPP request you must have regard to¹:
- a. TDC's written request (Appendix 1 refers)
 - b. whether TDC has, in your opinion, provided sufficient information in support of its request (Appendix 2 refers)
 - c. any relevant obligations set out in any iwi participation legislation or Mana Whakahono a Rohe (noting that a Direction cannot be inconsistent with these) (see Te Tiriti section below)
 - d. any other matters that you consider relevant (Appendix 2 refers) the purpose of a SPP, which is to achieve an expeditious planning process that is proportionate to the complexity and significance of the planning issue being considered².
7. At this stage, you can decide that there is insufficient information or that the proposal does not meet the entry criteria for a SPP and decline the application. If you wish to proceed, you must consult on the draft Direction with TDC and any other relevant Ministers of the Crown³. You may consult with any other persons you decide.
8. Schedule 1, clause 78 sets out the matters that the draft Direction must include. This includes your Statement of Expectations for the process and minimum procedural steps for the SPP including public or limited notification and an opportunity for written submissions.
9. There are no statutory timeframes for your decision making other than the general duty under section 21 to avoid unreasonable delay and the requirement discussed above to have regard to the purpose of the SPP, which is an expeditious and proportionate process.

¹ RMA Schedule 1, clause 76(2)

² RMA, section 80B(1)

³ RMA, Schedule 1, clause 76(4). You are also required to consult with any person who has requested a private plan change that has been accepted by TDC (not relevant to this proposal) and any requiring authority that has consented for a requirement to be included the proposal (there are not any for these instruments).

Analysis and advice

We recommend that you proceed to consult on use of a SPP and your draft Direction.

10. Our more detailed assessment of the application against the statutory criteria is provided in Appendix 2. In summary:
 - a. You now have sufficient information⁴ to make a decision on whether to proceed to consultation.
 - b. TDC's application shows that it is satisfied PC81/C1 meets the identified 'entry criteria'⁵ for use of a SPP - namely that it will implement the National Policy Statement on Urban Development 2020 (NPS-UD), is urgent and will meet a significant community need.
 - c. Significant consultation and work with stakeholders to resolve matters has already occurred through the development of the FDS and the two masterplans.
 - d. Use of a SPP makes it likely the provisions will become operative sooner compared with the alternatives.
 - e. The version of the SPP proposed by TDC is broadly appropriate. We recommend some amendments in the draft version recommended (in Appendix 4) to ensure the process is as robust, flexible, and proportionate as possible.
 - f. The suggested consultation on use of a SPP and the draft Direction is consistent with relevant obligations set out in iwi participation legislation⁶.
11. TDC relies significantly on analysis done for its Future Development Strategy (FDS) in 2022. Some of this information (particularly with respect to natural hazards) is now potentially out-of-date and/or will not meet the requirements of recently introduced or amended national direction (see discussion below).
12. The underlying technical assessments also need to be provided to submitters and the SPP panel as the proposals are being considered afresh. These were not included with the SPP application.
13. However, we recommend that you require this information to be updated and provided with the consultation materials prior to notification rather than declining the SPP request on this basis.

⁴ RMA, Schedule 1, clause 76(2)(a) and (b)

⁵ RMA, section 80B

⁶ RMA, Schedule 1, clause 76(2)(c) noting that there are no Mana Whakahono a Rohe for Tasman District.

Other relevant matters⁷ for you to consider include the efficiency of enabling the proposed changes to progress at this time

Proposed changes to RMA national direction

14. Proposed changes to the National Policy Statement for Highly Productive Land 2022 (NPS-HPL) and a new National Policy Statement for Natural Hazards (NPS-NH) will be in effect from 15 January 2026 subject to Cabinet approval.
15. These could impact the assessments prepared for PC81/C1 by introducing new policy considerations, setting new requirements, or enabling options that were previously off the table.
16. For examples, changes to the NPS-HPL are expected to lessen restrictions on urban development on LUC 3 land. Meanwhile, the new NPS-NH (and the wider reform as discussed below) are anticipated to strengthen requirements on councils to undertake robust hazard risk assessments and to avoid development in some circumstances.
17. We recommend that your draft Direction specify additional work that TDC should undertake before notifying PC81/C1 considering the implications of these changes. It is a statutory requirement in any event that this planning instrument is prepared in accordance with national direction.

Efficiency of proceeding with PC81/C1 at this time

18. The Government plans major resource management reforms by mid-2026, with staggered introduction of new planning directions to follow. Most new council plan changes are paused until December 2027, except for some exempted processes (including SPPs). The purpose of the plan stop is to ensure that local authorities do not expend resources unnecessarily before legislation to replace the RMA comes into force.
19. TDC's view is that what they have proposed aligns clearly with national and regional policy, will future proof the district and will mean Tasman "will be in a better position to move quickly to the new RM system". In their view, the proposed zones are conventional and will be readily able to transition to a new standardized zoning system.
20. Your consideration of the SPP application must be made under the current RMA, with reference to its sustainable management purpose and other Part 2 matters. This includes the procedural principles in section 18A that you take all practicable steps to use timely, efficient and cost-effective processes.
21. 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).
22. If the draft Direction is issued around March 2026, decisions on PC81/C1 would be expected around March or April 2027.
23. The first core suite of national direction instruments under the reformed resource management system are anticipated in late 2026. 9(2)(f)(iv)

⁷ RMA, Schedule 1, clause 76(2)(d)

9(2)(f)(iv)

24. 9(2)(f)(iv)

25. The draft SPP in Appendix 3 would make PC81/C1 operative ahead of those changes which could otherwise prolong the process if introduced in the middle of the SPP timeframes by changing the considerations for it.
26. The “life-span” for PC81/C1 in the TRMP and TRPS is unlikely to be more than a few years.
27. However, given that the existing operative planning instruments are significantly out-of-date, the identification of capacity shortfalls in the short to medium term, the urgency of addressing housing affordability concerns in the region, we recommend that it is worth enabling PC81/C1 to proceed.

If you wish to proceed with consultation, we have provided a draft Direction in Appendix 3.

28. This draft Direction has some minor differences from the Direction proposed by TDC (Appendix 4 provides a comparison of the two versions and a more detailed explanation of the changes). In summary, we recommend that you include some additional process steps including further submissions and an opportunity for submitters to identify inadvertent errors in the draft recommendations report and that you remove some of the internal timeframes for specific steps.
29. While adding some additional time (approximately 40 working days), these additional steps will provide a more robust and flexible process that will reduce the chance that future plan changes may be required.
30. The draft Direction is consistent with the statutory requirements and with the purpose of a SPP. It will enable a process that is proportionate to the complexity and significance of the matters that the proposed planning instruments would address.

In the draft Statement of Expectations, we recommend that you emphasise addressing identified capacity shortfalls and managing natural hazard risk.

31. Our assessment in Appendix 4 includes a more detailed explanation of the key points we recommend that you include in your Statement of Expectations.
32. We recommend expectations that reference back to the reasons for entering a SPP in the first instance (implementation of the NPS-UD to provide for sufficient development capacity in the short and medium terms to the extent that this is urgent and meets a significant community need).

33. We also recommend that you set an expectation related to management of natural hazard risk to ensure decisions are based on up-to-date information and avoid enabling development in high-risk areas.

If you decide to decline the application, PC81/C1 may be able to proceed via an exemption to the plan stop instead.

34. If PC81/C1 cannot proceed through a SPP, TDC has requested that you consider it for a plan stop exemption. If approved, PC81/C1 would proceed under the usual RMA Schedule 1 plan change process. This process is open to appeals and could be lengthier than a SPP, meaning decisions may not be final before the new system requirements come into play. On balance, we consider the benefits of PC81/C1 are best delivered at pace via the SPP.

We recommend that you consult with the parties identified in Appendix 5, which also suggests specific matters to raise.

35. You are required to consult with TDC and relevant Ministers⁸ on the potential use of a SPP and your draft Direction. We have identified the Ministers that we consider relevant in Appendix 5 including matters that you may wish to discuss with them.
36. We also recommend that you consult with Nelson City Council because it shares a Tier 2 urban environment with TDC.
37. Given the scale of the planning instrument, the fact that it relates in part to papakāinga development and rezones land that has previously been identified as culturally significant, we recommend that you consult with the relevant iwi and post-settlement governance entities (PSGEs) as well.
38. Given the volume of material to review and respond to, we recommend a 15 working day consultation period with the letters sent as soon as possible in the new year (eg, after 12 January 2026). This should provide sufficient time if required for discussion of potential comments with elected members or rūnanga in organisations where those meetings only occur on a monthly basis and would avoid the consultation falling in the middle of the holiday period when many practitioners and decision-makers in the relevant organisations are on leave.

We recommend that you appoint two SPP Panel members notwithstanding the additional complexity, risk and costs.

39. If you decide to appoint members to the SPP Panel, these will need to go through the usual process for Ministerial appointments including confirmation by the Appointment and Honours Committee (APH). This process can take several months and will need to be coordinated with TDC who are responsible in the RMA for standing up the panel

⁸ Noting for completeness that Schedule 1, clause 76(4) also requires you to consult with two other categories of stakeholders not relevant to these planning instruments – (1) persons who have requested a private plan that has been accepted by the council and (2) requiring authorities that have consented to include a requirement in the planning instruments.

and arranging contracts with the appointees, including pay rates which are proscribed by the Cabinet Fees Framework.

40. This process can be run concurrently with TDC notifying and summarising submissions on PC81/C1 and should not significantly increase the overall timeframes. The appointments only need to be confirmed in time for the panel members to be in place before the hearing beings. However, it introduces complexity and risk. For example, if it becomes challenging to identify candidates who are available and agree to the rates, or if one of those candidates later becomes unavailable, this could delay the process and mean TDC was not able to meet the timeframes in the Direction.
41. In our view, specialists in two areas could add significant value to the process. While TDC is proposing two very experienced and well-regarded RMA planning practitioners and a commissioner recommended by local iwi they are not specific climate change mitigation and natural hazards experts. We would also suggest that a panel for a plan change of this scale and operating in an environment of significant potential change should include some legal expertise as well.
42. Given the recent flooding experienced by the District, the location of some of the proposed areas for rezoning on identified fault lines, reliance on modelling for the FDS decisions that is no longer the most up-to-date, and the crucial importance that decisions of this nature are robust, we suggest that it would be beneficial to have an expert on management of natural hazards and climate change adaptation on the panel.
43. Likewise, because PC81/C1 is proposing a new commercial centres hierarchy and is introducing a medium density urban design assessment matrix, consideration of extensive economic evidence is likely to be key to deliberations. We suggest that having an economist could provide a useful perspective in evaluating that evidence. While the panel can always commission its own independent reports to consider, having an expert on the panel may make it easier to assess conflicting evidence from different parties on critical matters.
44. Having a five-person panel will increase the overall cost of the process but would likely result in a more robust outcome. A five-person panel is in line with what was required for the most recently directed SPPs of a comparable scale and addressing similar matters to PC81/C1.
45. Alternatively, you could direct a three-person panel and appoint one member (we would suggest the natural hazards expert). This would reduce costs for the community for the process but would not then include a legal or economics expert for what is a plan change of a significant scale and importance using a process with no appeal rights at the end.
46. Or, you can direct a five-person panel, specify the areas of expertise but not make appointments. This will simplify the process but reduce your level of potential involvement in it.

Te Tiriti analysis

47. 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 Rohe⁹.
48. 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
49. These Acts require TDC to have regard to advice received from the River and Freshwater Advisory Committee in relation to the management of rivers and fresh water within the region, when reviewing, preparing and notifying regional plan changes.
50. The River and Freshwater Advisory Committee has been in abeyance since 2016. However, we recommend that the draft Direction include a procedural expectation that if this Committee is reconstituted, TDC must have regard to any advice received from them.
51. In addition, your decisions must be consistent with Part 2 of the RMA, including section 8 to take into account the principles of the Treaty of Waitangi. While not a statutory requirement, we recommend continued engagement on the use of a SPP and your draft Direction with the relevant iwi/PSGEs.
52. This supports the principles of partnership, consultation, and active Crown protection of Māori treaty rights. It ensures that any relevant obligations will not be missed and is particularly appropriate because PC81/C1 proposed to amend the provisions for papakāinga.
53. We also recommend that your draft Statement of Expectations includes requirements for ongoing engagement with iwi/PSGEs throughout the process and specifies the need for at least one of the SPP Panel members to have particular expertise in local tikanga, mana whenua values, and mātauranga.

Consultation and engagement

54. Other than the further information that you requested from TDC (BRF-6981 refers), we have not undertaken further consultation or engagement on the application. You are currently deciding which parties you wish to consult with before making your final decision on whether to direct a SPP or not.

⁹ Noting that there is no Mana Whakahono ā Rohe for Tasman District.

Risks and mitigations

55. If you decide to consult, you will have another opportunity at Stage 2 to consider whether to proceed to issue a Direction or not and what it might contain in light of the comments you receive from other Ministers, the councils and iwi/PSGEs.
56. The risk in proceeding to consult at this stage would be inefficiency related to consultation on a planning instrument or process that was likely not to proceed or that required significant revision and potentially additional consultation.

Decision to proceed with PC81/C1 at this time

57. As discussed above, there is some risk that the matters traversed by PC81/C1 will need to be considered again when the new resource management system is in place in light of the amended purpose or legislative requirements of the replacement Acts and new national direction.
58. We note the applicant's assessment that there is limited risk that the fundamentals of providing for adequate urban growth to meet demand will change substantially in the new system and that the planning work that they are proposing will not continue to provide value in the new system.
59. All planning processes are, to one degree or another, iterative and are required in the RMA to be revisited at least every 10 years. The NPS-UD assumes that high growth Tier 2 councils like TDC will be updating their plans to be responsive to demand, including the requirement to prepare a new Future Development Strategy (FDS) every six years to inform long-term plans and to review the FDS every three years.
60. In our assessment, there should be sufficient time to complete the SPP before the new requirements take effect that could complicate or prolong the SPP timeframes.
61. On that basis, we consider that there is limited risk that progressing PC81/C1 ahead of reform will be significantly inefficient or result in wasted effort.

Requirements for TDC to undertake additional work before notification

62. The draft Direction is requiring a significant amount of additional work from TDC before it can notify the SPP. TDC may decide in light of this to withdraw the application. That additional work may also push out the timeframes for notification meaning TDC cannot complete the process before the requirements in the new system potentially require matters to be revisited.
63. You can mitigate this risk by restricting the requirements for additional work to statutory requirements and the most essential additional analysis that will enable the SPP Panel process to ultimately run more efficiently.

9(2)(h)



9(2)(h)



Financial, regulatory and legislative implications

68. No financial, regulatory, or legislative implications are associated with the recommendations in this briefing.

Next steps

69. If you choose to proceed with consultation, the next step is to sign the letters attached in Appendix 6 and for your office to send them out. If the letters go out after Cabinet decisions on changes to national direction around 15 January 2026 and 15 working days are provided, responses would be expected around 9 February 2026.
70. After this consultation is complete, we will brief you again (the Stage Two briefing) with a summary of the responses received and any recommended amendments as a result of them. If you have indicated that you wish to make appointments, we will also provide you with draft Terms of Reference for those appointments with the Stage Two decisions briefing.
71. At Stage Two, you will decide whether you wish to issue a Direction to commence the SPP or to decline TDC's request.

Appendices

Appendix 1: Application for a Direction for a Streamlined Planning Process and additional information provided by the applicant

Appendix 2: Assessment of the application against the statutory criteria

Appendix 3: Draft Direction for a Streamlined Planning Process including the Minister's Statement of Expectations

Appendix 4: Comparison of the Direction proposed by the applicant and the draft version recommended by the Ministry for the Environment

Appendix 5: Recommended parties to consult and suggested matters to discuss

Appendix 6: Draft consultation letters

10 November 2025

To: Hon Chris Bishop
Minister Responsible for RMA Reform

c/- RMAREform.portfolio@parliament.govt.nz

Subject: Response to Request for Further Information on PC81 & Change 1

Dear Minister,

Please find below our responses to the further information requests outlined in your letter dated 31 October 2025 regarding the Streamlined Planning Process Application for Plan Change 81 to the Tasman Resource Management Plan (PC81) and Change 1 to the Tasman Regional Policy Statement (C1).

1. Clarification of the specific development capacity numbers that PC81 will enable, and the specific shortfalls these changes are addressing. Will PC81/C1 provide sufficient residential and business land capacity for the next 10 years or will shortfalls still remain?

PC81 is estimated to enable approximately 4,227 additional residential dwellings through a combination of housing intensification and new greenfield development. It introduces a Medium Density Residential Zone to enable a greater mix of housing including, for example smaller attached terrace housing. It provides around 80 hectares of additional business land.

The *Housing and Business Assessment for Tasman (2024)* (**the HBA**) identifies that, overall, the Tasman urban environment has sufficient housing capacity in the short term (1–3 years) and long term (11–30 years) but experiences a capacity shortfall in the medium term (4–10 years).

More specifically:

- There is insufficient capacity for attached dwellings across the short, medium, and long term.
- There is insufficient capacity for detached dwellings in the medium term only.
- The overall medium-term housing deficit is approximately 365 dwellings.

The combined *Housing and Business Assessment for the Nelson Tasman Urban Environment (2024)* identifies that when Tasman's dwelling shortfall is added to Nelson's dwelling shortfall, the combined shortfall in the urban environment is 608 dwellings in the medium term.

The HBA identifies, based on the latest business land demand model, enough suitable business sites to indicate a surplus of business land in the District overall. However, the accuracy of the 2023 business land demand forecasts is questionable. When other

projections for business land demand are examined (as required by the NPS UD), much higher demand appears to exist (for example, recent building consent trends). Projecting building consent trends suggest that no surplus light industrial land capacity exists. In addition, Nelson City Council has identified a shortfall of commercial, retail, and industrial land in the medium and long term. This means Tasman needs to provide for this shortfall as part of the shared Tier 2 urban environment.

Initially when working on PC81/C1, all the land proposed for zoning was required even though Tasman's shortfall of 365 dwellings in years 2028-2034 would remain. Since the HBA, a masterplan has been adopted for Māpua and further capacity has been identified in some sites by intensifying the density of housing enabled by zone changes in PC81. Council now also knows it has sufficient servicing for 400 additional dwellings in Māpua and that several landowners are very keen to commence development. Tasman's HBA only assumed capacity of 204 dwellings in Māpua over the next ten years. However, a new HBA has not been prepared and Council now has updated population projections and so until its growth model is rerun the impact of such potential additional capacity is not fully known in addressing the housing insufficiency. In summary, with the addition of Māpua capacity, this may mean that PC81 results in Council meeting its dwelling targets and avoiding a deficit, but this is not yet clear at the present time.

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.

Both Councils worked together on their latest Future Development Strategy (FDS) to identify sufficient housing and business capacity to meet a high growth scenario. This FDS was adopted in 2022. While the Councils work closely together, they do not prepare joint plan changes. However, PC81 and Nelson's Plan Change 29 (PC29) (under appeal) are implementing a significant proportion of the FDS capacity. For Tasman the FDS sites proposed in PC81 are needed to meet capacity over the next ten years, but a housing shortfall may still remain.

Tasman District Council wrote to Minister Bishop in July 2024 explaining that following adoption of the 2024 HBA, insufficient housing land capacity exists in the medium term, largely due to infrastructure not being available in time. A response was received from Minister Bishop on 1 August 2024 noting the plan changes proposed are critical and should be prioritised. He also commented that the Government is working on improving infrastructure funding and financing to support urban growth.

We understand that Nelson City Council wrote to the Ministry of Housing and Urban Development in August 2025, providing an update on the PC29 appeal (to which Tasman is a Section 274 party). While Nelson provided updated capacity modelling for the approved parts of PC29, officers also noted that the modelling did not include

infrastructure capacity and capacity that is realistically expected to be realised. Officers concluded that:

“We are in the context of uncertainty and change. Given we have sufficient capacity for the short term, uncertainty as to what our med and long term will be with the appeal, and what will be required (with reform), at this stage we consider that we are best placed to focus our resources on prepping for reform.”

In summary, while Nelson City Council’s updated capacity modelling remains uncertain due to infrastructure and appeal-related factors, Tasman District Council is proceeding with its obligations under the Future Development Strategy to ensure sufficient housing and business land capacity is provided for the shared urban environment. In short, Tasman is proceeding to meet its obligations under the FDS, even as Nelson’s position remains uncertain.

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.

The Medium Density Design Matrix will not restrict the feasibility or intensity of development, nor will it undermine efforts to address projected development capacity shortfalls. Instead, it is designed to enable medium density housing by providing a clear, objective, and permissive pathway for development. The Matrix ensures that a necessary minimum standard of urban design quality is met but does not impose requirements that would limit development capacity or make it more difficult to achieve the housing yields anticipated by PC81.

Tasman District Council’s HBA 2024 concluded that across all time periods (short, medium, long terms) a shortfall would exist of attached dwellings, amounting to 735 such dwellings. For the Nelson Tasman urban environment overall, this deficit increases to 1,750 attached dwellings. In 2018 90% of dwellings in Tasman were stand-alone. If Council does not act with PC81 this shortfall of attached dwellings will only further increase.

What developers told us:

During the development of PC81, developers consistently told us that the most important thing they need from a new set of rules is **certainty** — certainty that they will not be held up by neighbour objections or unpredictable council decision-making under discretionary rules. This certainty is critical **at the time of purchasing an investment or redevelopment property**. The Matrix directly addresses this need: by providing a clear, objective, and guaranteed pathway to resource consent, it gives developers the confidence to proceed with projects, knowing that if they meet the minimum design score, consent must be granted and **notification to neighbours is avoided**. This approach not only supports feasibility and intensity of development, but

also ensures that the planning framework actively enables the delivery of more homes, rather than creating new barriers or uncertainties.

Feedback from developers has been positive, with many expressing support for the certainty and flexibility provided by the Matrix approach. They appreciate that the proposed rules offer a clear pathway to consent.

How the Matrix works:

The Medium Density Design Matrix is intended as a practical, objective tool to achieve a basic, quantifiable standard of urban design quality for medium density residential development. Its purpose is not to restrict development or to require outstanding design outcomes, but rather to provide a **safeguard against the poorest** built form outcomes.

The Matrix operates by awarding points for a range of straightforward, good design solutions. Developers can achieve compliance by gaining a minimum number of points, at which point resource consent for two or more dwellings **must** be granted under proposed Rule 17.1A.2.3 (assuming all other conditions of the rule are met). None of the outcomes in the Matrix are required – all are optional. But the incentive of a guaranteed resource consent approval is available.

If a developer does not achieve the threshold, or chooses not to use the Matrix, the application is assessed under the standard resource consent process. This approach provides flexibility and certainty for applicants, while ensuring that a basic level of amenity and design quality is achieved across all developments.

Importantly, the Matrix is deliberately calibrated to require only a modest level of urban design quality—what might be described as a “necessary minimum.” The Matrix does **not** restrict development capacity or require the most outstanding or innovative design.

This approach is supported by expert advice from one of New Zealand’s most experienced urban designers (Ian Munro), who has advised that the Matrix and associated rules are arguably the **most permissive** of any district plan in New Zealand. The rules are designed to **enable** development and intensification, not to act as a barrier. The Matrix provides a clear, objective pathway for developers to achieve compliance, and the points-based system is transparent and predictable.

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).

To identify the quantum, there are two possible approaches:

1. Sites included in the FDS are not HPL (i.e. Clause 3.5(7)(b)(i) applies);
OR
2. Sites that are subject to 3.5(7)(a)(i) and (ii) are HPL.

When preparing the Section 32 assessment and supporting documentation for Plan Change 81, Council adopted Approach 2 as a conservative approach, assessing the proposed rezoning sites as if they were HPL. This was done to ensure a robust evaluation and avoid any risk of challenge.

However, following further review of the NPS-HPL definitions and intent, the Council now considers Approach 1 to be the correct interpretation. Sites identified in the FDS for future urban development should not be treated as highly productive land. This interpretation aligns with Clause 3.5(7)(b)(i) and the definition of “identified for future urban development.”

For completeness and transparency, outputs from the earlier Approach 2 assessment are still provided below, but our preferred and considered correct approach is Approach 1.

Approach 1:

Based on the definitions and requirements in the NPS-HPL (see clause 3.5(7) and related definitions), very little of the land proposed for rezoning in PC81 should be treated as highly productive land. Most sites are identified for future urban development in the Future Development Strategy (FDS). While the Nelson Tasman FDS does not specifically stage these sites for development within the first 10 years, Tasman District Council is going further by actively rezoning them now to enable development within that timeframe.

The NPS-HPL makes it clear that land identified for future urban development is excluded from being treated as highly productive land. The FDS provides the strategic direction for growth, and bringing these sites forward for rezoning is entirely consistent with the intent of the NPS-HPL to enable urban development where it has been planned for. Accordingly, the restrictions and tests relating to rezoning HPL do not apply to these sites. Based on this approach, there is only approximately 7.1ha (all LUC3) of land proposed for rezoning that meets the NPS-HPL definition of highly productive land and is not part of an FDS site.

Approach 2:

Under this approach, the criteria in Clause 3.5(7) are applied without an exemption for land identified for future urban development: All sites that are zoned General Rural (Tasman equivalent is Rural 2 Zone) or Rural Production (Tasman equivalent is Rural 1 Zone) and which are on LUC 1, 2, or 3 land qualify as HPL.

As indicated above, Council now considers that adopting this approach is less consistent with the intent and direction of the NPS-HPL, as it does not implement the clear exclusion provided for land identified in a published FDS for future urban development within 10 years. While this conservative approach was used in the Section 32 assessment to ensure robustness and mitigate any risk of challenge, it imposes additional tests that are not required by the policy and could be seen as contrary to its intent to enable well-functioning urban environments.

Nevertheless, adopting Approach 2, the table below identifies that there is approximately 169.27ha of land proposed for rezoning that meets the NPS HPL definition of highly productive land. Of that total area, approximately 149.30ha is LUC3, 6.48ha is LUC2 and 13.5ha is LUC1. The circumstances and commentary that go with each of the sites in the table are important considerations.

We have relied on the following assessment and pathway through the NPS HPL: Policy 3.6 of the NPS-HPL provides that HPL can be rezoned for urban use subject to certain tests. Those tests include:

- the land is required to provide sufficient development capacity to meet demand as required by the NPS-UD;
- there are no other reasonably practicable options to meet demand while achieving a well-functioning urban environment; and
- the benefits of re-zoning the land outweigh the costs of the loss of the HPL

Sites listed in the table below that are FDS sites and located within the urban environment are considered to meet these criteria. The conclusion is reinforced by recent case law¹ that determined the NPS-HPL does not prohibit the rezoning of highly productive land where a well-functioning urban environment can be demonstrated. The case also highlighted the need for a comprehensive multi-disciplinary analysis of the urban area and the clear identification of the characteristics of the area and its market. All these considerations have been traversed through the FDS, the HBA and the analysis that informs PC81.

For those sites listed below that are **not** within the urban environment and/or not an FDS site, we have relied on the requirement to provide sufficient development capacity to meet demand as required by the NPS UD and identified in the HBA. For consistency, all sites were also assessed and scored through the same FDS criteria and process.

¹ Gardon Trust & Others v Auckland Council & Others [2025] NZEnvC 058

Site	LUC3 area (approx) in hectares	LUC2 area (approx) in hectares	LUC1 area (approx) in hectares	FDS site	Within the Urban Environment (as defined by NPS UD)	Additional considerations
Richmond						
T-35a Main Road Hope	19			Yes	Yes	These two sites are next to each other. Approximately 17ha of LUC 3 within the two sites is undeveloped and could theoretically be used for productive purposes, but are small, fragmented lots. As detailed in the HBA, these sites are needed to provide sufficient development capacity to meet demand. These are adjacent to services and have good transport connections.
T-122a Main Road Hope	11.5			Yes	Yes	
T-114a Eyles Road	0.356			Yes	Yes	Negligible area compared to the wider site area and the additional dwellings this site could provide to help provide sufficient development capacity.
Brightwater						
T-104b Katania Heights	0.2603			Yes	Yes	Very steep land, part of a wider site that is already zoned Residential. Negligible area compared to the wider site and the additional dwellings this site could provide.
Wakefield						
T-108 412 Main Road/ Bird Land, Spring Grove	13			Yes	Yes	HBA notes Wakefield has a shortage of industrial land over the next 10 years. This site balances the need for further business provision, to complement the housing growth proposed, so that jobs are provided in the town for future residents.
T-194b Whitby	2.2785			Yes	Yes	Part of a wider area and neighbouring land

Road						being developed. Needed to provide sufficient development capacity.
Motueka Valley						
T-17a		4.617		Yes	No	Negligible area compared to the wider site area. The LUC2 area is a skinny strip bordered by a river on one side, and steep LUC 6 land on the other. As noted in the FDS, HBA and PC81 background material, there is a shortage of housing in Motueka and constraints (such as flooding, sea level rise etc) make it difficult to find suitable residential land in Motueka town itself.
T-17b (proposed for papakāinga)	64.7		13.5	Yes	No	This land is redress land owned by Ngati Rārua Ātiawa Iwi Trust Board. Proposed as a long term papakāinga development site. The 2023 census found that residents identifying as Māori form 10% of Tasman's population, which has grown by 66% since 2013. The Motueka ward has the highest proportion of residents identifying as Māori, at 12%. However, the Ministry of Social Development's housing waiting list for Tasman comprises a higher proportion of Māori, as a percentage of all eligible applicants, at 31% in 2023. This illustrates the difficulties some Māori face in securing a dwelling in Tasman.
T-17c	14.2			Yes	No	As noted in the FDS, HBA and PC81 background material, there is a shortage of housing in Motueka and constraints (such as

						flooding, sea level rise etc) make it difficult to find suitable residential land in Motueka town itself.
T-17d		1.858a		Yes	No	Negligible area of LUC 2 compared to the wider site. The site is already bordering a residential zoned area. As noted in the FDS, HBA and PC81 background material, there is a shortage of housing in Motueka and constraints (such as flooding, sea level rise etc) make it difficult to find suitable residential land in Motueka town itself.
Tākaka						
T-228 Motupipi St	3.7			No	No	A site identified in the FDS for industrial zoning was ruled out by landowners during PC81 engagement. These alternative Motupipi Street industrial sites were agreed to with the community. Although not within the urban environment (as defined in the NPS UD), these sites are needed to meet Tākaka's business demand. Any land that is not highly productive under the NPS HPL is too far out of town and not as accessible to the town and its population. This street is already used by existing industrial and commercial uses.
T-230 Motupipi St	3.4			No	No	
T-144 Park Avenue	7			Yes	No	Although classed as highly productive land under the NPS HPL (LUC3), this site is all identified as Glenview soils and has an iron pan restricting drainage, fertility and versatility of the land. This site already borders developed land and is needed to provide sufficient capacity in Tākaka.
T-138a Rototai	4.9			Yes	No	The site is adjacent to land used for

Road						residential purposes and limited in size by a hill. This site is proposed for Medium Density Residential Zone, an efficient use of land, and is needed to provide sufficient capacity in Tākaka. It is in an excellent location in relation to schools and infrastructure.
Mapua						
T-11b Seaton Valley Greenfield Land	5			Yes	Yes	Needed to provide sufficient development capacity, as noted in FDS and HBA.
Totals						
	149.30	6.48	13.5			HPL Total – 169.27ha

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.

As outlined above, the vast majority of the land identified for re-zoning in PC81 is LUC3. If the National Policy Statement for Highly Productive Land 2022(NPS-HPL) is amended to remove LUC 3 land, this could arguably provide an easier path for the plan change. The assessments required by cl3.6 of the NPS-HPL could be reduced as the quantum of HPL would be less. This would necessitate amendments to the S32 report to remove redundant material. However it would not affect the plan change itself.

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 proposed changes to the workers' accommodation provisions are considered to meet RMA Section 80C(2) criteria (a) and (b).

Criterion (a) – implementing a national direction:

NPS UD Clause 3.23 (2) states that when Councils undertake an analysis of the housing market and the impact on planning, they must include an assessment on how well the current and likely future demands for housing by Māori and different groups of the community (such as older people, renters, homeowners, low-income households, visitors, and **seasonal workers**) are met, including the demand for different types and forms of housing (such as for lower-cost housing, papakāinga, and **seasonal worker** or student accommodation). As such, Tasman's HBA 2024 addresses demand and capacity of seasonal worker accommodation (see full details in the HBA 2024 at sections 1.7, 1.8, 4.5.6, 5.7.1.5 and 5.7.1.6).

The HBA notes that there is a shortage and a demand for seasonal worker accommodation in Tasman. It also notes that many residential dwellings and hotels are being occupied by seasonal workers – further reducing the number of dwellings available for permanent residents and adding to the shortfall in capacity – and reducing the hotel capacity for visitor accommodation in some towns. In addition to the information provided in the HBA 2024.

Criterion (b) – the preparation of a planning instrument is urgent

Tasman's economy relies heavily on intensive horticulture, which is one of the most seasonal labour-intensive rural industries in New Zealand. MPI and NZIER data show the horticulture sector employs over 65,000 workers annually, with core production roles concentrated in seasonal tasks such as pruning and harvesting. This reliance is reflected in the Recognised Seasonal Employer (RSE) scheme, which provides up to 20,750 overseas workers each year specifically for horticulture and viticulture. In Tasman alone, growers report needing around 5,500 seasonal workers per season, including 1,500–1,700 RSE workers, with harvesting now extending for 10–11 months.

Council staff have had discussions with growers in the region, and they have confirmed that the current workers' accommodation provisions are inadequate and have **requested urgent changes** to enable more flexible and fit-for-purpose accommodation. It is therefore considered that the proposed amendments to the workers' accommodation provisions meet criterion (b) for urgency.

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 current appeal on Nelson City Council's PC29, intersects with PC81. As outlined under the response to Question 2, **Tasman District Council is a s.274 party** to the appeal. The appeal is seeking to reinstate the medium density provisions rejected by the hearing panel. The Council's position is that it is interested in the Medium Density Residential Zone provisions, particularly how that zone would provide for capacity to achieve the FDS and/or give effect to the NPS-UD. Council is interested in how the appeal may impact on the provision of medium density housing in the region. Essentially, that lack of MDRZ capacity in Nelson means demand shifts to Tasman to provide the capacity. This in turn will mean Tasman's capacity will be taken up more quickly to the point where infrastructure provision won't be able to keep up as the Council cannot afford it. Nelson City Council intends to defend its decision (i.e to reject the MDRZ). With no alternative way to provide development capacity currently proposed by Nelson City Council, the need for PC81 to provide capacity is only greater.

There are no other current court processes that may intersect with PC81 that we are aware of.

7. 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.

Tasman District Council agrees that the Streamlined Planning Process (SPP) Panel cannot include elected members. The council's preference is the panel should comprise three independent commissioners. We have identified 9(2)(a) as highly appropriate candidates for the Panel. Both have been consulted and have indicated that they are potentially available. They bring a valuable combination of local knowledge and national recognition in planning and resource management, which will support robust and well-informed decision-making.

In addition, we propose that the third commissioner be **either recommended by local iwi or appointed by the Minister** with appropriate knowledge of local tikanga. This approach will ensure that the Panel includes a perspective that reflects iwi interests and the Minister's confidence in the process.

We have provisionally contacted both 9(2)(a) to ask about their availability. Both have very good local knowledge of Tasman and both are well regarded by local iwi through past joint mahi, which for 9(2)(a) includes the FDS.

We believe this combination of commissioners will provide the necessary expertise, independence, and local understanding to deliver a fair and effective SPP process for PC81 and C1.

8. 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.

There are no specific requirements in the settlement acts that would apply to the plan change or the use of the SPP. The only relevant obligation that is mirrored in all three Te Tau Ihu settlement acts relates to the River and Freshwater Advisory Committee. The relevant Treaty of Waitangi settlement acts and clauses are:

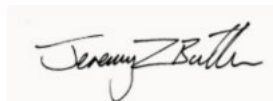
- Ngāti Kōata, Ngāti Rārua, Ngāti Tama ki Te Tau Ihu, and Te Ātiawa o Te Waka-a-Māui Claims Settlement Act 2014 – refer subpart 14 (sections 158 – 164)
- Ngāti Apa ki te Rā Tō, Ngāti Kuia, and Rangitāne o Wairau Claims Settlement Act 2014 – refer subpart 13 (sections 138 – 145)
- Ngati Toa Rangatira Claims Settlement Act 2014 – refer subpart 11 (sections 162 – 168)

Specifically, clauses 161, 141 and 165 (respectively) state Council must have regard to any advice received from the River and Freshwater Advisory Committee in relation to the management of rivers and fresh water within the region, when reviewing, preparing and notifying regional plan changes. Each Act includes a subclause that states: *“If the committee and a relevant council agree in writing, the committee may provide written advice to the council on any other matter in relation to the [Resource Management Act 1991](#).”*

No agreement to this extent exists. Additionally, the River and Freshwater Advisory Committee only met a small number of times and has been in abeyance since ca. 2016.

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

Yours sincerely,



Jeremy Butler
Team Leader – Urban and Rural Policy
Tasman District Council

Appendix 2: Assessment of the application against the statutory criteria

RMA statutory requirements	Summary of application	Officials' assessment
<i>Section 80C</i> <i>Schedule 1, clause 75(a) and (b)</i> The application must be in writing and set out the matters in clause 75(b)	The application and further information provided are attached as Appendix 1. They include: • a description of the planning issue (Appendix 1 pages 1-4 and further information 1) • an explanation of why the Streamlined Planning Process (SPP) is appropriate (Appendix 1 pages 5-6 and further information 6) • a description of the process that TDC wishes to use including proposed timeframes (Appendix 1 pages 6-8) • the persons that TDC considers likely to be affected (Appendix 1 page 10 and further information 6) • the number of independent commissioners that TDC wants and the expertise required (Appendix 1 page 7 and further information 7) • a summary of consultation undertaken (Appendix 1 pages 8-10) • implications of the using the process on relevant iwi participation legislation (Appendix 1 pages 11-12 and further information 8)	The statutory criteria are met. The application is in writing and addresses the required matters.
<i>Schedule 1, clause 76(2)(b) for clause 75(b)(i)</i> The Minister must have regard to whether the local authority has provided sufficient information with regards to the	TDC describes the planning issue as a targeted response to acute housing and business land shortages in Tasman District. TDC has included the most recent Housing and Business Assessment 2024 (HBA) for the Tier 2 urban environment that it shares with Nelson City Council (NCC) (Appendix 1, Attachment 8).	The statutory criteria are met. The application and further information provided include sufficient information and supporting evidence to understand the planning issues that PC81/C1 are intended to address as well as their scale, significance and urgency.

RMA statutory requirements	Summary of application	Officials' assessment
description of the planning issue for which a planning instrument is required.	The HBA identifies: • Tasman District is projected to grow by 7,400 residents between 2024-2034 and a further 11,000 residents by 2054. • an ageing population is reducing average household sizes. • housing in Tasman District is “severely unaffordable”. • overall, RMA plans include sufficient plan-enabled housing capacity in the short and long term but in the medium term there is a shortfall of approximately 365 dwellings for Tasman and 608 dwellings across the shared Tier 2 urban environment. • insufficient capacity, in particular for attached dwellings, in the short, medium and long term. • sufficient plan-enabled capacity for business land. However, when TDC examined other projections (eg, building consent trends) it identified higher demand including no surplus light industrial land capacity. Nelson City Council (NCC) has identified a shortfall of commercial, retail and industrial land in the medium and long term which TDC can in part address. Plan Change 81 (PC81) to the Tasman Resource Management Plan (TRMP) and Change 1 (C1) to the Tasman Regional Policy Statement (TRPS) will enable approximately 4,227 additional residential dwellings and rezone approximately 80 hectares for additional business land. TDC considers that PC81/C1 in combination with NCC's Plan Change 29 (PC29) will rezone sufficient land to	While there is still some uncertainty whether PC81/C1 will fully address the identified shortfalls, the intent is clearly to go a significant way towards doing so. Fully addressing the capacity shortfalls is not a prerequisite for use of a SPP. The key consideration is that TDC can show that the purpose of PC81/C1 is progress implementation of the relevant national direction instrument. In this case, that is the National Policy Statement on Urban Development 2020 (NPS-UD) as discussed in more detail below.

RMA statutory requirements	Summary of application	Officials' assessment
	enable a significant proportion of the future capacity identified through the Future Development Strategy (FDS) process. As additional potential capacity in Māpua was identified after the HBA and it has not been updated yet to reflect this, TDC considers PC81/C1 may result in TDC meeting its targets completely for the next 10 years but cannot be certain.	
<i>Schedule 1, clause 76(2)(b) for clause 75(b)(i)</i> The Minister must have regard to whether the local authority has provided sufficient information with regards to how the proposal meets the criteria for use of a SPP set out in section 80C(2).	TDC's view is that PC81/C1 meets three of the entry criteria for use of a SPP, namely: - the proposed planning instruments will implement a national direction (the NPS-UD) (section 80C(2)(a)) - as a matter of public policy, the preparation of a planning instrument is urgent (section 80C(2)(b)) - the proposed planning instruments are required to meet a significant community need (section 80C(2)(c)) As discussed above, PC81/C1 is intended to implement the NPS-UD by rezoning housing and business land, establishing a Medium Density Residential Zone, and establishing a hierarchy of commercial centres. PC81/C1 will be giving RMA statutory effect to the Future Development Strategy (FDS) that TDC and NCC prepared as required by the NPS-UD. The intent is, through PC81/C1 to rezone land to meet the majority of the capacity shortfalls identified in the HBA for the short and medium terms (the next 10 years). We asked TDC about the potential that the proposed Medium Density Design Matrix may constrain development. TDC's view is that purpose of the matrix is to provide a permissive and flexible pathway for developments that meet a necessary minimum urban	The statutory criteria are met. The application and further information provided include sufficient information and supporting evidence to understand the basis on which TDC may be satisfied that PC81/C1 meet the entry criteria for a SPP at a high level. The NPS-UD requires TDC to enable through its plans a well-functioning urban environment that enables people and communities to meet their needs. This includes enabling sufficient housing and business land capacity to meet the projected short, medium and long-term demand for growth in Tasman District. Decisions must be integrated with infrastructure planning and funding decisions, support reductions in greenhouse gas emissions, and be resilient to climate change effects. This includes providing for a range of housing typologies, including papakāinga, affordable

RMA statutory requirements	Summary of application	Officials' assessment
	design standard. The intent is to create certainty at the point of investment. TDC considers that this matter is urgent because Tasman District is one of New Zealand's fastest growing regions, faces significant affordability challenges, and its current planning framework is out-of-date. PC81/C1 will meet a significant community need for affordable and diverse housing options and increased employment. For completeness, we asked TDC for additional analysis of which entry criteria the proposed workers' accommodation provisions (which are largely on rural land) would meet. TDC's view is that the provisions are implementing the NPS-UD and are urgent as a matter of public policy. The NPS-UD requires the HBA to consider the demand for different types and forms of housing including for seasonal workers. TDC consider the changes are urgent due to demand for seasonal workers in the District, extended harvest times and feedback from growers that current provisions are not sufficiently flexible.	housing – particularly attached dwellings, and options for smaller households. There is sufficient information to understand how PC81/C1 will implement (in part) the NPS-UD, the significance of the community need, and the urgency of the issue. The information provided with the application relies heavily on previous assessments undertaken for the FDS in most areas. It does not include the underlying technical analysis in some key areas, particularly with respect to natural hazard risk, climate change adaptation and infrastructure provision. Because the FDS was prepared in 2022 some of this information may also now be out of date. However, if you agree to issue a Direction for a SPP, you can specify additional work to be completed prior to notification or additional information to be included with the consultation documents. We consider that the gaps could be more effectively addressed this way than declining the request for a SPP.
<i>Schedule 1, clause 76(2)(b) for clause 75(b)(ii)</i> The Minister must have regard to whether the local authority	TDC's view is that use of a SPP is appropriate because it is the most efficient way to progress PC81/C1 given the scale, urgency and strategic importance of those planning instruments. It notes the significant preparatory work undertaken through the development of the FDS.	The statutory criteria are met. The application and further information provided include sufficient reasons to understand the basis on which TDC considers that use of a

RMA statutory requirements	Summary of application	Officials' assessment
has provided sufficient information explaining why use of a SPP is appropriate as an alternative to using the Schedule 1, Part 1 process.	TDC believes that progressing PC81/C1 will set Tasman District up well to transition into the new resource management system. It considers the proposed zones are conventional and will be readily able to transition to a standardized zones in the new system.	SPP is appropriate compared with alternative processes. Because of the plan stop introduced by the Resource Management (Consenting and Other System Changes) Amendment Act 2025 (the Amendment Act), TDC cannot progress PC81/C1 other than through a SPP or by applying for an exemption under section 80V. TDC has applied for both, with a stated preference for a SPP. The limited appeals on a SPP make it more likely that PC81/C1 will be fully operative before the requirements of the replacement system for the RMA are in place compared with getting a section 80V exemption and then progressing with the Schedule 1, Part 1 process. (See the consideration of "other matters" below regarding the efficiency of progressing PC81/C1 now).
<i>Schedule 1, clause 76(2)(b) for clause 75(b)(iii) and (iva)</i> The Minister must have regard to whether the local authority has provided sufficient information describing the process it wishes to use and the time frames that it	TDC provides a description of its proposed process on pages 6-8 of the application. We sought additional clarification on the composition of the proposed SPP Panel, which TDC responded to in its further information. It is no longer proposing to include elected members on the SPP Panel and is seeking a three-member panel with two experienced RMA planning practitioners and an iwi representative	The statutory criteria are met. Appendix 4 includes more detailed analysis and a comparison of the process proposed by TDC and the process recommended by MfE.

RMA statutory requirements	Summary of application	Officials' assessment
proposes for the steps in that process having regard to the entry criteria in s80C(2), the number of independent commissioners it wants on the SPP Panel and their areas of expertise.	appointed by the Minister. TDC considers that an abbreviated process, including a hearing but without further submissions is appropriate given the extensive consultation undertaken in previous processes.	
<i>Schedule 1, clause 76(2)(b) for clause 75(b)(iv)</i> The Minister must have regard to whether the local authority has provided sufficient information identifying persons that the local authority considers are likely to be affected by the proposed planning instrument.	TDC's application sets out the broad categories and specific parties that is considers are likely to be affected including: • Central government agencies • Infrastructure providers • Health and social agencies • Neighbouring councils • The development community • Landowners in rezoning areas • Iwi authorities • Community groups and local businesses It also clarified that there are no current appeals or other court processes where parties would be considered directly affected by PC81/C1.	The statutory criteria are met. Given the previous consultation on the FDS and the master planning exercises undertaken for Richmond and Māpua, we consider it is likely that the list of affected parties identified by TDC is comprehensive.
<i>Schedule 1, clause 76(2)(b) for clause 75(b)(v)</i> The Minister must have regard to whether the local authority has provided sufficient information summarising consultation undertaken on the	TDC notes consultation already undertaken for the FDS and masterplans for Richmond and Māpua. Attachments 10 and 11 to the application summarise consultation undertaken with stakeholders and iwi. This includes a number of hui and targeted workshops with iwi between July 2024 and July 2025 to discuss	The statutory criteria are met. TDC has provided sufficient information to understand the level of consultation already undertaken.

RMA statutory requirements	Summary of application	Officials' assessment
proposed planning instrument including consultation with iwi authorities.	proposed sites for rezoning, papakāinga opportunities and provisions, and development of the Māpua Masterplan. TDC has a formal agreement with the eight Te Taihū iwi and Ngāti Wae Wae called the "Tasman Environmental Policy Iwi Working Group Partnership Agreement" which sets out the principles of partnership There were also ongoing meetings and exchanges of emails with Nelson City Council, the New Zealand Transport Agency Waka Kotahi (NZTA), Kāinga Ora, the Ministry of Housing and Urban Development (MHUD), the Minister of Education (MoE) and other infrastructure providers.	
<i>Schedule 1, clause 76(2)(b) for clause 75(b)(iv) and clause 76(2)(c)</i> The Minister must have regard to whether the local authority has provided sufficient information considering the implications of using the SPP proposed for any relevant iwi participation legislation or Mana Whakahono ā Rohe.	There are no Mana Whakahono ā Rohe relevant to this application. TDC notes in its further information that the relevant Treaty settlements 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 • Ngāti Toa Rangitira Claims Settlement Act 2014 These require TDC to have regard to advice received from the River and Freshwater Advisory Committee in relation to the management of rivers and fresh water within the region, when reviewing, preparing and notifying regional plan changes.	These statutory criteria are met. TDC has provided sufficient information to understand the implications of any iwi participation legislation or Mana Whakahono ā Rohe on the decision to use a SPP, the procedural requirements in the draft Direction and the Statement of Expectations. We are recommending that you consult on use of the SPP and the draft Direction with ten relevant iwi and PSGEs. This will provide additional assurance that no relevant implications have been missed before you make your final decision.

RMA statutory requirements	Summary of application	Officials' assessment
	The River and Freshwater Advisory Committee has been in abeyance since 2016.	
<i>Schedule 1, clause 76(2)(d)</i> The Minister may have regard to any other matters that they consider relevant.	The application did not identify other matters for you to consider.	<u><i>Appeals on Nelson City Council's urban growth plan change (PC29)</i></u> TDC is currently appealing decisions on NCC's PC29 to remove medium density provisions. As this will provide for less medium-density capacity in Nelson, Tasman District will experience more demand than anticipated. Because of the shared Tier 2 urban environment and the requirements that capacity shortfalls be met across the two districts, ongoing decisions on appeals on PC29 could complicate decision-making for TDC on PC81/C1. This is not an unusual situation, given the iterative nature of decision-making with plan changes in neighbouring districts. Depending on the timing of the decisions, the SPP Panel may be able to consider submissions seeking alignment with those decisions. <u><i>Proposed changes to RMA national direction</i></u> Proposed changes to the National Policy Statement for Highly Productive Land 2022 (NPS-HPL) and a new National Policy Statement for Natural Hazards (NPS-NH) may take effect from mid-January.

RMA statutory requirements	Summary of application	Officials' assessment
		These could impact the assessments prepared for PC81/C1 because the NPS-NH may introduce new policy considerations when assessing appropriate locations for new urban development and signalled changes to the NPS-HPL to lessen restrictions on urban development on LUC 3 land could result in reconsideration of the sites proposed for rezoning if those sites were excluded solely on the basis of being on LUC3 land (although TDC's view is that these changes would not affect the plan change itself). The NPS-NH is anticipated to strengthen the expectation that councils will undertake robust hazard risk assessments when planning for growth and intensification. This includes strengthened policy direction to avoid development in some circumstances. We recommend that your draft Direction specify additional work that TDC should undertake before notifying PC81/C1. We suggest that this includes additional analysis to consider if changes to national direction would change the evaluations previously undertaken. <u><i>Efficiency of proceeding with PC81/C1 at this time</i></u> The Government plans to replace the RMA with two new Acts by mid-2026. Transitional rules may apply from the enactment of the new Acts

RMA statutory requirements	Summary of application	Officials' assessment
		and the first suite of national direction instruments is expected to be in place to inform the first spatial plans by the end of 2026. . Most new council plan changes under the RMA have been put on hold until 31 December 2027 (with some exceptions including SPPs). If you issue the draft Direction in Appendix 3 in early March 2026, decisions on PC81/C1 would be expected in mid-March 2027. This would be about nine months earlier than the end of the new plan change hold period. The first of two core suites of national direction under the reformed resource management system are anticipated in late 2026. 9(2)(f)(iv)  The currently proposed SPP should make PC81/C1 operative ahead of those changes. If

RMA statutory requirements	Summary of application	Officials' assessment
		the changes came into effect mid-SPP it could prolong the process by changing the considerations for it. The “life-span” for PC81/C1 in the TRMP and TRPS is unlikely to be more than a few years. However, given that the existing operative planning instruments are significantly out-of-date, the identification of capacity shortfalls in the short to medium term, the urgency of addressing housing affordability concerns in the region, we recommend that it is worth enabling PC81/C1 to proceed.
<i>Schedule 1, clause 76(2)(e)</i> The Minister may have regard to the purpose of the SPP as stated in s80B(1). That purpose is: “to achieve an expeditious planning process that is proportionate to the complexity and significance of the planning issues being considered.”	TDC considers that use of a SPP and its draft Direction are consistent with the purpose of a SPP - to achieve an expeditious planning process that is proportionate to the complexity and significance of the planning issues being considered.	As discussed in more detail in Appendix 4, we consider that use of a SPP is consistent with the purpose of a SPP but that some amendments to the Direction proposed by TDC would be more consistent with this purpose.
<i>Part 2</i> The Minister’s decision on the application must be consistent	N/a	Your decision to consult on use of a SPP and a draft Direction are consistent with Part 2 of the RMA.

RMA statutory requirements	Summary of application	Officials' assessment
with Part 2 of the RMA including: (a) promotes sustainable management (b) recognises and provides for the matters of national importance in section 6 (c) has particular regard to the "other matters" in section 7 (d) takes into account the principles of the Treaty of Waitangi		Proceeding to consultation with TDC, NCC, relevant Ministers and iwi/PSGEs will enable consideration of the most expeditious and proportionate way for TDC to provide for the housing, employment and economic growth needs of Tasman District over the next ten years. This will include consideration of and consultation on how the Direction including the Statement of Expectations can provide a SPP process that appropriately: • avoids, remedies or mitigates adverse effects on the environment • provides for matters of national importance including management of significant risks from natural hazards • has regard to other matters such as amenity values, the quality of the environment and the effects of climate change. Consulting with iwi/PSGEs on use of a SPP and the draft Direction is also consistent with the principles of the Treaty of Waitangi including partnership and good faith, consultation, and active Crown protection of Māori treaty rights.

Appendix 3: Draft Direction to Tasman District Council to use a Streamlined Planning Process

DRAFT FOR CONSULTATION PURPOSES ONLY – NOT OFFICIAL GOVERNMENT POLICY

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 iwi authorities.	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 new National Policy Statement on Natural Hazards (NPS-NH) and changes to the National Policy Statement 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). - 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”.	Prior to public notification

	- a comprehensive natural hazards and climate change risk assessment (likelihood and consequence) for individual sites, access points, and the surrounding areas, including: - o the compounding and residual effects of hazards - o the potential that they can be mitigated. - o updated modelling of risks of flooding and coastal inundation, slips and instability taking into account the flooding and damage the occurred in 2025. - o 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. - 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.	
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 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 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,	n/a

	clause 86 of the RMA and then notify its decisions on them.	
	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. The Minister will appoint two SPP Panel members: ○ an expert on natural hazard risk and climate change adaptation ○ an economist		

Proposed Statement of Expectations

The expectations of the Minister 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 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-Maui 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 any River and Freshwater Advisory Committee 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).

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 4: Comparison of the Direction proposed by the applicant and the draft version recommended by the Ministry for the Environment

	Tasman District Council version (the proposed Direction)	Ministry for the Environment version (the draft Direction)	Explanation
1	Procedural requirement (process step) Community consultation on a draft of the plan change. Description Two rounds of community engagement: • Initial discussions on sites for rezoning and intensification • followed by consultation and feedback on draft PC. Timeframes Completed	Step Consultation with the community and affected parties on the proposed planning instrument, including with the responsible Minister and iwi authorities Timeframe 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.	This step is required by clause 78(4)(a). While it has already been substantially completed, we consider that there is value in including in it the Direction for avoidance of doubt. This approach is also consistent with most previous SPP Directions. We have not identified any additional consultation that it would be necessary to direct before notification at this stage. Parties will have an opportunity through the notification process to make submissions where there are outstanding matters. However, we suggest alternative wording to what is proposed by TDC to provide for more flexibility if additional parties are identified prior to notification. We recommend combining these two steps and using the statutory wording to describe the requirement.
2	Procedural requirement (process step) Consultation with affected parties on the proposed planning instrument. Description Prenotification consultation under cl 3 and cl 4, including any applicable Crown Agency and iwi authorities. Timeframes		

	Tasman District Council version (the proposed Direction)	Ministry for the Environment version (the draft Direction)	Explanation
	Completed		
	Not requested by TDC	Step Update the planning instruments, the section 32 reports and the supporting consultation documents as required to include: - an assessment of how changes to national direction, including any new National Policy Statement on Natural Hazards (NPS-NH) and changes to the National Policy Statement 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). - 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”. - a comprehensive natural hazards and climate change risk assessment (likelihood and consequence) for individual sites, access points, and the surrounding areas, including:	TDC’s section 32 evaluation report relies on assessments done for the Future Development Strategy (FDS) and the two masterplanning exercises. These have not previously been through a RMA consultation process. PC81/C1 will need to be considered by the SPP Panel afresh and on their own merits. New and amended national direction is likely to take effect before PC81/C1 is notified which may have implications for the assessments. PC81/C1 must be prepared in accordance with national policy statements. TDC will need to consider if any amendments to the planning instruments are required and update the section 32 report and other consultation materials as required. The information provided with the SPP application and proposed to be provided to submitters does not appear to include the underlying technical assessments. For example, they do not include a detailed assessment of how the sites identified meet the criteria for urban rezoning in the NPS-HPL, on the basis potentially that this was already considered through the FDS process.

	Tasman District Council version (the proposed Direction)	Ministry for the Environment version (the draft Direction)	Explanation
		○ the compounding and residual effects of hazards ○ the potential that they can be mitigated. ○ updated modelling of risks of flooding and coastal inundation, slips and instability taking into account the flooding and damage the occurred in 2025. ○ 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. • 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. Timeframe Prior to public notification.	This is particularly critical when considering natural hazard risk in the areas proposed for rezoning. We note that there was substantial flooding in Tasman District in 2025 after the development of the FDS which could inform updated models. Many of the sites proposed for rezoning appear to have some level of exposure to natural hazard risk, some significant. In our view, it is critical that the information that submitters and the SPP Panel consider is up-to-date and includes modelling informed by the latest flooding events. The section 32 report for PC81 and the further information provided by TDC include a high level descriptive assessment of the likely effects of introduction of the Medium Density Design Matrix against two other options (status quo and no Matrix). It lists an “Economic Report” as an Appendix but this has not been provided so it is unclear the focus of the analysis for that assessment. We think it would assist submitters and the SPP Panel to have a detailed and thorough cost-benefit analysis provided with the s32 report. This would help to understand the potential implications of the proposed

	Tasman District Council version (the proposed Direction)	Ministry for the Environment version (the draft Direction)	Explanation
			Matrix on likely development uptake and therefore the ability of PC81/C1 to give effect to the NPS-UD by enabling sufficient development capacity to meet identified shortfalls.
3	Procedural requirement (process step) Public notification of the proposed planning instrument in accordance with clause 5. Description This process is the same as the Schedule 1, Part 1 process. We propose standard notification and submission process. But no further submissions under clause 8. Timeframes Expected to be within 20 working days after receiving Minister's decision	Step Public notification of the proposed planning instrument in accordance with clause 5, Schedule 1 of the RMA. Timeframe Public notification to occur no later than 20 working days from when the Direction published in the <i>New Zealand Gazette</i> takes effect.	Either public or limited notification is a statutory requirement for SPPs under clause 78(4)(b). We agree with TDC that public notification is appropriate in this instance given the scale and impact of the proposed planning instrument.
4	Procedural requirement (process step) An opportunity for written submissions under clause 6 or 6A. Description Propose 30 days due to size of plan change. Timeframes	Step An opportunity for written submissions under clause 6, Schedule 1 of the RMA. Timeframe The submission period will conclude no more than 30 working days from public notification.	An opportunity for written submissions is required by clause 78(4)(c). We suggest amending to only reference clause 6 because public notification is specified in the step above this and clause 6A relates to limited notification. We agree that 30 working days is an appropriate length of time given the scale and impact of the proposed planning instrument.

	Tasman District Council version (the proposed Direction)	Ministry for the Environment version (the draft Direction)	Explanation
	30 working days after the public notification date in Step 3		
5	Procedural requirement (process step) Summary of submissions made publicly available Description Summary of the submissions received under Step 4 will be made publicly available on the Council's website so the submissions can be easily referred to by the public, s42A officers and hearing panel at the hearing Timeframes No more than 15 working days after the close of the public submission period This time is needed to allow for a potentially large number of submissions	Step 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. Timeframes 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.	This step is not a statutory requirement but has been included in previous Directions where a hearing is included to enable the parties to refer to the other submissions received when preparing evidence and to assist the SPP Panel. It is also necessary if a further submission step is included (see discussion and recommendations below). We suggest that a time limit is not specified for this step. It is difficult to estimate before knowing how many submissions will be received and how complex they will be how much time will be required to summarise them. Even if a timeframe is not specified for this step, TDC will still need to comply with the overall timeframes for the SPP. Not including a timeframe reduces the risk of challenge to the overall process if TDC misses a non-critical procedural step. It also reduces the risk that a rushed summary of submissions misses points or introduces errors, requiring renotification.
	TDC has indicated it prefers not to include a further submission stage. It considers that previous consultation on the FDS and masterplans means it is unlikely that it will	Step Provide an opportunity for further submissions in accordance with clauses 8	This step is not a statutory requirement but has been included in some previous Directions.

	Tasman District Council version (the proposed Direction)	Ministry for the Environment version (the draft Direction)	Explanation
	receive submissions raising unanticipated matters.	and 8A of Schedule 1 of the RMA (to the extent applicable under this Direction). Timeframes Further submissions to be received no later than 10 working days after public notice given.	The benefit of a further submission stage is that it enables the SPP Panel to potentially accept a wider range of relief sought in the original submissions because other parties that might be impacted if that relief is accepted had an opportunity to make a further submission on it. Without this step, either the SPP Panel would need to decline the relief or renotify parts of the planning instrument for natural justice reasons. Adding a further submissions stage potentially adds 3-4 weeks to the process but can reduce the risk of additional plan changes or variations being required later. In particular, we think there is a reasonable chance that this planning instrument will attract submissions from other landowners seeking to be included (particularly if the restrictions on rezoning LUC3 land are recently lifted). Including a further submission stage would make it easier for the SPP Panel to accept those requests and enable more growth in appropriate locations.
6	Procedural requirement (process step) Resolution of disputes Description	Step If considered appropriate (either following a request or on the initiative of Tasman District Council) undertake resolution of	This step is not a statutory requirement but has been included on previous Directions for avoidance of doubt.

	Tasman District Council version (the proposed Direction)	Ministry for the Environment version (the draft Direction)	Explanation
	If considered appropriate (either following a request or on the initiative of Council) undertake resolution of disputes in accordance with clause 8AA of Schedule 1 of the RMA. Timeframes n/a	disputes in accordance with clause 8AA of Schedule 1 of the RMA (to the extent applicable under this Direction). Timeframes n/a	While the Direction does not prevent TDC or other parties from undertaking other procedural steps beyond those specified in the Direction, it is helpful to be clear on this. Providing for dispute resolution ahead of a hearing or other deliberative process narrows the matters that must be decided by the SPP Panel resulting in a more efficient and cost-effective process.
7	Procedural requirement (process step) Public hearing in accordance with clause 8B Description See below re: panel composition and expertise Timeframes Commence no later than 85 working days after the close of submissions in Step 4	Step 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. Timeframes n/a	This step is not a statutory requirement but we agree with TDC that it is appropriate here given the scale and significance of the planning instrument, the potential number of submissions and the likely complexity of the evidence that the SPP Panel will need to consider. We recommend not specifying a timeframe for the hearing to commence as this will depend on the volume and complexity of the submissions. The Direction would still have an overall deadline for completion of the process. This approach was recently used with the Auckland PC120 SPP and enables more flexibility and responsiveness within those timeframes.
	Not requested by TDC	Step	This step is not a statutory requirement. However, we suggest it is appropriate, particularly if the internal process

	Tasman District Council version (the proposed Direction)	Ministry for the Environment version (the draft Direction)	Explanation
		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, either to enable the overall timeframes to be met or for any other reason. Timeframes No later than 90 days before the conclusion of this Streamlined Planning Process (ie, Tasman District Council gives notice of its decisions on the planning instrument).	deadlines above are removed to ensure that adequate notice is provided if any extension of the Direction looks like it may be required.
8	Procedural requirement (process step) SPP Panel makes recommendations Description SPP Panel considers submissions and evidence and prepares a report and recommendations to Council. This report must include how the hearing panel gave particular regard to the section 32 evaluation report and any additional report prepared under section 32AA (as may be relevant) Timeframes	Step 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 any additional reports that may be prepared, as relevant. Timeframes	This step is a statutory requirement. As above, we recommend not setting a specified timeframe for this process step to enable more flexibility with internal timeframes.

	Tasman District Council version (the proposed Direction)	Ministry for the Environment version (the draft Direction)	Explanation
	50 working days after commencement of the hearing.	n/a	
	Not requested by TDC	Step 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. Timeframes Comments to be provided no later than 10 working days from the date requested.	This step is not a statutory requirement. However, we recommend that it is worth including given the size and complexity of the planning instrument. It gives submitters an opportunity to identify inadvertent drafting errors that are too substantive to be amended later by TDC using the clause 16 option to correct minor errors without having to initiate another plan change process. It would add about three weeks to the process but will be more efficient overall if it picks up matters that avoid the requirement for subsequent plan changes. In light of the general plan stop and limited opportunity for appeals, we think this stage is particularly important to ensure that consideration of the planning instrument is robust.
9	Procedural requirement (process step) Council considers recommendations and notifies decision. Description Council to consider report &	Step 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. Timeframes	This step is a statutory requirement. As above, we recommend not setting a specified timeframe for this process step to enable more flexibility, noting that the overall timeframe for the process below applies.

	Tasman District Council version (the proposed Direction)	Ministry for the Environment version (the draft Direction)	Explanation
	recommendations and accept or reject each recommendation and make any changes it considers necessary in line with s32 and sch 1 - cl 86. Then notify its decision. Timeframes 30 working days from receipt of recommendations.	n/a	
	Total time required for the SPP to be completed. Steps 1–9 to be completed no later than 200 working days after the Direction notice in the <i>New Zealand Gazette</i> takes effect	Step This Streamlined Planning Process is considered to be complete when TDC notifies its decisions on the planning instrument. Timeframes 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.	We agree that the timeframes proposed by TDC (200 working days) are broadly appropriate given the scale and complexity of the proposal. We recommend allowing an additional 40 days if the process steps recommended above are added (25 working days to allow for further submissions and summary of those submissions and 15 working days to allow for circulation of a draft decision report for comments including an opportunity for the SPP Panel to consider those comments and make any necessary amendments in response to them). In our view, this process is still expeditious compared with a standard Schedule 1 process and is proportionate to the matters addressed by the planning instrument.
	Hearing with at least two independent commissioners and one iwi representative. Chaired by independent commissioner.	In accordance with clause 78(4B) of Schedule 1 of the RMA, the Minister directs that the SPP panel must include at least five	We suggest a five-person panel is more proportionate having regard to the scale and complexity of the proposed planning instrument.

	Tasman District Council version (the proposed Direction)	Ministry for the Environment version (the draft Direction)	Explanation
	Length to be determined by the number of submissions received and the outcome of expert conferencing. The hearing panel may choose to permit cross-examination.	independent hearing commissioners. This includes: • a Chair with significant previous hearings 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. The Minister will appoint two SPP Panel members: ○ an expert on natural hazard risk and climate change adaptation ○ an economist	As the SPP only allows for limited appeals, we recommend that a range of expertise for the SPP Panel is specified to ensure robust decision-making. As PC81/C1 relate to urban growth, we recommend a range of legal, planning and other technical expertise relevant to plan changes of that nature. In our view, specialists in two areas could add value to the process. While TDC is proposing two very experienced and well-regarded RMA planning practitioners they are not specific climate change mitigation and natural hazards experts. 9(2)(a) Given the recent flooding experienced by the District, the location of some of the proposed areas for rezoning on identified fault lines, reliance on modelling for the

	Tasman District Council version (the proposed Direction)	Ministry for the Environment version (the draft Direction)	Explanation
			FDS decisions that is no longer the most up-to-date, and the crucial importance that decisions of this nature are gotten right, we suggest that it would be beneficial to have an expert on management of natural hazards and climate change adaptation on the panel. Likewise, because PC81/C1 is proposing a new commercial centres hierarchy and is introducing a medium density urban design assessment matrix, consideration of extensive economic evidence is likely to be key to deliberations. We suggest that having an economist could provide a useful perspective in evaluating that evidence. We note that for the most recently directed SPPs: • Te Pūtahi Ladies Mile Plan Variation (rezoning to provide for a new neighbourhood including 2,400 residential units) in 2022 used a five-person panel for a Variation that was smaller and less complex than PC81/C1. • Plimmerton Farm Plan Change (rezoning to provide for a new neighbourhood including 2,000 residential units) in 2019 used a five-person panel for a Plan

	Tasman District Council version (the proposed Direction)	Ministry for the Environment version (the draft Direction)	Explanation
			Change that was smaller and less complex than PC81/C1. Auckland Council's PC120 Direction (rezoning to provide for two million new dwellings) requires at least eight members on the panel.

TDC did not suggest any matters for the Minister's Statement of Expectations in its application. We recommend the following:

Ministry for the Environment version	Explanation
The expectations of the Minister 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.	This expectation ties back to the justification for using a SPP in the first instance – that PC81/C1 is urgent, meets a significant community need and will implement the NPS-UD.
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.	It is already a requirement for the SPP Panel to recognise and provide for the management of significant risks from natural hazards (RMA section 6(e)). However, it is worth including a more specific expectation here because the application is relying on the assessments done for the FDS released in 2022, the section 32 report does not include the underlying technical assessments, and these do not appear to have been updated to take into account major flooding events in Tasman District in 2025.
The expectations of the Minister for the Environment for Tasman District Council are that in undertaking the Streamlined Planning Process as directed the Council will:	

Ministry for the Environment version	Explanation
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-Maui 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.	Consultation with iwi authorities is a statutory requirement under Schedule 1, clause 78(4)(a). This expectation clarifies that engagement is necessary as well as consultation and that this is anticipated to be ongoing and not just as part of the Schedule 1, clause 3 pre-lodgement consultation 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 any River and Freshwater Advisory Committee if it is reconstituted during the period of effect of this Streamlined Planning Process.	These Treaty Settlement Acts require TDC to invite and have regard to advice from a River and Freshwater Advisory Committee when it makes any decisions on the review of changes to a RMA policy statement or plan. TDC notes in its further information that this Committee is currently in abeyance. We suggest it is consistent with the Settlement Acts to require TDC to have particular regard to that Committee if it is reconstituted while the SPP is being considered.
v. place on a publicly accessible website the dates and anticipated timeframes for the SPP procedural steps (with updates as necessary).	While not a statutory requirement, this is standard practice that provides procedural clarity and transparency for participants in the process. Similar expectations have been included on previous directions.

Appendix 5: Recommended parties to consult and suggested matters to discuss

1. Parties that you are required to consult with under Schedule 1, clause 76(4) of the RMA:

Party	Reason(s) for consulting	Matters to raise
Tasman District Council (TDC)	TDC is the applicant.	• View on recommended changes to the version of the Direction proposed by TDC. • Any comments about the proposed Statement of Expectations. • How much time TDC estimates would be required to update the documents to include the information potentially directed prior to notification • Confirmation that there have been no significant changes since the application was lodged that the Minister should take into account before making their final decision.
Minister of Housing	TDC's partial reliance on implementation of the National Policy Statement on Urban Development 2020 (NPS-UD) as a justification for using a SPP. PC81/C1 relate to rezoning land to meet identified shortfalls in housing capacity in Tasman District identified in the Housing and Business Assessment Tasman and Nelson Tier 2 Urban Environment 2024.	• Whether there are any concerns from a housing policy perspective about the way in or degree to which PC81/C1 would implement the NPS-UD. • Whether there are potential impacts on the interests of Kāinga Ora.
Minister for Infrastructure	PC81/C1 will enable growth of existing settlements in a way that may increase or change the location of demand for critical infrastructure.	• Whether there are any concerns about areas proposed for growth and/or intensification and the impacts this may have for infrastructure policy, planning or funding, other than for infrastructure in the portfolios of other Ministers.
Minister Responsible for RMA Reform	Significant change to the resource management system as well as to national direction has been signalled in the short to medium term.	• Whether there are any timeframe or other implications for the proposed SPP or Direction in light of the potential changes to the resource management system or national direction.

Party	Reason(s) for consulting	Matters to raise
	These changes and when they take effect are relevant to a consideration of the efficiency of proceeding with PC81/C1 at this time. In addition, because of the plan stop, PC81/C1 can only progress either if the SPP is directed or an exemption is granted under section 80W. The Minister Responsible for RMA Reform would be the decision-maker on the exemption pathway.	
Minister of Transport	PC81/C1 relate to rezoning land to meet identified shortfalls in housing and business land capacity, introducing a new Medium Density Residential Zone and commercial centres hierarchy, and making consequential amendments to the transport policies and rules. That rezoning may impact demand on the transport network.	• Whether the New Zealand Transport Agency Waka Kotahi has any concerns about the impacts of the proposed changes on the state highway network.
Minister of Health	PC81/C1 will rezone land to enable population growth in the region which may increase demand for health care facilities.	• Whether there are any concerns about using a SPP, the specific process proposed or the Statement of Expectations relating to state-owned health care facilities.
Minister of Education	PC81/C1 will rezone land to enable population growth in the region which may increase demand for educational facilities. In previous engagement with TDC, the Ministry of Education signalled interest in the proposal including the impact of intensification (ie, increased noise, traffic, safety risks) on schools.	• Whether there are any concerns about using a SPP, the specific process proposed or the Statement of Expectations relating to state-owned education facilities.
Minister for Arts, Culture and Heritage	PC81/C1 will rezone land to enable more intensive housing development, greenfield development, and commercial and industrial activities in new areas. This could	• Whether Heritage New Zealand Pouhere Taonga has any concerns about the potential impact of the proposed changes on historic or cultural heritage.

Party	Reason(s) for consulting	Matters to raise
	potentially have an impact on the existing historic heritage or cultural heritage of the areas where change is proposed.	
Minister for Treaty of Waitangi Negotiations	Decisions on the SPP must have regard to any relevant obligations set out in any iwi participation legislation, including Treaty settlements. The Minister may have relevant information about recent settlements or settlements likely to be reached in the near future that may impact those considerations.	Whether the Minister is aware of any recent or pending decisions on settlements relevant to use of a SPP for PC81/C1.
Minister of Defence	PC81/C1 will rezone land to enable activities (primarily residential) that may be sensitive to defence activities in the region or defence assets may be impacted by changes to the transport network.	Whether the Minister has any concerns about the potential impacts of the changes proposed in PC81/C1 on defence assets or activities in Tasman District.
Minister of Corrections	PC81/C1 will rezone land to enable regional growth and activities (primarily residential) that could result in reverse sensitivity for corrections assets, such as prisons.	Whether the Minister has any concerns about the potential impacts of the changes proposed in PC81/C1 on current or planned corrections assets or activities in Tasman District.
Minister for Emergency Management and Recovery	Tasman District experienced significant flooding recently with a state of emergency declared in July 2025.	Whether the Minister has any concerns about use of a SPP for PC81/C1 in terms of the risk of intensification and growth in the proposed areas exacerbating future hazard risk or impeding current or future response and recovery efforts.
Minister of Police	PC81/C1 will rezone land to enable growth and activities than may result in increased demand on police resources in particular locations and/or reverse sensitivity around police assets or operations.	Whether the Minister has any concerns about the potential impacts of the changes proposed in PC81/C1 on police assets or activities in Tasman District.
Minister of Conservation	Section 80B of the RMA defines the responsible Minister for making decisions on SPP applications is the Minister for the Environment unless the planning instrument is a regional coastal plan or encompasses	- Whether the Minister of Conservation considers that any of the matters encompassed by PC81/C1 is within their jurisdiction in the first instance. - Whether there are any concerns about the use of a SPP for PC81/C1 on the basis of previously

Party	Reason(s) for consulting	Matters to raise
	matters within the jurisdiction of the Minister of Conservation. In the latter case, the Minister of Conservation would also be the responsible Minister for this SPP application and would need to be included in a joint decision on it. PC81/C1 do not appear to relate to regional coastal plan matters or matters within the jurisdiction of the Minister of Conservation however, we consider that this is worth confirming with them.	unidentified effects on the natural character of the coastal environment, wetlands, lakes and rivers and their margins, outstanding natural features or landscapes, or areas of significant indigenous vegetation and the significant habitats of indigenous fauna.
Minister for Māori Crown Relations	Decisions on the SPP must have regard to any relevant obligations set out in any iwi participation legislation, including Treaty settlements. The Minister may have relevant information about the requirements of iwi participation legislation that may impact those considerations.	• Whether the Minister has any concerns about use of a SPP or the proposed Direction not having sufficient regard to relevant obligations set out in iwi participation legislation.
Minister for Māori Development	PC81/C1 will amend the existing plan provisions to be more enabling of papakāinga development.	• Whether the Minister has any views on use a SPP for PC81/C1 including the procedural steps in the draft Direction and the Statement of Expectations.
Minister of Climate Change	In preparing PC81/C1, TDC is required to have regard to emissions reduction plans and national adaptation plans made in accordance with the Climate Change Response Act 2002. In addition, the Government is considering national direction on managing natural hazard risk, including consideration of the role that future climate change may have in increasing that risk.	• Whether the Minister has any views on use of a SPP for PC81/C1 including the identification of appropriate expertise for the SPP Panel and the Minister's Statement of Expectations with respect to management of risk from future climate change. • Whether the potential introduction of a signalled new National Policy Statement on Natural Hazards (NPS-NH) is likely to have timeframe or other procedural implications if this SPP is directed.
Minister of Local Government	Fire and Emergency New Zealand (FENZ) is overseen by the Department of Internal Affairs (DIA) which reports to the Minister of	• Whether Fire and Emergency New Zealand (FENZ) has any concerns about use of a SPP for PC81/C1 in terms of the risk of intensification and growth in the

Party	Reason(s) for consulting	Matters to raise
	Local Government. FENZ has expressed an interest in the past in district plan changes that support urban growth that takes into account accessibility by fire fighting appliances and facilitates emergency response.	proposed areas exacerbating future hazard risk or impeding operations.
Minister for Regulation	A Direction for a SPP is secondary legislation. The Minister for Regulation is focused on improving the quality, functioning and efficiency of regulations.	Whether the Minister has any views on the use of a SPP for PC81/C1, the proposed procedural steps in the Direction or the Statement of Expectations for the process.
Minister for Courts	PC81/C1 will rezone land to enable growth and activities than may result in increased demand for court resources in particular locations.	Whether the Minister has any concerns about the potential impacts of the changes proposed in PC81/C1 on court assets or activities in Tasman District.
Parliamentary Under-Secretary to the Minister Responsible for RMA Reform	Decision-making on the SPP has been delegated to the Minister Responsible for RMA Reform. The RMA Reform portfolio has been identified as potentially having implications for the timing and/or use of a SPP for this plan change.	Whether there are any timeframe or other implications for the proposed SPP or Direction in light of the potential changes to the resource management system or national direction.
Minister for Regional Development	PC81/C1 will rezone land to enable growth of commercial and industrial activities in the region.	Whether the Minister has any views on the use of a SPP for PC81/C1, the proposed procedural steps in the Direction or the Statement of Expectations for the process.
Minister for Rural Communities	PC81/C1 will rezone some rural and highly productive land to enable urban growth.	Whether the Minister has any views on the use of a SPP for PC81/C1, the proposed procedural steps in the Direction or the Statement of Expectations for the process.

2. Parties that you have discretion to consult under Schedule 1, clause 76(5) of the RMA:

Party	Reason(s) for consulting	Matters to raise
Nelson City Council	TDC shares a Tier 2 urban environment with NCC. The two councils have collaborated on the Nelson Tasman Future Development Strategy 2022 – 2052. The FDS identifies how the two councils plan to work together to achieve well-functioning urban environments and provide sufficient development capacity for growth in their region.	Whether they have views on the use of a SPP for PC81/C1, the proposed procedural steps in the Direction and the Statement of Expectations for the process.
Ngāti Koata Trust	The application notes that TDC has engaged with iwi through the development of PC81/C1 and the Māpua Masterplan. However, it is unclear if iwi have been consulted on use of a SPP and the proposed Direction. As the SPP relates to papakāinga development and proposes rezoning in areas previously identified as having cultural significance, it is appropriate to consult with iwi on those matters.	Whether they have views on the use of a SPP for PC81/C1, the proposed procedural steps in the Direction, including the expertise required for the SPP Panel, and the Statement of Expectations for the process.
Te Rūnanga o Ngāti Rārua		
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 a Rangitāne o Wairau		
Te Rūnanga o Ngāti Waewae		
Te Rūnanga o Toa Rangatira		
Te Rūnanga o Ngai Tahu		

Appendix 6: Draft consultation letters on the draft Direction

Draft consultation letters

1. Minister of Housing
2. Minister for Infrastructure
3. Minister Responsible for RMA Reform
4. Minister of Transport
5. Minister of Health
6. Minister of Education
7. Minister for Arts, Culture and Heritage
8. Minister for Treaty of Waitangi Negotiations
9. Minister of Defence
10. Minister of Corrections
11. Minister for Emergency Management and Recovery
12. Minister of Police
13. Minister of Conservation
14. Minister for Māori Crown Relations
15. Minister for Māori Development
16. Minister of Climate Change
17. Minister of Local Government
18. Minister for Regulation
19. Minister for Courts
20. Parliamentary Under-Secretary to the Minister Responsible for RMA Reform
21. Minister for Regional Development
22. Minister for Rural Communities
23. Tasman District Council
24. Nelson City Council
25. Ngāti Koata Trust
26. Te Rūnanga o Ngāti Rārua
27. Ngāti Tama ki Te Tau Ihu Trust
28. Te Ātiawa o Te Waka-a-Maui Trust
29. Ngāti Apa ki te Rā Tō
30. Te Rūnanga o Ngāti Kuia
31. Te Rūnanga a Rangitāne o Wairau
32. Te Rūnanga o Ngāti Waewae
33. Te Rūnanga o Toa Rangatira
34. Te Rūnanga o Ngāi Tahu

Hon Judith Collins
Minister of Defence
Parliament Buildings
WELLINGTON 6011

Dear Judith,

Consultation with the Minister of Defence about the use of the Streamlined Planning Process (SPP) under the Resource Management Act 1991 (RMA) — Tasman District Council

On 24 September 2025, Tasman District Council (TDC) applied to the Minister for the Environment to use the Streamlined Planning Process (SPP) 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. Decision-making on this SPP application has been delegated to me, as the Minister Responsible for RMA Reform, by the Minister for the Environment.

PC81/C1 seeks to rezone land to address shortfalls in housing and business land capacity and to give effect to requirements in the National Policy Statement on Urban Development 2020 (NPS-UD).

The SPP is provided for under the Resource Management Act 1991 (RMA) to achieve an expeditious planning process that is proportional to the scale and complexity of the planning issues involved.

If I approve the application, the standard plan-making process under the RMA no longer applies and a tailored SPP, provided by way of a Ministerial Direction, applies instead. The Direction outlines the steps TDC (the applicant) must follow to complete the requested plan changes. There are limited appeal rights under the SPP.

I am required under clause 76(4)(b) of Schedule 1 of the RMA to consult relevant Ministers of the Crown about the use of the SPP. I am requesting your views as the Minister of Defence, on whether you consider there are any obligations of the Crown which I should take into account in my decision-making on the SPP proposed in the **attached** Direction.

You may have an interest in this process as PC81/C1 will rezone land to enable activities, primarily residential, that may be sensitive to defence activities in the region. Alternately, defence assets may be impacted by changes to the transport network.

In particular, I would be interested if you have any comments on:

- the potential impacts of the proposed changes in PC81/C1 on defence assets or activities in Tasman District.

Proposed Direction to TDC to use the SPP process

Under clause 78 of Schedule 1 of the RMA, I have the discretion to include additional procedural requirements in the SPP that I consider to be appropriate.

Please find **attached** my proposed Direction for this application, which includes the procedural steps, timeframes, my Statement of Expectations for the local authority and reporting requirements that I consider appropriate.

LINK FOR DOCUMENTS

I consider the additional steps proposed to be appropriate to ensure a planning process that is proportionate to the complexity and significance of the planning issues being considered and meets the purpose of the streamlined planning process.

I would appreciate receiving any comments you may have either on the use of a SPP for this planning process or on my proposed Direction, **within 15 working days**.

Following this consultation period, I will make my decision on whether to issue a Direction to use the SPP and the specific contents of that Direction in due course.

Yours sincerely

Hon Chris Bishop

Minister Responsible for RMA Reform - Delegated decision-maker on the SPP

(Attached: TDC's SPP application and further information requested, the Minister's proposed Direction and an explanation of the changes proposed from TDC's draft Direction)

Hon Mark Mitchell
Minister of Corrections
Parliament Buildings
WELLINGTON 6011

Dear Mark,

Consultation with the Minister of Corrections about the use of the Streamlined Planning Process (SPP) under the Resource Management Act 1991 (RMA) — Tasman District Council

On 24 September 2025, Tasman District Council (TDC) applied to the Minister for the Environment to use the Streamlined Planning Process (SPP) 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. Decision-making on this SPP application has been delegated to me, as the Minister Responsible for RMA Reform, by the Minister for the Environment.

PC81/C1 seeks to rezone land to address shortfalls in housing and business land capacity and to give effect to requirements in the National Policy Statement on Urban Development 2020 (NPS-UD).

The SPP is provided for under the Resource Management Act 1991 (RMA) to achieve an expeditious planning process that is proportional to the scale and complexity of the planning issues involved.

If I approve the application, the standard plan-making process under the RMA no longer applies and a tailored SPP, provided by way of a Ministerial Direction, applies instead. The Direction outlines the steps TDC (the applicant) must follow to complete the requested plan changes. There are limited appeal rights under the SPP.

I am required under clause 76(4)(b) of Schedule 1 of the RMA to consult relevant Ministers of the Crown about the use of the SPP. I am requesting your views as the Minister of Corrections, on whether you consider there are any obligations of the Crown which I should take into account in my decision-making on the SPP proposed in the **attached** Direction.

You may have an interest in this process as PC81/C1 will rezone land to enable regional growth and activities, primarily residential, that could result in reverse sensitivity for corrections assets such as prisons.

In particular, I would be interested if you have any comments on:

- the potential impacts of the proposed changes in PC81/C1 on current or planned corrections assets or activities in Tasman District.

Proposed Direction to TDC to use the SPP process

Under clause 78 of Schedule 1 of the RMA, I have the discretion to include additional procedural requirements in the SPP that I consider to be appropriate.

Please find **attached** my proposed Direction for this application, which includes the procedural steps, timeframes, my Statement of Expectations for the local authority and reporting requirements that I consider appropriate.

LINK FOR DOCUMENTS

I consider the additional steps proposed to be appropriate to ensure a planning process that is proportionate to the complexity and significance of the planning issues being considered and meets the purpose of the streamlined planning process.

I would appreciate receiving any comments you may have either on the use of a SPP for this planning process or on my proposed Direction, **within 15 working days**.

Following this consultation period, I will make my decision on whether to issue a Direction to use the SPP and the specific contents of that Direction in due course.

Yours sincerely

Hon Chris Bishop

Minister Responsible for RMA Reform - Delegated decision-maker on the SPP

(Attached: TDC's SPP application and further information requested, the Minister's proposed Direction and an explanation of the changes proposed from TDC's draft Direction)

Hon David Seymour
Minister for Regulation
Parliament Buildings
WELLINGTON 6011

Dear David,

Consultation with the Minister for Regulation about the use of the Streamlined Planning Process (SPP) under the Resource Management Act 1991 (RMA) — Tasman District Council

On 24 September 2025, Tasman District Council (TDC) applied to the Minister for the Environment to use the Streamlined Planning Process (SPP) 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. Decision-making on this SPP application has been delegated to me, as the Minister Responsible for RMA Reform, by the Minister for the Environment.

PC81/C1 seeks to rezone land to address shortfalls in housing and business land capacity and to give effect to requirements in the National Policy Statement on Urban Development 2020 (NPS-UD).

The SPP is provided for under the Resource Management Act 1991 (RMA) to achieve an expeditious planning process that is proportional to the scale and complexity of the planning issues involved.

If I approve the application, the standard plan-making process under the RMA no longer applies and a tailored SPP, provided by way of a Ministerial Direction, applies instead. The Direction outlines the steps TDC (the applicant) must follow to complete the requested plan changes. There are limited appeal rights under the SPP.

I am required under clause 76(4)(b) of Schedule 1 of the RMA to consult relevant Ministers of the Crown about the use of the SPP. I am requesting your views as the Minister for Regulation, on whether you consider there are any obligations of the Crown which I should take into account in my decision-making on the SPP proposed in the **attached** Direction.

You may have an interest in this process as a Direction for a SPP is a secondary legislation and the Minister for Regulation is focused on improving the quality, functionality and efficiency of regulations.

In particular, I would be interested if you have any comments on:

- the use of a SPP for PC81/C1, the proposed procedural steps in the Direction or the Statement of Expectations for the process.

Proposed Direction to TDC to use the SPP process

Under clause 78 of Schedule 1 of the RMA, I have the discretion to include additional procedural requirements in the SPP that I consider to be appropriate.

Please find **attached** my proposed Direction for this application, which includes the procedural steps, timeframes, my Statement of Expectations for the local authority and reporting requirements that I consider appropriate.

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I consider the additional steps proposed to be appropriate to ensure a planning process that is proportionate to the complexity and significance of the planning issues being considered and meets the purpose of the streamlined planning process.

I would appreciate receiving any comments you may have either on the use of a SPP for this planning process or on my proposed Direction, **within 15 working days**.

Following this consultation period, I will make my decision on whether to issue a Direction to use the SPP and the specific contents of that Direction in due course.

Yours sincerely

Hon Chris Bishop

Minister Responsible for RMA Reform - Delegated decision-maker on the SPP

(**Attached:** TDC's SPP application and further information requested, the Minister's proposed Direction and an explanation of the changes proposed from TDC's draft Direction)

Hon Nicole McKee
Minister for Courts
Parliament Buildings
WELLINGTON 6011

Dear Nicole,

Consultation with the Minister for Courts about the use of the Streamlined Planning Process (SPP) under the Resource Management Act 1991 (RMA) — Tasman District Council

On 24 September 2025, Tasman District Council (TDC) applied to the Minister for the Environment to use the Streamlined Planning Process (SPP) 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. Decision-making on this SPP application has been delegated to me, as the Minister Responsible for RMA Reform, by the Minister for the Environment.

PC81/C1 seeks to rezone land to address shortfalls in housing and business land capacity and to give effect to requirements in the National Policy Statement on Urban Development 2020 (NPS-UD).

The SPP is provided for under the Resource Management Act 1991 (RMA) to achieve an expeditious planning process that is proportional to the scale and complexity of the planning issues involved.

If I approve the application, the standard plan-making process under the RMA no longer applies and a tailored SPP, provided by way of a Ministerial Direction, applies instead. The Direction outlines the steps TDC (the applicant) must follow to complete the requested plan changes. There are limited appeal rights under the SPP.

I am required under clause 76(4)(b) of Schedule 1 of the RMA to consult relevant Ministers of the Crown about the use of the SPP. I am requesting your views as the Minister for Courts, on whether you consider there are any obligations of the Crown which I should take into account in my decision-making on the SPP proposed in the **attached** Direction.

You may have an interest in this process as PC81/C1 will rezone land to enable growth and activities that may result in increased demand for court resources in particular locations.

In particular, I would be interested if you have any comments on:

- the potential impacts of the proposed changes of PC81/C1 on court assets or activities in Tasman District.

Proposed Direction to TDC to use the SPP process

Under clause 78 of Schedule 1 of the RMA, I have the discretion to include additional procedural requirements in the SPP that I consider to be appropriate.

Please find **attached** my proposed Direction for this application, which includes the procedural steps, timeframes, my Statement of Expectations for the local authority and reporting requirements that I consider appropriate.

LINK FOR DOCUMENTS

I consider the additional steps proposed to be appropriate to ensure a planning process that is proportionate to the complexity and significance of the planning issues being considered and meets the purpose of the streamlined planning process.

I would appreciate receiving any comments you may have either on the use of a SPP for this planning process or on my proposed Direction, **within 15 working days**.

Following this consultation period, I will make my decision on whether to issue a Direction to use the SPP and the specific contents of that Direction in due course.

Yours sincerely

Hon Chris Bishop

Minister Responsible for RMA Reform - Delegated decision-maker on the SPP

(**Attached:** TDC's SPP application and further information requested, the Minister's proposed Direction and an explanation of the changes proposed from TDC's draft Direction)

Hon Simon Court
Parliamentary Under-Secretary to the Minister Responsible for RMA Reform
Parliament Buildings
WELLINGTON 6011

Dear Simon,

Consultation with the Parliamentary Under-Secretary to the Minister Responsible for RMA Reform about the use of the Streamlined Planning Process (SPP) under the Resource Management Act 1991 (RMA) — Tasman District Council

On 24 September 2025, Tasman District Council (TDC) applied to the Minister for the Environment to use the Streamlined Planning Process (SPP) 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. Decision-making on this SPP application has been delegated to me, as the Minister Responsible for RMA Reform, by the Minister for the Environment.

PC81/C1 seeks to rezone land to address shortfalls in housing and business land capacity and to give effect to requirements in the National Policy Statement on Urban Development 2020 (NPS-UD).

The SPP is provided for under the Resource Management Act 1991 (RMA) to achieve an expeditious planning process that is proportional to the scale and complexity of the planning issues involved.

If I approve the application, the standard plan-making process under the RMA no longer applies and a tailored SPP, provided by way of a Ministerial Direction, applies instead. The Direction outlines the steps TDC (the applicant) must follow to complete the requested plan changes. There are limited appeal rights under the SPP.

I am required under clause 76(4)(b) of Schedule 1 of the RMA to consult relevant Ministers of the Crown about the use of the SPP. I am requesting your views as the Parliamentary Under-Secretary to the Minister Responsible for RMA Reform, on whether you consider there are any obligations of the Crown which I should take into account in my decision-making on the SPP proposed in the **attached** Direction.

You may have an interest in this process as there are significant upcoming changes to the resource management system as well as to national direction, particularly regarding highly productive land and natural hazards. These changes may be relevant to a consideration of the efficiency of proceeding with PC81/C1 at this time.

In particular, I would be interested if you have any comments on:

- any timeframe or other implications for the proposed SPP or Direction in light of the potential changes to the resource management system or national direction.

Proposed Direction to TDC to use the SPP process

Under clause 78 of Schedule 1 of the RMA, I have the discretion to include additional procedural requirements in the SPP that I consider to be appropriate.

Please find **attached** my proposed Direction for this application, which includes the procedural steps, timeframes, my Statement of Expectations for the local authority and reporting requirements that I consider appropriate.

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I would appreciate receiving any comments you may have either on the use of a SPP for this planning process or on my proposed Direction, **within 15 working days**.

Following this consultation period, I will make my decision on whether to issue a Direction to use the SPP and the specific contents of that Direction in due course.

Yours sincerely

Hon Chris Bishop

Minister Responsible for RMA Reform - Delegated decision-maker on the SPP

(Attached: TDC's SPP application and further information requested, the Minister's proposed Direction and an explanation of the changes proposed from TDC's draft Direction)

Hon Shane Jones
Minister for Regional Development
Parliament Buildings
WELLINGTON 6011

Dear Shane,

Consultation with the Minister for Regional Development about the use of the Streamlined Planning Process (SPP) under the Resource Management Act 1991 (RMA) — Tasman District Council

On 24 September 2025, Tasman District Council (TDC) applied to the Minister for the Environment to use the Streamlined Planning Process (SPP) 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. Decision-making on this SPP application has been delegated to me, as the Minister Responsible for RMA Reform, by the Minister for the Environment.

PC81/C1 seeks to rezone land to address shortfalls in housing and business land capacity and to give effect to requirements in the National Policy Statement on Urban Development 2020 (NPS-UD).

The SPP is provided for under the Resource Management Act 1991 (RMA) to achieve an expeditious planning process that is proportional to the scale and complexity of the planning issues involved.

If I approve the application, the standard plan-making process under the RMA no longer applies and a tailored SPP, provided by way of a Ministerial Direction, applies instead. The Direction outlines the steps TDC (the applicant) must follow to complete the requested plan changes. There are limited appeal rights under the SPP.

I am required under clause 76(4)(b) of Schedule 1 of the RMA to consult relevant Ministers of the Crown about the use of the SPP. I am requesting your views as the Minister for Regional Development on whether you consider there are any obligations of the Crown which I should take into account in my decision-making on the SPP proposed in the **attached** Direction.

You may have an interest in this process as PC81/C1 will rezone land to enable growth of commercial and industrial activities in the region.

In particular, I would be interested if you have any comments on:

- the use of a SPP for PC81/C1, the proposed procedural steps in the Direction or the Statement of Expectations for the process.

Proposed Direction to TDC to use the SPP process

Under clause 78 of Schedule 1 of the RMA, I have the discretion to include additional procedural requirements in the SPP that I consider to be appropriate.

Please find **attached** my proposed Direction for this application, which includes the procedural steps, timeframes, my Statement of Expectations for the local authority and reporting requirements that I consider appropriate.

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Following this consultation period, I will make my decision on whether to issue a Direction to use the SPP and the specific contents of that Direction in due course.

Yours sincerely

Hon Chris Bishop

Minister Responsible for RMA Reform - Delegated decision-maker on the SPP

(Attached: TDC's SPP application and further information requested, the Minister's proposed Direction and an explanation of the changes proposed from TDC's draft Direction)

Hon Mark Patterson
Minister for Rural Communities
Parliament Buildings
WELLINGTON 6011

Dear Mark,

Consultation with the Minister for Rural Communities about the use of the Streamlined Planning Process (SPP) under the Resource Management Act 1991 (RMA) — Tasman District Council

On 24 September 2025, Tasman District Council (TDC) applied to the Minister for the Environment to use the Streamlined Planning Process (SPP) 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. Decision-making on this SPP application has been delegated to me, as the Minister Responsible for RMA Reform, by the Minister for the Environment.

PC81/C1 seeks to rezone land to address shortfalls in housing and business land capacity and to give effect to requirements in the National Policy Statement on Urban Development 2020 (NPS-UD).

The SPP is provided for under the Resource Management Act 1991 (RMA) to achieve an expeditious planning process that is proportional to the scale and complexity of the planning issues involved.

If I approve the application, the standard plan-making process under the RMA no longer applies and a tailored SPP, provided by way of a Ministerial Direction, applies instead. The Direction outlines the steps TDC (the applicant) must follow to complete the requested plan changes. There are limited appeal rights under the SPP.

I am required under clause 76(4)(b) of Schedule 1 of the RMA to consult relevant Ministers of the Crown about the use of the SPP. I am requesting your views as the Minister for Rural Communities on whether you consider there are any obligations of the Crown which I should take into account in my decision-making on the SPP proposed in the **attached** Direction.

You may have an interest in this process as PC81/C1 will rezone some rural and highly productive land to enable urban growth.

In particular, I would be interested if you have any comments on:

- the use of a SPP for PC81/C1, the proposed procedural steps in the Direction or the Statement of Expectations for the process.

Proposed Direction to TDC to use the SPP process

Under clause 78 of Schedule 1 of the RMA, I have the discretion to include additional procedural requirements in the SPP that I consider to be appropriate.

Please find **attached** my proposed Direction for this application, which includes the procedural steps, timeframes, my Statement of Expectations for the local authority and reporting requirements that I consider appropriate.

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I would appreciate receiving any comments you may have either on the use of a SPP for this planning process or on my proposed Direction, **within 15 working days**.

Following this consultation period, I will make my decision on whether to issue a Direction to use the SPP and the specific contents of that Direction in due course.

Yours sincerely

Hon Chris Bishop

Minister Responsible for RMA Reform - Delegated decision-maker on the SPP

(Attached: TDC's SPP application and further information requested, the Minister's proposed Direction and an explanation of the changes proposed from TDC's draft Direction)