

Notice is given that an ordinary meeting of the Environment Regulatory and Operations Committee will be held on:

Date: Thursday 2 April 2026
Time: 9.30am
Meeting Room: Tasman Council Chamber
Venue: 189 Queen Street, Richmond
YouTube Link: [Tasman District Council Meetings - YouTube](#)

Environment Regulatory and Operations Committee

Komiti Ture

AGENDA

MEMBERSHIP

Chairperson	Cr J Ellis	
Deputy Chairperson	Cr C Butler	
Members	Mayor T King	Cr K Maling
	Cr J Ellis	Deputy Mayor B Maru
	Cr K Ferneyhough	Cr D McNamara
	Cr M Greening	Cr P Morgan
	Cr J Gully	Cr T Neubauer
	Cr M Hume	Cr T Walker
	Cr M Kininmonth	Cr D Woods

(Quorum 8 members)

Contact Telephone: 03 543 8400
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Website: www.tasman.govt.nz

AGENDA

1 OPENING, WELCOME, KARAKIA

2 APOLOGIES AND LEAVE OF ABSENCE

Recommendation

That the apologies be accepted.

3 PUBLIC FORUM

Nil

4 DECLARATIONS OF INTEREST

5 LATE ITEMS

6 CONFIRMATION OF [MINUTES](#)

That the minutes of the Environment Regulatory and Operations Committee meeting held on Thursday, 26 February 2026, be confirmed as a true and correct record of the meeting.

That the confidential minutes of the Environment Regulatory and Operations Committee meeting held on Thursday, 26 February 2026, be confirmed as a true and correct record of the meeting.

7 REPORTS

7.1 Resource Consents Manager - six-monthly report 3

7.2 Building Assurance Manager's Report 21

8 CONFIDENTIAL SESSION

Nil

9 CLOSING KARAKIA

7 REPORTS

7.1 RESOURCE CONSENTS MANAGER - SIX-MONTHLY REPORT

Information Only - No Decision Required

Report To:	Environment Regulatory and Operations Committee
Meeting Date:	2 April 2026
Report Author:	Katrina Lee, Resource Consents Manager
Report Authorisers:	Rob Smith, Group Manager - Environmental Services
Report Number:	RERO26-04-1

1. Summary / Te Tuhinga Whakarāpoto

- 1.1 This report summarises the performance of the Resource Consents Section, within the Environmental Services Group, for the period July to December 2025.
- 1.2 The statutory timeframe performance across all consent activities for the reporting period was at 73%, which is consistent with last reporting periods. In cases where statutory timeframes have not been met, discount penalties provided for in the legislation have applied.
- 1.3 At the time of writing this report in March we have 43 resource consents unallocated to planners.
- 1.4 The volume of consent applications received, and decisions issued during this reporting period are consistent with the last reporting period.
- 1.5 Overall, across the breadth of the work we do in consenting – processing consents, LIMs, responding to service requests/cases and LGOIMAs, all these workstreams have remained consistent.
- 1.6 During this six-month reporting period, discount penalties increased compared with the previous period. This increase is largely attributable to a single consent application, excluding this case, the overall level of discount penalties would have remained broadly consistent with the prior reporting period.

The remaining discount penalties incurred during this period can be attributed to three primary factors:

- 1.6.1 Workforce constraints: Ongoing challenges in attracting and recruiting experienced and capable consent planners who are able to process applications within statutory timeframes.
- 1.6.2 Reliance on contractors: Difficulty securing suitably experienced contractors, and when engaged they are often not locally based. This can create additional

challenges for team leaders in maintaining quality assurance and timely oversight of work.

- 1.6.3 Application complexity and quality: An increasing number of complex issues arising through consent applications, alongside a trend of lower-quality applications being lodged, which requires additional processing time and review.
- 1.7 As a result of still holding vacancies in the team we have been continuing to contract out consents. However, again over this reporting period we have seen an improvement in the recovery of costs associated with using contractors.
- 1.8 In March this year, two senior planners joined the team—one in Land Use Consents and one in Subdivision Consents. A third staff member also started in the Land Use Consents team as a PIMs Officer, focusing on building consent checks. With these appointments, the consent processing team is now close to full capacity, which has not been the case for several years.
- 1.9 The team does not only process resource consents. A considerable amount of our time is also spent responding to public enquiries (duty planning/service requests/cases) and LGOIMAs (information requests). Responding to service requests and pre-applications can take consent planners away from consent processing, but it is an investment that is likely to improve the quality of applications that do come through to us.
- 1.10 We also have multiple staff in the resource consents team that are involved in commenting and contributing to building consents, Project Information Memorandums (PIMs) and Land Information Memorandums (LIMs). These additional statutory processes also have tightly audited timeframes and staff need to meet those demands.
- 1.11 We continue to service the Tākaka office through Council staff and contractors and this is working reasonably well. We have a duty planner in the Tākaka fortnightly on a Monday.
- 1.12 In summary, while we are still facing challenging times, the output of the consents team is delivered against the backdrop of a range of factors.

2. Recommendation/s / Ngā Tūtohunga

That the Environment Regulatory and Operations Committee

- 1. Receives the Resource Consents Manager - six-monthly report RERO26-04-1.**

3. Purpose of report

- 3.1 This report presents the performance results for the Resource Consents section for the first half of the 2025/26 financial year, from July to December 2026. It also provides some comparisons from previous periods. It is a snapshot of current workload and staff resourcing.

4. Performance reporting July to December 2025

- 4.1 A total of 480 applications for resource consents and other statutory applications were received in the reporting period July to December 2025, the six-month period before this was 469.
- 4.2 A total of 411 decisions were made during this six-month period, compared to 404 in the last reporting period. This reporting period and previous years are outlined in Table 1 and 2.

Table 1: Non-notified consents July to December 2025

Type of Application	Number complete	Number complete	Number complete	Number complete	Number complete	Number Complete	Percentage Within Time (Incls37)	Average Processing Days*
	Jan-June 2023	Jul-Dec 2023	Jan-Jun 2024	Jul-Dec 2024	Jan-Jun 2025	Jul-Dec 2025		
District Land	207	233	187	204	213	206	74.76%	40.1
CN Variations	6	15	12	7	13	6	83.33%	36.7
Subdivision	40	68	47	52	59	55	69.09%	42.7
Coastal	24	6	11	1	2	13	100.00%	61.7
Discharge	54	67	66	54	42	58	70.69%	90
Regional Land	12	10	10	17	6	5	80.00%	39.4
Water Permit	24	35	19	43	33	20	65.00%	51.8
Total:	367	434	352	378	368	363	73.83%	49.8
SHA Consents	0	2	0	1	1	1	100%	36
Boundary Notices	14	23	13	8	13	17	94.11%	12.5
Others**	20	17	10	10	10	25	N/A	N/A
*Processing days are statutory working days including time extensions								
** Others include Right of Ways, Outline Plans and Certificate of Compliances								

- 4.3 The timeframe compliance for non-notified consents for the period has remained reasonably consistent with the last reporting period. Last reporting period compliance was 78%, which was an improvement on 69% and this reporting period it is 73%.
- 4.4 In addition to final applications being lodged with Council we have also received 23 pre-applications this reporting period. These are enquiries that require more review than a duty planning enquiry and need wider Council input. Consent planners collate this feedback and respond with this, before a final application is lodged.
- 4.5 During this period, we have issued 59 section 224 certificates under the RMA. These are certificates that mean subdivision conditions have been complied with, and the consent holder can obtain new Record of Titles for their new lots. The 59 certificates totalled 96 new allotments being created in Tasman over this 6 month period.

Table 2: Notified consents July to December 2025

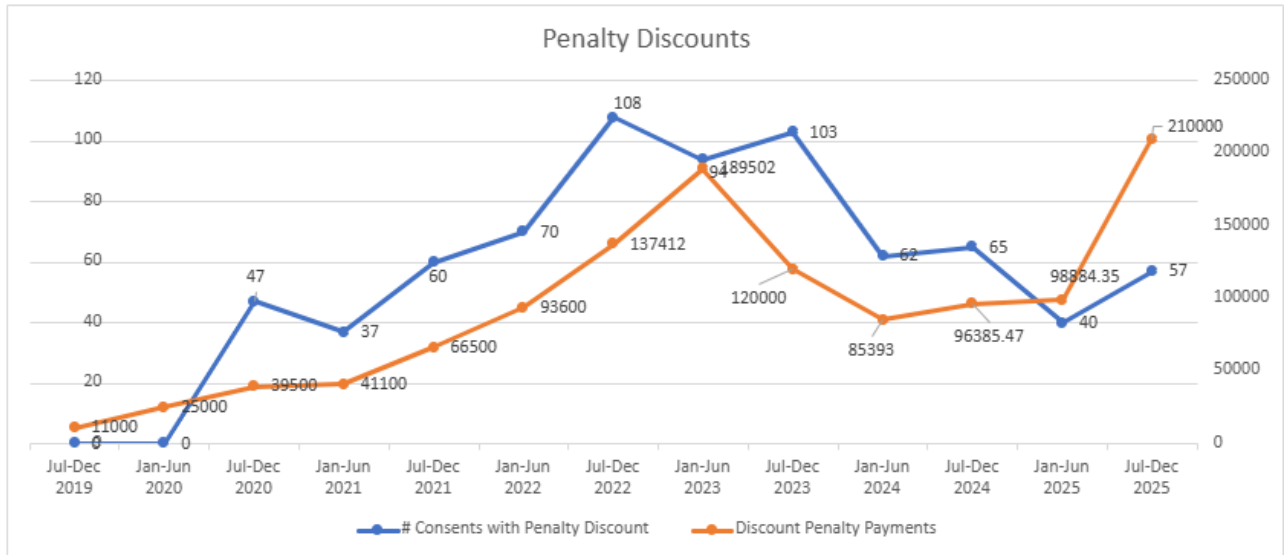
Type of Application	Number complete Jan-June 2023	Number complete Jul-Dec 2023	Number complete Jan-Jun 2024	Number complete Jul-Dec 2024	Number complete Jan-Jun 2025	Number complete Jul-Dec 2025	Percentage within Time (incl s.37) *	Average Processing Days
Publicly Notified (no hearing)	0	0	0	2	0	0	0	0
Publicly Notified (with hearing)	7	0	0	1	0	9	11%	364.8
Limited Notified (no hearing)	10	7	5	2	11	5	0%	451
Limited Notified (with hearing)		2	2	16	1	3	0%	257
Totals:	5	9	7	21	12	17	5.88%	371.1
* Processing days are statutory days including time extensions. The timeframe for notified applications includes a variety of time extensions such as resolving issues with submitters, agreements for hearing dates and adjourned hearings.								

- 4.6 Table 2 shows the number of limited and publicly notified consents issued in this 6 month period. The hearings and notified processes continue to be a busy space. The 17 limited and publicly notified consents related to five developments as they were bundled consents across subdivision, land use, regional consents and a consent notice variation.
- 4.7 One of the publicly notified applications with a hearing that consisted of eight consents were all for the Mapua Boat Ramp proposal which was declined by the independent hearing commissioner. The eight consents consisted of two discharge consents, regional consents for disturbance and occupying Coastal Marine Area and then four land use consents. This process needed three processing planners across all the consenting disciplines, principal planner for the hearing, hearing admin support and multiple technical experts. Due to delay in allocating the consent to planners and overall complexities around obtaining further information this consent did not meet statutory timeframes.
- 4.8 The second (ninth) publicly notified consent with a hearing was a retrospective consent for a land use consent. There were also a number of complexities with this consent given the retrospective nature and managing the non-compliance through the consenting space rather than enforcement action. However, this one did not breach statutory timeframes for processing.
- 4.9 The limited notified consent without a hearing for the Nelson Tasman Regional Landfill Business unit at Eves Valley which consisted of five consents did breach statutory timeframes with a 7% discount. The consents included four discharge consents and one for diverting stormwater.
- 4.10 The limited notified consent applications with hearings are Deplazes at Ngātīmoti for a subdivision and land use consent and Adcock Properties Limited for a variation to a

land use consent. Both of these consents ended with a discount penalty due to a variety of reasons around allocating to planners at the start, preparing notification report and complexities and difficulties around getting all the information we needed.

4.11 Section 7 of this report explains the current workload we have on for the next 6 months around notified consents and hearings.

Table 3: Discount Penalty Payments



4.12 Table 3 shows a substantial increase in discount penalties during this period of \$210,000, however \$121,000 of this relates to one consent, Māpua Boat Ramp. Therefore, without this one big discount the discount penalties would have remained consistent during this period at \$89,000. Almost half of this was two notified consents. The three main reasons for these increases were due to the increased pressure of notified processes and hearing processes, overall, the delayed time to allocate consents to planners, due to staff resources and complexities of the consent.

4.13 The main overarching reasons for discount penalties being paid out are as follows:

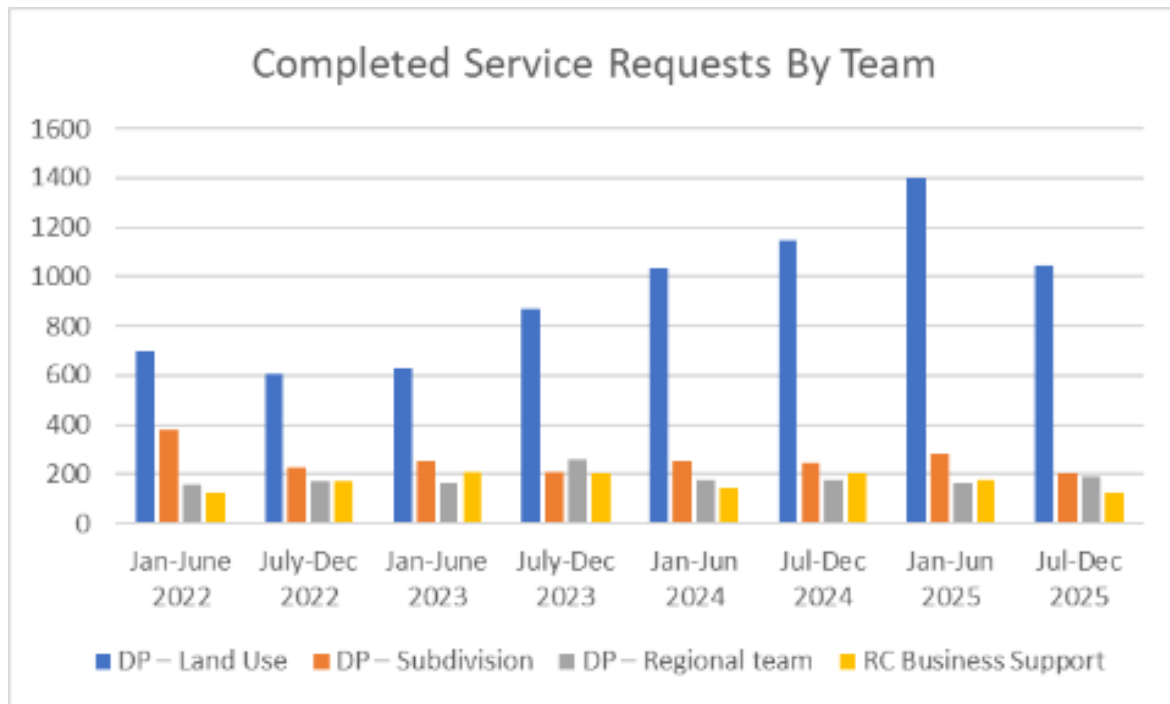
- 4.13.1 Allocating and finding experienced planners to process is still one of the most difficult tasks and has been for a number of years. Even though we have almost a full team consents span over months, sometimes years.
- 4.13.2 Less senior planners has led to a shortage and ultimately delays in peer reviewing letters/decisions that are sent out. This peer review work is required for quality purposes to ensure a robust decision-making process.
- 4.13.3 Complex applications and issues, including consent conditions and affected parties.
- 4.13.4 Applications not being lodged with accredited consent planners who are familiar with the TRMP and Council processes.
- 4.13.5 To ensure we make informed decisions we rely on a number of internal staff to comment on resource consent applications. However, due to staff outside the consenting team having other workload deadlines etc these comments can be delayed. As a result, this impacts the statutory timeframes.

- 4.13.6 Multiple/bundled consents being processed at once with many overlays (i.e. hazards, contaminated soils, coastal, wetlands, highly productive land etc).
 - 4.13.7 Staff turnover and handing over consents to new processing planners.
 - 4.13.8 Managing contract planners and ensuring overall consistency across decision making.
 - 4.13.9 An increase in managing and reviewing National Policy Statements (NPS's) and National Environmental Standards (NES's), and at times being seen as the knowledge-holders for some of the consultant planners that are lodging resource consent applications on behalf of applicants.
 - 4.13.10 Finally, the wider Council demands on our team to contribute to outside the core processing time for a resource consent. Our team manages approximately 14 other key tasks outside the resource consent process, which is not chargeable work, but is productive.
- 4.14 Some of these consents started before this reporting period but were issued during this reporting period. At the time of the last 6 monthly report in August last year, we had 24 unallocated consents, whereas as at the time of writing this report we have 43 consents unallocated. Given we have more senior staff, as of March 2026, moving forward it is anticipated that this will improve.
- 4.15 As alluded to above, our team not only processing consents but we also carry out a number of other tasks within the Council that are not chargeable time but is productive work. For example, one key area is we provide internal technical support and liaise with the Environmental Policy and the Strategic Policy team, including evaluating national direction documents. We have committed to providing resource and technical knowledge where we can, to assist with responses to draft national legislation, policies, standards, planning frameworks, plus plan changes/growth plans. Our consent planners are on the front line and have important contributions to make on how rules do or don't work.
- 4.16 In relation to where resource consents is in relation to budgets, even with the discount penalties we are currently operating within a balanced budget. However, there is always a risk of unknown costs that could impact the budget i.e. appeals, objections or judicial challenges.

<p>5. Public enquiries (service requests/cases/LGOIMAs)</p>
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- 5.1 The overall number of public enquiries we have completed through the service request system (more recently called cases within the Customer Relationship Management (CRM) system) has remained steady over the last 12 months, with a decrease in enquiries within the land use and subdivision teams.
- 5.2 Over the last three reporting periods the total number of service requests (now cases) there were 1,547 (July to December 2024), 2,019 (January to June 2025) and now 1,612 for this reporting period. Refer to table 4 below.

Table 4: Service Requests/Cases Completed



- 5.3 As of March 2026, the open case enquiries across the resource consent section are at 28.
- 5.4 We need to be very mindful that consent planners need to prioritise consent processing, as these are bound by legislative statutory timeframes and penalties.
- 5.5 During this reporting period we responded to 35 LGOIMA requests in resource consents to provide information on. The last reporting period we responded to 32.

6. Land Information Memorandums (LIMs)

The team is responsible for:

- 6.1 Preparing and issuing compliant, timely, and high-quality LIMs,
- 6.2 Maintaining and managing property-related data including valuation records, addressing, and subdivision tracking (proper properties),
- 6.3 Supporting process improvements and system enhancements across LIM and property data functions,
- 6.4 Driving data quality, accessibility, and digitisation to ensure robust information management,
- 6.5 Providing support and expertise on property information queries and related matters.

Working with other Council teams:

- 6.6 Contributor comments - Contributing teams have an ongoing obligation to ensure data for LIMs is accurate, accessible and any standardised comments are current and correct.

- 6.7 Property file requests - Customer services continue to prepare property files, however, work done by the LIMs team will reduce risk and improve efficiencies with the eventual aim to digitise the process.
- 6.8 The Tasman LIMs team is also not working in isolation. This team is continuing to work on process improvements and talking with other two top of the south Councils, Nelson and Marlborough who are more advanced in their improvements journey than Tasman. There are a number of lessons learnt, shared process manual opportunities, legislative changes and overall, how we can support each other as we navigate ensuring accurate and legal LIMs are provided. This combined effort is continuing.
- 6.9 This dedicated team of five (three of which process LIMs) ensures Council meets its legal obligations, strengthens service consistency and resilience, and is well-positioned to support future growth and regulatory changes. The other two team members include the Team Leader who oversees this team and is consistently working on process improvements, helping out with LIMs where needed and overall managing the peer review and quality assurance review of the LIMs. The other member is part of property management around LINZ work, addressing etc. This team also works on the backend of the process loading information onto the correct property as sites are subdivided or issues are brought to the team's attention throughout a LIM or property file request.
- 6.10 LIMs continue to meet statutory timeframes and the average time for processing a LIM for this 6-month period is 5.3 working days out of a total of 10 working days we have to process.
- 6.11 Table 5 below shows over the past two financial years the number of LIMs received and issued. The 2025/26 financial year is on track to be similar numbers received and issued. The March numbers for 2026 are up until 12 March 2026.

Table 5: LIMs received and issued

LIMs Received History				
<i>Number of LIMs received per month over the last 3 years</i>				
Month	2023	2024	2025	2026
July		43	78	68
August		65	57	66
September		66	83	79
October		65	100	86
November		74	93	86
December		44	61	55
January		64	82	79
February		91	95	96
March	53	63	107	48
April	54	61	93	
May	55	84	60	
June	52	57	69	
Total	214	777	978	663

LIMs Issued History				
<i>Number of LIMs issued per month over last 3 years</i>				
Month	2023	2024	2025	2026
July		47	70	64
August		57	56	63
September		64	75	67
October		65	101	87
November		62	102	91
December		59	57	66
January		49	72	68
February		80	91	83
March	56	72	110	49
April	62	67	93	
May	59	76	71	
June	38	59	59	
Total	215	757	957	638

7. Notified Consents, Hearings and Appeals

- 7.1 During this reporting period we are still working on the same appeal and there have been two new appeals.
- 7.2 This is outlined in Table 6 (below). We also have been working on a number of hearings that are being planned/booked or confirmed for the next six months. We have booked a number of hearings, but these could be subject to change. These are outlined in Tables 7 and 8.

Table 6: Appeals/Court in Progress

Application	Status
<p>Application by CJ Industries Limited for gravel extraction at Peach Island, Motueka (RM200488 and others).</p> <p>Note: Environment Court.</p>	<p>The Environment Court hearing took place over five days between 23 – 27 September 2024.</p> <p>On 26 June 2025, the Court released an interim decision noting they were satisfied that the resource consents were able to be granted.</p> <p>On 17 July 2025, a s274 party (Valley RAGE) filed a notice of appeal of the interim decision with the High Court. This is discussed separately below.</p> <p>On 28 July 2025, the appellant (CJs) issued a legal memorandum and new affidavit requesting the Court issue its final decision as soon as possible, following the recent flood events that had compounding effects on aggregate supply (river gravel supply paused and increasing demand for recovery work).</p> <p>On 1 August 2025, the final decision was issued, with resource consents granted. TDC was directed to reissue CJs with updated copies of the consents reflecting all the changes made in the courts decision with all relevant plans attached.</p> <p>On 22 August 2025, the same s274 party (Valley RAGE) filed a notice of appeal of the final decision with the High Court. This is discussed separately below.</p>
<p>Application by CJ Industries Limited for gravel extraction at Peach Island, Motueka (RM200488 and others).</p> <p>Note: High Court.</p>	<p>On 17 July 2025, following the issue of the Environment Court’s interim decision, a s274 party (Valley Rage) appealed that decision to the High Court. This appeal concerns two errors of law in relation to interpretation and application of the National Policy Statement for</p>

	<p>Highly Productive Land (NPSHPL), and the Tasman Resource Management Plan (TRMP).</p> <p>On 22 August 2025, following the issue of the Environment Court’s final decision, a s274 party (Valley Rage) appealed that decision to the High Court. This appeal also concerns two errors of law, but in relation to natural justice and issuing the final decision in reliance on findings made in the interim decision.</p> <p>While we cooperated procedurally in preparations for the hearing, on 4 September 2025, TDC gave notice of intention to withdraw as a party to the appeals. This was formally acknowledged and accepted.</p> <p>A joint hearing was held in Wellington on 13 October 2025. Judgement is yet to be given by the Court in the proceeding.</p>
<p>Application by Chandrakirti Trust to establish and operate a retreat centre at 262 Central Road South, Lower Moutere (RM210118).</p> <p>Note: Environment Court.</p>	<p>A land use consent to establish and operate a retreat centre (as a community activity) with 12 dwellings in the Rural 1 and Rural 2 Zones.</p> <p>The application was limited notified 15 January 2024. Two submissions were received, both opposing the application, with only one wanting to be heard.</p> <p>The hearing was held and adjourned on 11 October 2024.</p> <p>The Commissioner decision to grant resource consent was issued on 26 June 2025 and an appeal was lodged by the submitter who was heard on 15 July 2025.</p> <p>The Court directed that all parties confer and file a joint memorandum by 15 August 2025 setting out a list of the issues and confirming whether the parties seek mediation and/or time to undertake informal discussions.</p> <p>Informal discussions were the preferred approach for all parties and those culminated in the filing of a joint memorandum with the Court on 9 December 2025.</p> <p>Accordingly, we anticipated a Consent Order will be issued in due course.</p>

Table 7: Hearings in Progress, Confirmed or Held during this period

Application	Status
<p>Application by Māpua Community Boat Ramp Trust, for a new boat ramp and community building at Tahī Street, Māpua (RM230253 and others)</p>	<p>The construction and operation of a new boat ramp within the coastal marine area and foreshore, with access from the Māpua Waterfront Park and associated consents for access and parking on the western side of Tahī Street, signage, stormwater discharge and earthworks.</p> <p>The application was publicly notified on 24 January 2024 and submissions closed on 26 February 2024. A total of 329 submissions were received, with 30% opposed. Originally 88 submitters wanted to be heard, that subsequently reduced to 50.</p> <p>The application was suspended at the request of the applicant so they could address some of the matters raised in the submissions prior to the hearing.</p> <p>A hearing was held by Commissioners on 25-27 November and 9-10 December 2024, during which the applicant and 50 submitters were heard plus technical experts.</p> <p>Following the receipt of the applicant's right of reply on 27 June 2025, the Commissioners formally closed the hearing on 17 July 2025, and a decision is expected by late August.</p> <p>The Commissioners issued their decision on 27 August 2025. Their decision was to refuse (decline) the consent applications. The reasons can be summarised as:</p> <ul style="list-style-type: none"> • the unacceptable and uncertain risks associated with construction of the ramp in an area with contaminated marine sediments; and • the inappropriateness of the site for the ramp due to size, and safety concerns. <p>The full decision can be viewed on Council's website. There were no appeals.</p>
<p>Application by Adcock Properties Ltd, to cancel and change conditions of</p>	<p>Resource consent was granted in June 2012 for the Kohatu Motorsport Park. This consent went</p>

<p>consent RM100848 authorising the establishment and operation of the Motorsport Park (Kohatu Park) in the Rural 2 Zone, at Motueka Valley Highway, Tapawera (RM100848V1)</p>	<p>through a notification process and hearing that resulted in a consent being granted with a number of conditions. This consent was subsequently appealed by some submitters to the Environment Court and a consent order was issued on 20 March 2014 that altered some of the original conditions.</p> <p>The applicant is now proposing to cancel and change a number of conditions.</p> <p>The application was limited notified on 3 December 2024 and submissions closed on 22 January 2025. A total of four submissions were received, all opposing some or all aspects, and all wanting to be heard.</p> <p>The hearing was held across two half-days on 17 and 27 June 2025 and was adjourned pending further information from various parties and attempt to narrow down issues.</p> <p>On 27 November 2025, the Commissioner made the decision to grant the application, in part, having preferred the evidence from Council's reporting officer.</p> <p>There were no appeals.</p>
<p>Application by Gion Deplazes and Heidrun Berl, to subdivide and develop 31 Greenhill Road, Ngātīmoti (RM240006 and RM240007)</p>	<p>A combined subdivision and land use consent to create four new allotments, construct generic dwellings on three of them that breach internal and road boundary setbacks, and to waive an esplanade reserve requirement along an unnamed stream, in the Rural 1 and Rural 2 Zones.</p> <p>The application was limited-notified on 14 January 2025 and submissions closed on 12 February 2025. A total of three submissions were received, all opposing and wanting to be heard.</p> <p>The hearing was held on 18 July 2025 and was adjourned pending further information from the applicant (right of reply).</p> <p>On 12 September 2025, the Commissioner made the decision to grant the application, subject to conditions.</p> <p>There were no appeals.</p>

<p>Application by D Tipple & T Tipple & M Tipple, for a private deck and stairs in the road reserve and 38 Kaiteriteri-Sandy Bay Road, Kaiteriteri (RM240000)</p>	<p>Retrospective land use consent for a private deck and stairs that have been constructed partially on the coastline road reserve, breaching boundary setbacks, and located in the Coastal Environment Area (CEA).</p> <p>The application was publicly notified on 27 November 2024, and submissions closed 29 January 2025. A total of 14 submissions were received, all opposing, with six wanting to be heard.</p> <p>Scheduling a hearing was delayed firstly by some parties being away, and secondly by a need to review the Geotechnical advice following the heavy rain events.</p> <p>Hearing commenced 19 November 2025 and was adjourned due to more information and hearing was closed 1 December 2025.</p> <p>Decision was issued to grant the amended application on 19 December 2025.</p> <p>The full decision can be viewed on Council's website.</p> <p>There were no appeals.</p>
<p>Application by Tasman Bay Estates Limited, for a comprehensive rural residential development at 77 Mamaku Road, Tasman (RM240241 and Ors)</p>	<p>A bundled application for subdivision consent, land use consents and discharge permits under the TRMP; and soil disturbance under the NESCS; to create 58 rural lifestyle lots with generic dwellings and roads to vest, including associated site works and installation of infrastructure, in the Rural 3 zone.</p> <p>The application was limited-notified to 40 neighbouring landowners/ occupiers and iwi on 1 April 2025 and submissions closed on 6 May 2025. A total of 18 submissions were received, one is neutral, 17 are opposed, with 13 wanting to be heard.</p> <p>A hearing panel comprising two independent hearing commissioners was appointed, and they held a hearing 20-22 October 2025.</p> <p>The applicant then requested an adjournment for them to consider amending their application.</p> <p>An amended application was received in December 2025, which reduced the number of</p>

	<p>proposed rural lifestyle lots from 56, to 24. The hearing resumed on 02 March 2026.</p> <p>A decision is expected to be issued by the Commissions by the end of March 2026.</p>
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Table 8: Hearings to be booked

Application	Status
<p>Application by Far North Solar Farm Limited to establish and operate a solar farm at 1924 Korere-Tophouse Road, Kikiwa (RM240348 and Ors)</p>	<p>A bundled application for land use and subdivision (boundary adjustment) consents to establish and operate a 120-megawatt solar farm in the Rural 2 zone, comprising approx. 200,000 photovoltaic panels, a laydown area, a medium voltage room, and 26 inverters, covering an area of approx. 139 hectares. The renewable energy will be fed into Transpower's adjoining Kikiwa Substation.</p> <p>The staff notification report and subsequent decision was that the application should proceed on a limited notified basis, because there were affected people who hadn't provided their written approval to the proposed activity.</p> <p>The applicant has confirmed they wish to proceed with their application through the limited notification process.</p> <p>A total of eight submissions were received. Of those, six submitters opposed the activity, one was neutral with conditions, and one supported it with conditions.</p> <p>However, we are waiting for the payment of the base deposit fee before formal hearings arrangements can be made.</p>
<p>Application by Andrew & Jane Dixon (Mussel Inn) at 1261 Tākaka-Collingwood Highway, Tākaka (RM190508 and Ors)</p>	<p>A retrospective land use consent to operate a cafe, brewery, and visitor accommodation in the Rural Residential Zone; and for unsealed and unmarked car parking, access with a reduced sight distance, and erection of a sign in the Rural 2 Zone.</p> <p>The application was limited-notified to the owners/occupiers of one neighbouring property on 30 June 2025 and submissions closed on 28 July 2025. That neighbour made a submission in opposition and wanted to be heard.</p>

	The applicant and submitter are actively and cordially liaising with a view to avoid the need for a hearing.
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8. Water permit applications and objections

- 8.1 **Tākaka (Water Management) Zone:** Regarding the seven applications for new irrigation use, these continue to be on-hold, subject to the provisions of the Te Puna Waiora o Te Waikoropupū Springs and Wharepapa Arthur Marble Aquifer Water Conservation Order (WCO) and the NES Freshwater.
- 8.2 **Waimea (water management) Zone:** Outstanding Waimea objections (s.357) are as follows:
- 8.2.1 Consents staff understand Redwood Valley Irrigators (RVI) and Waimea Irrigators Limited (WIL) are continuing to discuss the conditions of the Irrigation (Scheme) Shareholder Water Augmentation Agreement (ISWAA) and positive progress is being made. Council staff are regularly in contact with RVI and WIL; and
- 8.2.2 Relating to one applicant, there is one outstanding complex (Reservoir Zone) objection relating to an affiliated consent (and three related objections to damming, excavation of gravel seepage holes etc) in this Waimea zone of benefit (S124 applies); and
- 8.2.3 One outstanding complex (Waimea West Zone) objection relating to an unaffiliated consent.
- 8.3 Twelve applications relating to a joint allocation sharing framework (involving multiple affiliated permits & holders and one unaffiliated permit holder) are on hold pending the results of a current review of Councils Tasman Resource Management Plan (TRMP) support for allocation sharing, now the Waimea Community Dam is fully operational.
- 8.4 Redwood Zone: Five objections relating to the TRMP rezoning of the zone of benefit (for the Waimea Dam) are still outstanding. Their argument about the change to the water zoning is considered by Council staff to be outside the scope of the consenting process. However, while the objections have not been withdrawn, consent staff understand none of the Objectors want to take this issue to a hearing.
- 8.5 Upper Motueka: Two objections relating to the 2017 bona fide assessments, which reduced the water allocations in the replacement consents, are yet to be resolved. These objections are top priority for action following the current irrigation/harvesting season.
- 8.6 It is noted that consent holders who have unresolved Objections on their replacement water consents can continue to operate in accordance with the provisions of their old consents as allowed under section 124 of the RMA.

9. Other notable applications and process work

- 9.1 In March we received an application for the Awaroa Seawall, given the history and complexity with this one it has been contracted to a planning consultant who has experience in processing these types of applications.
- 9.2 Council was notified that the Tahimana subdivision development, located at Stagecoach Road in the Rural 3 Zone, had been referred for consideration under the Fast-track Approvals Act 2024. The subdivision proposal has been under active assessment by Council since April 2024, including associated regional consents, with extensive technical review and multiple rounds of further information. At the time of referral, the Section 95 notification decision had not been made and several key matters remained unresolved. Council provided the Fast Track team with a status update on the application and subsequently submitted formal comments under section 17. These comments noted that the proposal does not clearly demonstrate significant regional or national benefit, and that claims regarding housing affordability are unsupported by evidence, and that advancing the proposal through the Fast Track process would limit local authority and community input without demonstrating exceptional benefit.

10. National Direction update

- 10.1 On 2nd March 2026, an email was sent to all elected members providing an update on national direction as ten new and amended National Policy Statements and National Environmental Standards came into effect 15 January 2026. This hasn't been repeated in this report.

11. Partnering with iwi

- 11.1 We are continuing to send the list of applications received weekly out to iwi, along with them being able to access the live list on our website.
- 11.2 We are currently working on an iwi protocol to provide clarity on the consenting process from end to end. The purpose of this protocol is to align with the Te Taihū Partnership Agreement. The protocol would outline the consenting process and key timeframes. This would ensure consistency across Council consent planners and iwi.
- 11.3 As consenting matters arise, we discuss these with the Councils Kaihautū team and we meet regularly on a monthly basis to ensure consistency and understanding across all areas.

12. Current staffing, contractors, and workload

- 12.1 Council has maintained continuous efforts to recruit experienced planning staff through advertising, engagement with recruitment agencies, and leveraging professional networks.
- 12.2 During this reporting period, there were no staff resignations or new appointments, and three vacancies remained.

- 12.3 Following an internal transfer from a consents officer to a graduate consent planner role, we advertised for a consents officer position in the building consent check area. While not formally within this reporting period, Melissa commenced in this role in March 2026, bringing prior experience from Waimakariri District Council.
- 12.4 Recruitment for senior planner positions has also been a focus. During this period, we successfully appointed a senior planner in the land use team Julieann and a senior planner in the subdivision team Tamil, both experienced professionals from Thames-Coromandel.
- 12.5 The addition of these senior staff reduces our reliance on external contractors.
- 12.6 There has been a continued improvement in the cost-effectiveness of using external contractors for consent processing. Efforts remain focused on securing contractors who provide value and align with Council’s charge rates.

13. Process improvement work

- 13.1 Over a year ago, the section undertook a process to identify opportunities for improving our internal systems and workflows. This work identified nine key improvement areas.
- 13.2 Over the past year, progress has been made on several of these initiatives. Some require external or internal technology solutions and/or resource to enable implementation, while others require additional staff capacity and dedicated time beyond business-as-usual activities to achieve meaningful progress.
- 13.3 During this reporting period and into the next 6-12 months we have been working on particular process improvements. Examples are outlined in Table 9 below.

Table 9: Types of improvements and progress

Type/Purpose	Progress
<p><u>Circulation Workflow Tool/Platform – Re-Con</u></p> <p>Circulating resource consents in a more efficient and effective way around departments for comments.</p>	<p>During this reporting period, significant progress has been made on the development of the circulation tool known as “Re-Con”. The Information Services team committed to supporting and delivering this project. Over the past month the tool has been tested and staff training undertaken, with the system going live during the week of 2 March 2026.</p> <p>Re-Con has been developed to improve both timeframes and transparency in the internal circulation process when multiple Council teams are asked to provide input on a resource consent application. Currently, there are at least 13 different Council teams or specialist areas that may be requested to review and comment on applications. The new tool provides a more structured and visible process for managing these requests and responses.</p>

	<p>Another promising outcome of this tool is that it is compatible with all the other internal systems/registers we have, so information can be integrated.</p>
<p><u>Contractors</u></p> <p>Reviewing our contracts and scope of services details to be consistent across all contracts.</p>	<p>During this period, we have reviewed all current contracts with consultant planners engaged to process resource consents. These contracts have been renewed on an interim basis under Councils Masters Services Agreement, with attached scope of works, while we undertake a formal procurement process.</p> <p>Over the coming months, this procurement process will invite consultants to demonstrate how they can support efficient and cost-effective processing of resource consents. At the same time, we will also procure access to specialist expertise—such as acoustic, traffic, and other technical specialists—ensuring these skills are available to support resource consent processes as needed.</p>
<p><u>Process Mapping</u></p> <p>Commenced an overview of our current processes and mapping how and why we do things the way we do.</p>	<p>Resource consent processing involves multiple interrelated procedures designed to ensure applications are assessed consistently and that decisions are fair, transparent, and robust.</p> <p>Over the past two years we have been working on mapping of these processes, this is almost complete. This work enabled us to identify key priority areas and opportunities for improvement.</p> <p>Several improvements have already been implemented to support a more effective and efficient consenting process. These include developing a consistent timesheet coding manual, improving the consistency of peer review practices across teams, and updating application forms to reflect changes introduced by the Resource Management (Consenting and Other System Changes) Amendment Act 2025, which came into effect in August and October 2025.</p>

14. Attachments / Tuhinga tāpiri

Nil

7.2 BUILDING ASSURANCE MANAGER'S REPORT

Information Only - No Decision Required

Report To:	Environment Regulatory and Operations Committee
Meeting Date:	2 April 2026
Report Author:	Matt Feely, Building Assurance Manager
Report Authorisers:	Rob Smith, Group Manager - Environmental Services
Report Number:	RERO26-04-2

1. Summary / Te Tuhinga Whakarāpoto

1.1 This report covers the period from 5 October 2025 to 28 February 2026.

2. Recommendation/s / Ngā Tūtohunga

That the Environment Regulatory and Operations Committee

1. receives the Building Assurance Manager's Report RERO26-04-2.

3. Activity Summary: 5 October 2025 to 28 February 2026

- 3.1 **Building Consent Authority Accreditation Maintained:** Tasman District Council retains its accreditation under the Building Act 2004, with the next assessment scheduled for October 2027. The Council awaits confirmation of the next Territorial Authority assessment expected in the first half of 2026.
- 3.2 **Building Consent Activity and Performance:** During the period, 662 building consent applications were received and 663 consents issued, including 151 consents for new dwellings representing 167 new dwellings consented. Average processing time for consents was eight working days with 98% processed within statutory timeframes. 3,600 inspections were conducted. Code Compliance Certificates (CCC) processing remained steady and timely.
- 3.3 **Staffing and Recruitment Challenges:** The team experienced resignations of three technical staff, two building inspectors, processing officer and Pool Compliance officer, with vacancies being filled by contractors and secondments. Recruitment is ongoing for a Pool Compliance Officer.
- 3.4 **Government Reforms and Legislative Changes:** Significant focus has been on government reforms affecting small standalone dwellings (“granny flats”), self-certification, and Building Consent system reforms. The Small Standalone Dwelling exemption came into effect in January 2026, easing consent requirements for dwellings up to 70m² under certain conditions. New setback rules for small, detached buildings also took effect, and further reforms on liability, Licensed Building Practitioner schemes, and voluntary consolidation of BCAs are underway.

- 3.5 **Compliance Team Functions:** The compliance section continues to manage inspections of pool barriers, processing of Building Warrants of Fitness, audits, exemptions, Certificates of Acceptance (CoAs), and enforcement actions. Schedule 1(2) exemption applications and CoA volumes have been stable with some improvement in processing times.
- 3.6 **Earthquake Prone Buildings Update:** The government announced a review of the regulatory system for earthquake-prone buildings, with potential significant impacts on existing notices. Legislative changes are expected in the last quarter of 2026, with the current system remaining in force.
- 3.7 **Flood Event Placard Status:** Following the June/July 2025 flood event, 20 buildings have yellow placards and 77 have white placards in the district, with specific areas designated accordingly.
- 3.8 **Engagement and Staff Development:** Ongoing staff training and secondments aim to enhance competency and reduce reliance on contractors. Customer engagement continues through quarterly meetings with builders and regular newsletters to keep stakeholders informed.

4. Building Consents activity – service delivery

- 4.1 Over the last four full years shown in the table, building consent applications declined from 1,601 (2021–2022) to 1,180 (2024–2025). Year-to-date (2025–2026 to 28 February 2026), 662 applications have been received. A similar downward trend is evident in the number of consents issued, including amendments. These have decreased from 1,486 consents in 2020–21 to 1,166 consents in 2024–25. The number of new dwellings consented (excluding amendments) has also halved during this period, dropping from 619 to 314, indicating a marked slowdown in residential development activity.
- 4.2 Building consents issued (including amendments) reduced from 1,500 (2021–2022) to 1,166 (2024–2025). Year-to-date (2025–2026 to 28 February 2026), 663 consents have been issued. New dwelling consents were 422 (2024–2025); year-to-date 2025–2026, 151 new dwelling consents have been issued, representing 167 new dwellings consented.
- 4.3 Processing performance has remained consistently high. Average processing times for building consents ranged from seven to ten working days across 2021–2025, and were eight working days year-to-date 2025–2026. Timeliness remains good, with 98–99% of consents processed within the 20 working day statutory timeframe across the period, including 98% year-to-date 2025–2026.
- 4.4 Inspection volumes reflect the change in consent activity. Inspections undertaken reduced from 8,127 (2022–2023) to 5,590 (2024–2025). Year-to-date 2025–2026: 3,600 inspections have been undertaken.
- 4.5 Code Compliance Certificate (CCC) volumes also declined over this period. CCC applications reduced from 1,259 (2022–2023) to 835 (2024–2025); year-to-date 2025–2026, 562 applications have been received and 565 certificates issued. Processing performance remains strong, with average processing times of five to six working days and 99–100% processed within 20 working days (100% year-to-date 2025–2026).
- 4.6 Building Consent results from 1 July 2025 to 28 February 2026 are shown highlighted in the table below with comparisons to the previous four years.

Building Consent Results	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026
Building Consent Applications					
Building Consent Applications	1601	1386	1137	1180	662
Building Consents Issued (Including Amendments)	1500	1376	1127	1166	663
Building Consents Issued for New Dwellings (Excluding Amendments)	510	484	264	422	151
Number of New Dwellings Consented (Excluding Amendments)	559	592	280	314	167
Building Consent Average working days to be processed	10	9	7	8	8
Building Consents Processed within 20 working days. (percentage)	98%	99%	99%	99%	98%
Inspections and Code Compliance					
Building Inspections undertaken	7539	8127	6306	5590	3600
Building Inspections Failed (percentage)	68%	72%	67%	65%	59%
Code Compliance Certificate Applications	1054	1259	1005	835	562
Code Compliance Certificate Issued	1060	1165	1029	854	565
Code Compliance Certificates Average working days to be processed	6	6	5	6	5
Code Compliance Certificates Processed within 20 working days (percentage)	99%	99%	99%	100%	100%

5. Compliance team function and service delivery

- 5.1 The compliance section of Building Assurance has continued to undertake all the territorial authority responsibilities under the Building Act, other than those functions of the building consents team, and includes:
- 5.1.1 Inspections of Pool Barriers
 - 5.1.2 Processing Building Warrants of Fitness (BWoF)
 - 5.1.3 Audits of BWoFs
 - 5.1.4 Processing building consent exemptions
 - 5.1.5 Processing Certificates of Acceptance (COAs)
 - 5.1.6 Investigating and resolving complaints
 - 5.1.7 Compliance Investigation/ Enforcement
 - 5.1.8 Issuing Notices (Notices to Fix, Dangerous and Insanitary, Infringement Notices, Certificates for Public Use etc).
- 5.2 Schedule 1(2) (discretionary) exemption activity has remained relatively stable. Applications ranged from 105 to 138 between 2021–2025, with 101 received year-to-date 2025–2026. Exemptions issued ranged from 77 to 127 over the same period, with 90 issued year-to-date 2025–2026. Average processing times have varied between 31 and 36 working days across 2021–2025, improving to 25 working days year-to-date 2025–2026.
- 5.3 Certificates of Acceptance (CoAs) volumes increased in 2024–2025 (73 applications), compared with 31–50 applications in 2021–2024. Year-to-date 2025–2026, 35 CoA applications have been received and 29 certificates issued.
- 5.4 CoA timeliness (issued within 20 working days) has varied across the period, ranging from 26% (2021–2022) to 74% (2024–2025). Year-to-date 2025–2026, 48% of CoAs were issued within 20 working days.
- 5.5 Swimming pool audit activity was 457 in 2023–2024 and 611 in 2024–2025. Year-to-date 2025–2026, 261 pool audits have been completed.
- 5.6 Compliance schedules issued remained low, but gradually increased from 42 in 2020–21 to 48 in 2024–25, indicating steady but limited activity in this area.
- 5.7 Compliance schedule amendments were 264 in 2021–2022 and reduced to 149 in both 2023–2024 and 2024–2025. Year-to-date 2025–2026, 91 amendments have been issued.
- 5.8 Building Compliance results from 1 July 2025 to 28 February 2026 are shown highlighted in the table below with comparisons to the previous four years.

Building Compliance Results

	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026
Schedule 1(2) Exemptions					
Schedule 1(2) Exemption Applications	138	105	110	111	101
Schedule 1(2) Exemption Issued	127	77	101	107	90
Schedule 1(2) Exemption Average working days	32	35	31	36	25
Certificate of Acceptance					
Certificate of Acceptance Applications	31	50	50	73	35
Certificate of Acceptance Issued	30	50	43	76	29
Certificate of Acceptance Issued within 20 working days (percentage)	26%	48%	62%	74%	48%
Other Building Compliance functions					
Swimming Pool Audits Conducted	-	-	457	611	261
Compliance Schedules Issued	21	23	27	48	32
Compliance Schedule Amendment Issued	264	117	149	149	91
Building Warrant of Fitness received	471	534	499	511	316
Building Warrant of Fitness Audits	-	4	160	180	25
Notice to Fix Issued	24	54	45	17	12
Infringement Notice Issued	-	5	10	0	0

6. Performance and engagement

- 6.1 Service delivery has been maintained 99% within statutory timeframes for building consents and 100% for code compliance certificates.
- 6.2 Customer engagements have continued with Certified Builders and Master Builders quarterly meetings. Council has continued its quarterly Building Assurance newsletter, which

informs our key customers of important updates, legislation changes, and any other relevant matters.

7. Legislative changes and proposals to the Building Act

- 7.1 The Small Standalone Dwelling (Granny Flat) exemption came into effect on 15 January 2026. Standalone dwellings up to 70m² no longer require a building consent where prescribed conditions are met, including compliance with the Building Code, site coverage limits, and infrastructure requirements. Councils retain responsibility for processing Project Information Memoranda and enforcing compliance where work does not meet exemption criteria.
- 7.2 New setback rules for small, detached buildings were introduced in late October 2025. Single-storey detached buildings under 10m² no longer require a minimum boundary setback, while buildings between 10m² and 30m² are subject to a reduced minimum setback of one metre. These changes are intended to simplify and reduce the cost of constructing small ancillary buildings such as sheds, sleepouts, and garages, including those that may be exempt from building consent.
- 7.3 The Government continues work on proportionate liability reform within the building system. Measures under consideration include the introduction of mandatory or default-opt-in home warranties, enhanced professional indemnity insurance requirements, and stronger accountability mechanisms for Licensed Building Practitioners. These proposals are intended to rebalance risk, improve consumer protection, and reduce long-tail liability exposure for councils.
- 7.4 Proposed reforms to the Licensed Building Practitioner scheme remain under development. These include the introduction of a standalone waterproofing licence class, improvements to the complaints and disciplinary framework, and stronger enforcement tools. The Government is also consulting on proposals to introduce self-certification for defined low-risk residential work, allowing suitably qualified professionals or accredited companies to carry out work without routine BCA inspection.
- 7.5 The Government is progressing work on the voluntary consolidation of Building Consent Authorities. The policy intent is to improve consistency, resilience, and efficiency across Building Consent Authorities.

8. Dam safety regulations

- 8.1 The receipt of Potential Impact Classifications (PICs) is steadily increasing due to successful engagement with Dam owners.
- 8.2 Some dams are being removed from classification requirements where, during the initial stages of the PIC assessment, reservoir capacities are determined to be below the threshold set by the Regulations. This has provided relief for some dam owners. It is anticipated that these investigations may affect approximately 10–15% of dams originally considered classifiable based on information contained in resource consents.

9. Earthquake-prone buildings

- 9.1 In September last year, the Government announced its intention to review and amend the regulatory system for managing earthquake-prone buildings. That announcement was an

indication of proposed change only and did not result in an immediate amendment to the Building Act 2004.

- 9.2 The *building (Earthquake-prone Buildings) Amendment Bill*, which would introduce any change, is currently before Parliament. The current system therefore remains in force.
- 9.3 Based on the announcement made in September and the associated Cabinet paper, it is anticipated that the proposed changes may affect a significant number of notices already issued, potentially in the vicinity of 60%. However, further comment cannot be made until the legislative changes are enacted, which we expect in the last quarter of this year.

10. Determinations / practitioner complaints

- 10.1 Determinations are made by MBIE on matters of doubt or dispute to do with building work. Rulings are legally binding on a case-by-case basis. Previous determinations may provide useful guidance for subsequent issues as they arise, although individual circumstances may vary. We do not have any determinations underway currently.
- 10.2 Licensed Building Practitioner complaints. Building assurance has not laid any complaints with the Licenced Building Practitioners Board during this period.

11. Tasman District Council Building Consent Authority Accreditation Review

- 11.1 IANZ notified us on 3 February that we had cleared the remainder of our general non-compliances (GNCs) and have continued accreditation, with our next assessment scheduled for October 2027.

12. June / July 2025 flood event

- 12.1 On 27 June 2025, a significant flood event occurred across the Tasman region. On 29 June 2025, an application was submitted to MBIE to designate the entire Tasman region under Section 133BC of the Building Act 2004. The designation was confirmed and will remain in place until 29 June 2028, with reviews every 90 days.
- 12.2 Currently we have 20 yellow placard and 77 white placard buildings in Tasman District. Specific areas remain under designation aligning with those addresses our website has been updated to reflect this.

13. Recognised Seasonal Employee (RSE) Accommodation project

- 13.1 The RSE Accommodation Compliance Project continues to progress as a planned, one-year Building Compliance programme to ensure accommodation used for RSE workers meets the requirements of the Building Act 2004 and the New Zealand Building Code. The project focuses on buildings used for sleeping accommodation and includes verification of appropriate building approvals, compliance schedules and ongoing Building Warrant of Fitness obligations.
- 13.2 Inspections are tracking steadily and are being delivered by the Building Compliance team using a supportive, education-first approach, with enforcement tools available where required. The project is supported by ongoing collaboration with MBIE, Immigration New Zealand, Fire and Emergency New Zealand and industry representatives, and remains focused on managing life-safety risk while supporting property owners and employers to achieve and maintain compliance.

13.3 Since October 2025, 62 site inspections have been completed out of the 157 registered properties, representing a 39.5% completion rate to date. This progress indicates that we are well on track to meet our one-year completion target.

14. Staffing and recruitment

14.1 Three technical staff have resigned in this current financial year; one Building Inspector has gone to Nelson City Council, one processing officer and one building Inspector have gone to a standalone BCA.

14.2 We are backfilling with contractors and have seconded a Building inspector into the processing team for 12 months.

14.3 Our pool inspector also resigned, and we are currently working through the recruitment process to replace them.

15. Attachments / Tuhinga tāpiri

Nil