



BRF-1052

4 May 2022

Hughes Developments Limited
c/- Lauren Semple
Partner
Greenwood Roche
s 9(2)(a)

Dear Lauren Semple

COVID-19 Recovery (Fast-Track Consenting) Act 2020 – Notice of Decisions (Section 25) – Faringdon Oval Project

Thank you for Hughes Developments Limited's application under section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) seeking referral of the Faringdon Oval Project (project) to an expert consenting panel (panel) for consideration under the FTCA.

The project is to subdivide a 69.3-hectare site bounded by Dunns Crossing Road, Goulds Road and Selwyn Road, Rolleston to create approximately 1044 residential lots, lots for commercial use and open space, and to construct approximately 300 residential units on approximately 300 of the residential lots and supporting infrastructure (including roads and three-waters services) to service all of the lots, and to undertake wetland restoration and planting.

Construction of residential units on the remaining 744 residential lots and commercial buildings on the commercial lots will be undertaken by third parties.

The purpose of the FTCA is to promote employment to support New Zealand's recovery from the economic and social impacts of COVID-19 and to support the certainty of ongoing investment across New Zealand, while continuing to promote the sustainable management of natural and physical resources.

I can only refer the project to a panel for consideration under the FTCA if it meets the referral criteria in section 18 of the FTCA, which includes me being satisfied the project will help achieve the FTCA's purpose.

I have decided the project meets the referral criteria in section 18 of the FTCA and I consider it will help to achieve the FTCA's purpose as it has the potential to:

1. generate employment by providing approximately 2680 direct full-time equivalent (FTE) jobs and 1360 indirect FTE jobs over an 8-year period

2. increase housing supply by constructing approximately 300 residential units and enabling future construction of approximately 744 residential units progress faster than would otherwise be the case under standard Resource Management Act 1991 process.

Any actual and potential effects arising from the project, together with any measures to avoid, remedy, mitigate, offset or compensate for adverse effects, could be tested by a panel against Part 2 of the Resource Management Act 1991 and the purpose of the FTCA (section 4 and clause 31 Schedule 6).

Accordingly, I have decided to accept your application for referral under section 24(2) of the FTCA and refer all of the project to a panel.

Information required to be submitted with your resource consent applications

In accordance with section 24(2)(d) of the FTCA, I have also decided that you must provide the information listed in Appendix A of this letter with any resource consent application for the project lodged with the Environmental Protection Authority (EPA) under clause 2 Schedule 6.

I draw your attention to clause 14 Schedule 6 of the FTCA that details that the above information must be provided in sufficient detail to correspond to the scale and significance of effects. You should therefore provide what you believe is a reasonable level of information, and if a panel requires further information, they can seek it from you under clause 25 Schedule 6 of the FTCA.

This information will inform a panel's assessment of the proposal's effects and whether to invite comment from persons or groups in addition to those specified in clause 17 Schedule 6 of the FTCA. This does not preclude a panel from requiring you to provide any additional information on any application lodged with the EPA under the FTCA.

Persons or groups a panel must invite comments from

In accordance with section 24(2)(e) of the FTCA, I have also decided that a panel must invite comments on any resource consent application for the project lodged with the EPA from the Associate Minister for the Environment (Urban Policy) additional to those persons or groups specified in clause 17 Schedule 6 of the FTCA.

This will allow the Associate Minister for the Environment (Urban Policy) the opportunity to have input into the consideration of the application and enable a panel to better understand the potential effects of the proposal.

These directions do not preclude a panel from inviting any other parties to comment on any application lodged with the EPA under the FTCA.

I will progress an Order in Council through the Executive Council for the project. The wording of the referral order may vary slightly from the statements and directions included in this letter, due to legal drafting requirements.

Once this Order is made you will be able to lodge your applications for resource consent with the EPA for a decision by a panel. The decision to approve or decline the resource consents is a matter for the panel appointed by the Panel Convener Judge L J Newhook. You should not take my decision to refer the project as an indication or direction that the determination of

those approvals will be successful. Additionally, my decision does not in any way endorse any related or concurrent planning decisions such as zoning decisions that may affect the project.

Please do not publicly release my decision or this notice until the Order in Council for this project has been approved by Cabinet and notified in the New Zealand Gazette.

The FTCA requires that:

1. I provide a copy of my decisions to the persons, entities and groups specified in section 25(1) and (2) of the FTCA
2. My decisions, the reasons for them, and the Section 17 Report will be published on the Ministry for the Environment's website in accordance with section 25(3) of the FTCA.

I have also decided to provide a copy of this decision to the Associate Minister for the Environment (Urban Policy) who is additional to the ministers specified in the FTCA.

Please contact the Fast-track Consenting Team at the Ministry for the Environment (fasttrackconsenting@mfe.govt.nz) if you have any questions or wish to discuss this decision.

Yours sincerely



Hon David Parker
Minister for the Environment

cc Relevant Ministers of/for portfolios specified in section 21(6)(a)–(m) of the FTCA:

Infrastructure; Māori Crown Relations; Te Arawhiti; Housing; Education; Arts, Culture, and Heritage; Treaty of Waitangi Negotiations; Local Government; Land Information; Defence; Transport; Conservation; and Climate Change

Additional relevant Minister/s:

Associate Minister for the Environment (Urban Policy)

Local authorities:

Selwyn District Council
Canterbury Regional Council

Relevant iwi authority & Treaty settlement entity:

Te Rūnanga o Ngāi Tahu

Environmental Protection Authority

The Panel Convener

Appendix A – Requirements specific to referral of the Faringdon Oval Project

Information required to be submitted with resource consent applications to a panel

In accordance with section 24(2)(d) of the FTCA, I have also decided that you must provide the following information with any application:

- a detailed transport infrastructure assessment, including:
 - the existing capacity of the local road network to service the project
 - any upgrades that are required to the local road network to service the project
 - any funding required to carry out those upgrades (including how they will be funded), information about discussions held and any agreements made with Selwyn District Council and Canterbury Regional Council
 - how the project will support the uptake of public transport and active modes of transport (such as cycling and walking)
- an assessment of:
 - the existing condition and capacity of the relevant infrastructure for three waters services
 - any upgrades to that infrastructure that are required in connection with the subdivision and housing development
 - any funding required to carry out those upgrades (including how they will be funded)
 - information about discussions held and any agreements made with Selwyn District Council and Canterbury Regional Council
- a landscape and urban design assessment, including:
 - an assessment of how the provision and distribution of proposed open space in the project aligns with the Selwyn District Council's Open Spaces Strategy 2015 including consideration of open space provision in adjacent developments.