



2021-B-07534

11 MAR 2021

Lauren Semple  
Partner  
Greenwood Roche  
s 9(2)(a)

Dear Lauren Semple

**COVID-19 Recovery (Fast-Track Consenting) Act 2020 - Notice of Decision (Section 25) – Faringdon South West and South East Development**

Thank you for Hughes Developments Limited's application under section 20 of COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) seeking that Faringdon South West and South East Development (the Project) be referred to an expert consenting panel (panel) for consideration under the FTCA.

The Project is to subdivide land and construct residential development, two neighbourhood commercial centres, recreation reserves, roads, walking and cycling infrastructure, servicing infrastructure and associated bulk earthworks (potentially including excavation of materials over an aquifer) and discharges at Selwyn Road, Rolleston.

The purpose of the FTCA is to urgently 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 a project to an expert consenting panel for consideration under the FTCA, if the project 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 the Project will help to achieve the FTCA's purpose as it has the potential to:

1. generate up to 13,000 FTE jobs in engineering, design and construction sectors over a 7-year planning and construction period. The Project will also create a further 400 FTE ongoing permanent jobs following the completion of the Project (section 19(d)(i))
2. provide economic benefits to the construction industry, being an industry that has been affected by COVID-19 (section 19(a))
3. increase housing supply by up to 1,087 residential units (or up to 957 if a secondary school is developed) in an area that has an identified capacity shortfall to meet the medium-term housing demand (section 19(d)(ii))

4. enable the Project to progress faster by using the processes provided by the FTCA than would otherwise be the case (section 19(c)).

Any potential adverse effects arising from the application and mitigation measures can be considered and determined by an expert consenting panel (a panel) having regard to Part 2 of the Resource Management Act 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 the Project to a panel.

Please note that my decision on this application does not in any way endorse any other planning decisions relating to the project site, including the streamlined planning process for Proposed Change 1 to Chapter 6 of the Canterbury Regional Policy Statement. All risks of financial losses in the event that the application is unsuccessful through a panel are for the applicant to bear.

In accordance with section 24(2)(d) of the FTCA, I have also decided that you must provide the following information with any application for the Faringdon South West and South East Development project lodged with the Environmental Protection Authority (EPA) under clause 2 Schedule 6:

1. emissions assessment including modelling and analysis addressing effects and mitigation measures related to the emissions impact of the Project design, and opportunities to reduce emissions as a result of providing housing supply closer to amenities and/or work centres
2. integrated transport assessment including modelling and analysis addressing effects and mitigation measures to provide:
  - a. adequate cycleways and walkways for the number of dwellings and residents planned for the Project
  - b. safe provision of pedestrian crossings and traffic calming measures
3. stormwater assessment including provision of stormwater treatment prior to discharge to land
4. clarification on how consent conditions requested by Te Rūnanga o Ngāi Tahu in relation to the applicant's previous resource consent applications have been considered and addressed in any resource consent applications before a panel.

I consider that this information will inform a panel's assessment of the application'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.

In accordance with section 24(2)(e) of the FTCA, I have also decided that an expert consenting panel must invite comments on any consent application for the Faringdon South West and South East Development project lodged with the EPA from the persons and groups listed in Appendix A of this letter.

This will allow those parties the opportunity to have input into the application and enable a panel to better understand the potential effects of the proposal.

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

I will progress an Order in Council through the Executive Council for the Project. Once this Order is made you will be able to lodge your application for resource consent with the EPA for a decision by a panel. The decision to approve or decline the resource consent is a matter for the panel appointed by the Panel Convener Judge L J Newhook. My decision to refer the Project should not be taken as an indication or direction that this Project will be successful at that stage.

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 this decision to the persons, entities and groups specified in section 25(1) and (2) of the FTCA
2. my decision, the reasons for my decision and the section 17 report will be published on the Ministry for the Environment's website under section 25(3) of the FTCA.

Please contact officials at the Ministry for the Environment ([fasttrackconsenting@mfe.govt.nz](mailto: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: Ministers of/for:

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

Local Authorities:

Environment Canterbury; Selwyn District Council

Iwi Authorities & Treaty settlement entities:

Te Rūnanga o Ngāi Tahu

Other Parties:

Christchurch City Council; Waimakariri District Council; Greater Christchurch Partnerships; Te Ngāi Tūāhuriri Rūnanga; Te Taumutu Rūnanga; Mahaanui Kurataiao Ltd.

**Appendix A – Requirements specific to applications lodged by Hughes Developments Limited's for Faringdon South West and South East Development**  
**Persons or groups a Panel must invite comments from**

In accordance with section 24(2)(e) of the FTCA, I have decided that the expert consenting panel must invite comments on any consent application for Faringdon South West and South East Development from the following additional persons or groups:

- Christchurch City Council
- Waimakariri District Council
- Greater Christchurch Partnership
- Mr Martin Towers
- Nathaniel Heslop
- Tania & Michael Croucher
- New Zealand Defence Force
- Michael Quinn
- Freelance Canterbury Ltd
- Peter Tilling
- Canterbury District Health Board

Released under the provision of  
the Official Information Act 1982