

BRF-2891

21 March 2023

Dawn Baxendale
Chief Executive Officer
Christchurch City Council
s 9(2)(a)

Dear Dawn Baxendale

COVID-19 Recovery (Fast-track Consenting) Act 2020 – comments sought on referral application – Holly Lea Village Buildings D and E Project

The Minister for the Environment (Minister) has received an application from Holly Lea Village Limited to refer the Holly Lea Village Buildings D and E Project (project) to an expert consenting panel (panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA).

The project is described in Appendix A and the application documents are in Attachment 1.

Under delegated authority from the Minister and pursuant to section 21(2) of the FTCA, I invite Christchurch City Council to provide written comments on the referral application. A template is provided for this purpose in Attachment 2. Comment is sought on the specific matters outlined in the table below, and on any other matter you consider relevant to the Minister's decision on whether or not to accept the application.

Specific questions on the application
1. Are there any reasons that you consider it more appropriate for the project, or part of the project, to proceed through existing Resource Management Act 1991 (RMA) consenting processes rather than the processes in the FTCA?
2. Does the applicant, or a company owned by the applicant, have any environmental regulatory compliance history in your city?
3. How does the project align with Plan Change 14?

The above information is provided to you in confidence and as part of the statutory process set out in the FTCA. Please do not forward the application or request for comments to anyone outside your organisation.

If the Minister accepts the application and the project is referred to a panel, Christchurch City Council will have the opportunity to nominate a local authority representative (who could be a councillor or independent hearings commissioner) to sit on the panel and determine the RMA

approvals for the project. The applicant will provide a detailed assessment of environmental effects and cultural impact assessments at this stage and the council will have the opportunity to provide further comments to the panel.

Please provide comments via return email within 10 working days to ensure that the Minister takes them into consideration when making his decision. Note that the Minister is not required to consider any comments provided after this time.

If it is more efficient for you to discuss the application, please contact the Ministry for the Environment's Fast-track Consenting Team at fasttrackconsenting@mfe.govt.nz to arrange an appointment.

Yours sincerely



Madeleine Berry
Acting Manager, Fast-track Consenting Team

Appendix:

A. Details of proposed project

Attachments:

1. Application to refer the Holly Lea Village Buildings D and E Project to an expert consenting panel, including supporting information (Databox link)
2. Response template for written comments

cc: John Higgins, Head of Resource Consents, s 9(2)(a)

Appendix A – Details of proposed project

Project	Applicant	Details
Holly Lea Village Buildings D and E Project	Holly Lea Village Limited	<p>The project is to construct two three-storey apartment buildings, comprising a total of 30 units, to form part of the existing retirement village known as Holly Lea Village on a 1.95 hectare site in Fendalton, Christchurch. The project will include:</p> <ul style="list-style-type: none">a. Building E, a three-storey building (approximately 14.2 metres high), containing 22 independent living unitsb. Building D, a three-storey building (approximately 13.5 metres high), containing 10 independent living units; staff and administrative spacesc. access, parking and circulation spaces, and connections to existing three waters infrastructured. landscaping and planting. <p>The project involves activities such as demolishing existing buildings and structures, carrying out earthworks (including within a natural watercourse), installing structures within a natural watercourse, discharging stormwater and contaminants to land and water, constructing buildings, installing parking and vehicle access, taking, diverting and discharging groundwater.</p>