



BRF-2991

Holly Lea Village Limited  
c/- Amelia Alden  
Associate  
Greenwood Roche  
s 9(2)(a)

Dear Amelia Alden

**COVID-19 Recovery (Fast-Track Consenting) Act 2020 – Notice of Decisions (Section 25) – Holly Lea Village – Buildings D and E Project**

Thank you for Holly Lea Village Limited's application under section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) seeking referral of the Holly Lea Village – Buildings D and E Project (project) to an expert consenting panel (panel) for consideration under the FTCA.

The project is to construct two three-storey apartment buildings comprising a total of 32 units and supporting infrastructure, to form part of the existing retirement village known as Holly Lea Village on a 1.95 hectare site at 19, 19a and 21 Tui Street, 121 and 123 Fendalton Road and 2 and 8 Heathfield Avenue, Fendalton, Christchurch. The project will include:

- a. Building D, a three-storey building approximately 13.5 metres high, containing 10 independent living units, and staff and administrative spaces
- b. Building E, a three-storey building approximately 14.2 metres high, containing 22 independent living units
- c. vehicle and pedestrian access, parking spaces, and connections to existing three-waters infrastructure
- d. landscaping and planting.

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 creating approximately 108 full-time equivalent (FTE) jobs per year over a 3-year construction period and 8 ongoing FTE jobs once the project is operational
2. increase housing supply by constructing approximately 32 residential units
3. contribute to a well-functioning urban environment by constructing residential units within a walkable catchment of rapid public transit services
4. progress faster than would otherwise be the case under standard RMA 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.

*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 following persons or groups additional to those specified in clause 17 Schedule 6 of the FTCA:

1. the Minister for Seniors
2. Mahaanui Kurataiao.

This will allow those parties 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 following parties who are additional to those specified in the FTCA:

1. Mahaanui Kurataiao.

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:

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

Additional relevant Minister:

Minister for Seniors

Local authorities:

Christchurch City Council  
Canterbury Regional Council

Other parties:

Mahaanui Kurataiao

Relevant iwi authority:

Te Rūnanga o Ngāi Tahu

Relevant Treaty settlement entity:

Te Rūnanga o Ngāi Tahu

Environmental Protection Authority

The Panel Convener