



BRF-141

20 October 2021

Carter Group Limited and Rolleston West Residential Limited

C/- Jo Appleyard / Lucy Forrester

Partner / Solicitor

Chapman Tripp

s 9(2)(a)

Dear Jo Appleyard / Lucy Forrester

**COVID-19 Recovery (Fast-Track Consenting) Act 2020 - Notice of Decision (Section 25)
– Holmes Block Development and Skellerup Block Development**

Thank you for Carter Group Limited and Rolleston West Residential Limited's applications under section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) seeking referral of the Holmes Block Development and Skellerup Block Development projects to an expert consenting panel (a panel) for consideration under the FTCA.

Holmes Block Development

The project is to subdivide an 87.53 hectare site and construct approximately 1,052 new residential units, a local centre, and associated infrastructure in Rolleston. The applicant considers that delivery of these homes and the local centre will contribute approximately s 9(2)(b)(ii) million to the construction industry and support approximately 883 full-time equivalent jobs per annum over a 5-year planning and construction period.

Skellerup Block Development

The project is to subdivide a 72.69 hectare site and construct approximately 961 new residential units, a local centre and associated infrastructure in Rolleston. The applicant considers that delivery of these homes and the local centre will contribute approximately s 9(2)(b)(ii) million to the construction industry and support approximately 806 full-time equivalent jobs per annum over a 5-year planning and construction period.

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 a 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 can also decline to refer a project for any reason, under s 23(2) of the FTCA.

I have decided the projects do not meet the referral criteria in section 18 as:

1. the Projects do not help to achieve the purpose of the FTCA of promoting sustainable management of natural and physical resources as:
 - a. the Projects do not align with existing regional and local planning policy for future urban development within the Greater Christchurch area (section 18(2) and section 19(d)(iii))
 - b. the Projects propose housing and business activities in areas that are not identified as future growth areas in the future development strategy 'Our Space 2018-2048' ('Our Space') and the Canterbury Regional Policy Statement (CRPS) (section 19 (d) (iii))
 - c. the Projects do not align with infrastructure and transport planning for future urban development in Rolleston and may increase reliance on private transport use (section 19 (d) (iii)(iv))
 - d. referring these Projects may override the current collaborative cross-agency planning framework in place to meet the reasonably foreseeable needs of land for future urban development in Greater Christchurch.
2. it is more appropriate for the Projects to progress through the standard resource consent application pathway under the Resource Management Act 1991 (RMA) following completion of Private Plan Change 73 to the Selwyn District Plan which is currently in progress.

Accordingly, I have decided to decline your applications for referral under section 23(1) of the FTCA.

The FTCA requires that:

1. I provide a copy of this decision to the persons, entities and groups specified in section 25(1) 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 in accordance with section 25(3) of 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 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:

Selwyn District Council and Environment Canterbury

Other parties:

Christchurch City Council, Waimakariri District Council, Greater Christchurch Partnership, and Waka Kotahi NZ Transport Agency

Relevant iwi authority and Treaty settlement entity:

Te Rūnanga o Ngāi Tahu

Released under the provision of
the Official Information Act 1982