

Jo Appleyard / Lucy Forrester
Partner / Solicitor
Chapman Tripp

s 9(2)(a)

Dear Jo Appleyard and Lucy Forrester

**COVID-19 Recovery (Fast-Track Consenting) Act 2020 – request for further information
– Whisper Creek Residential Subdivision**

Thank you for your application to refer the Whisper Creek Residential Subdivision project to an expert consenting panel for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA).

Under delegated authority from the Minister for the Environment (the Minister), I am writing to request the following further information under section 22 of the FTCA:

1. In your application it is noted that *'the project will be broken into five stages that may be constructed individually or in tranches to meet market demand.'* For the purposes of your application under the FTCA, please provide a description of the activities, and timeline for development intended for each of the stages. Further, please confirm that the project is for both subdivision and development and advise of the number of lots and residential units, and intended compliance with density and bulk and location requirements under the relevant planning framework.
2. Provide details on any upgrades to infrastructure required to service the development and, if necessary, include details of how these upgrades are to be serviced, including by whom.
3. Provide details on any land interests on the project site and confirm whether any interests may delay or prevent timely project delivery.
4. Please expand on, and provide the framework on, the non-complying matters regarding staging and use of a golf course and provide an analysis on how you anticipate the project passing the 'gateway' test required for non-complying activities under s104D of the Resource Management Act 1991.
5. In your application it is noted that *'a large portion of the zone will remain as open space and could support a range of recreational activities'*. Please provide details on any anticipated recreational activities that will occur on the project site and associated

public benefit, as well as clarification on whether any additional resource consents will be required.

6. In your application it is noted that *'public pedestrian and cycle access to ... open space is proposed to be secured via an easement in favour of the Christchurch City Council'*. Please provide details on any correspondence had with Christchurch City Council pertaining to this matter, and confirm whether any open space is intended to be vested as public space.

Please provide the required information via return email within 10 working days so that the Minister can take it into account in deciding whether or not to accept the referral application.

Yours sincerely



Stephanie Frame
Manager, Fast-track Consenting Team

Released under the provisions of
the Official Information Act 1982