



BRF-1070

21 March 2022

Nicole Rosie
Chief Executive Officer
Waka Kotahi New Zealand Transport Agency
Email: s 9(2)(a)

Dear Nicole Rosie

COVID-19 Recovery (Fast-Track Consenting) Act 2020 – comments sought on referral application – Whisper Creek Residential Subdivision

The Minister for the Environment (the Minister) has received an application from Mike Greer Homes North Canterbury Limited and LMM Investments 2012 Limited to refer the Whisper Creek Residential Subdivision project (the Project) to an expert consenting panel (a panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA).

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 certainty of investment while continuing to promote the sustainable management of natural and physical resources.

The Project is described in Attachment A and a link to the application documents is provided in the covering email.

The Minister considers that the Greater Christchurch Partnership (GCP) collectively, and the GCP partners individually, may have an interest in the Project. Under delegated authority from the Minister and pursuant to section 21(3) of the FTCA, I invite Waka Kotahi New Zealand Transport Agency to provide written comments on the referral application.

Comment is sought on the specific matters outlined in the table below, in addition to any other matter you consider relevant to the Minister's decision on whether or not to accept the application. A template is attached for this purpose.

Specific questions on the application
1. How does the Project align with the strategies and planning supported by the GCP and Waka Kotahi New Zealand Transport Agency for urban growth in the Greater Christchurch area?
2. 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?

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, the applicants will be able to lodge applications with the Environmental Protection Authority for the approvals needed under the Resource Management Act 1991. The applicants must provide a detailed assessment of environmental effects and a cultural impact assessment as part of this process.

Please provide your comments via return email within 10 working days to ensure that the Minister takes your comments into consideration when deciding whether or not to accept the referral application. Note that the Minister is not required to consider any comments provided after this time.

If you would like more information about the fast-track consenting process, or 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



Stephanie Frame
Manager, Fast-track Consenting Team

Enclosures:

- A. Details of proposed project
- B. Application to refer the Whisper Creek Residential Subdivision project to an expert consenting panel, including supporting information
- C. Response template for written comments

Cc: EnvironmentalPlanning@nzta.govt.nz
Sonya McCall - Team Lead, Environmental Planning – Waka Kotahi
s 9(2)(a)
Jenni Fitzgerald - Manager, Environmental Planning – Waka Kotahi
s 9(2)(a)

Appendix A - Proposed project

Project	Applicant	Details
Whisper Creek Residential Subdivision	Mike Greer Homes North Canterbury Limited and LMM Investments 2012 Limited	<p>The Project is to subdivide approximately 64 hectares of land and construct a housing development comprising:</p> <ol style="list-style-type: none">approximately 188 residential lotsapproximately 217 residential unitsa balance lot comprising naturalised streams, wetlands, stormwater basins, landscaping and open space, and potentially a future golf courseinfrastructure associated with the subdivision and development including roads, culverts, parking and infrastructure for three-waters services to service the residential lots. <p>The Project site is located at 240 Spencerville Road, Ouruhia, Canterbury.</p> <p>The Project will involve activities such as demolition of existing dwellings and associated infrastructure, subdivision, earthworks, taking, treating, retention of, diverting and discharging surface and groundwater, naturalising streams, constructing wetlands, water storage basins and drains, landscaping and planting (including of riparian margins), and constructing buildings including residential units and associated infrastructure.</p>