



BRF-1070

21 March 2022

Stefanie Rixecker
Chief Executive Officer
Environment Canterbury Regional Council
Email: s 9(2)(a)

Dear Stefanie Rixecker

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 copy of the application documents is electronically attached.

Under delegated authority from the Minister and pursuant to section 21(2) of the FTCA, I invite you to provide written comments on the referral application. A template is attached for this purpose. 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.

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.

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. What reports and assessments would normally be required by the Council for a project of this nature in this area?
3. Does the applicant, or a company owned by the applicant, have any environmental regulatory compliance history in your region?

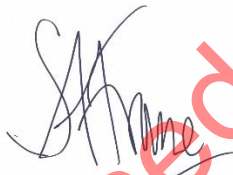
4. How does the Project align with current urban growth policies in your region?
5. Do any wetlands exist on the Project site and, if so, are any of the Project's proposed works prohibited activities?

If the Minister accepts the application and the Project is referred to a panel, the 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 a cultural impact assessment at this stage and the Council will have the opportunity to provide further comments to the panel. The Ministry for the Environment has prepared guidance on local authority involvement with fast-track consenting projects which you can access on the Ministry for the Environment website.

Please provide your comments via return email within 10 working days to ensure that the Minister takes your comments 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



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: Aurura Grant, Consents Planning Manager – Environment Canterbury Regional Council - 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> <ul style="list-style-type: none">a. approximately 188 residential lotsb. approximately 217 residential unitsc. a balance lot comprising naturalised streams, wetlands, stormwater basins, landscaping and open space, and potentially a future golf coursed. infrastructure 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>