

Attachment 12 - Costco Christchurch Project – Engagement and Consultation Record

Agency / group	Contact Sent to	Summary	Actions
Canterbury Regional Council (CRC)	ecinfo@ecan.govt.nz	Email advising of notice of referral application and 20 working day period	29/07/26 Email sent re notice of formal lodgement 30/07/26 CRC response to complete pre-app request via the Environment Canterbury website 31/07/26 forms completed and e-mail sent to David Sluter who acknowledged receipt 04/08/26 CRC requested a pre-application meeting 14/08/26 Pre application meeting held with CRC Anna Stewart, Team Leader, Significant Consents, Wanda Kingma, Consent Support Officer, Victoria Kingsbury, Principal Consent Planner, Karina Kelly, Consent Planner and Sam Prystupa – Consent Planner. The meeting provided an overview of the Costco development and discussed the key regional consenting matters likely to arise, including large-scale earthworks, construction and operational stormwater management, dust suppression and water supply, contaminated land, and hazardous substance requirements associated with the fuel station. CRC encouraged early and ongoing engagement, particularly during the period between referral and substantive lodgement. 20/08/26 CRC provided a s11 response (Attached to this summary) noting that regional consents may be required for land use (including earthworks and land disturbance), water takes and dewatering, and discharges associated with construction and operational stormwater, sediment, contaminants and air emissions. CRC noted that further project-specific information is required to confirm the applicable consent requirements and whether relevant permitted activity standards can be met. CRC also provided template draft conditions as early guidance for the matters identified and welcomed the opportunity to review the updated rule assessment, technical reports, policy assessment and draft conditions prior to lodgement of the substantive application.
Christchurch City Council (CCC)	CCCResourceconsentapplications@ccc.govt.nz resourceconsentapplications@ccc.govt.nz	Email advising of notice of referral application and 20 working day period.	29/07/26 Email sent out re notice of formal lodgement 19/08/26 as no response had been received a follow up e-mail was send and CCing in Paul Lowe RC Manager, response was provided by Andrew Long Senior Planner who confirmed CCC would be providing a response. 25/08/26 CCC provided a s11 response (Attached to this summary). CCC's advised their current position is neutral, noting the limited information available at the referral stage, but indicated that it is likely to be able to support the concept if the identified matters can be appropriately addressed. CCC identified key matters for further assessment as including retail distribution effects and consistency with the Industrial Park Zone and centres framework; transport and wider network effects; three waters servicing and infrastructure upgrades; stormwater management; urban design and the high-amenity Memorial Avenue gateway; and integration with the Outline Development Plan. CCC also noted that the substantive application should address noise, earthworks, geotechnical and natural hazard matters, natural heritage and biodiversity, effects on strategic infrastructure, and clearly demonstrate the significant national or regional benefits of locating the Costco Christchurch Project on the site.
Mahaanui Kurataiao Limited (MKT)	s 9(2)(a) mahaanui.admin@ngaitahu.iwi.nz	Email advising of notice of referral application and 20 working day period	29/07/26 Email sent advising of the referral application and 20-working-day response period. 24/08/26 Follow-up email sent. 26/08/26 Angela Burton advised that Mahaanui would not be providing mana whenua advice on the application, as the Project falls outside the rohe of Te Taumutu Rūnanga.
Whitiora Centre Limited	s 9(2)(a) consents@whitiora.org.nz	Email advising of notice of referral application and 20 working day period	29/07/26 Email sent advising of the referral application and 20-working-day response period. 03/08/26 Confirmation of receipt received from Ruiha Johnson. 24/08/26 Follow-up email sent. 26/08/26 Kyle Davis advised that Whitiora is the appropriate conduit for Fast-track consenting input within the Ngāi Tūāhuriri takiwā and would check its system regarding the Project. No formal response was received within the 20-working-day period. Ongoing engagement will be undertaken with Whitiora as the Project progresses.

Agency / group	Contact Sent to	Summary	Actions
Te Ngāi Tūāhuriri Rūnanga	Tuahiw.Marae@ngaitahu.iwi.nz	Email advising of notice of referral application and 20 working day period	29/07/26 Email sent advising of the referral application and 20-working-day response period. 24/08/26 Follow-up email sent. As noted above, Whitiara Centre Limited has advised that it is the appropriate conduit for Fast-track consenting input within the Ngāi Tūāhuriri takiwā. Ongoing engagement in relation to mana whenua matters will therefore be undertaken through Whitiara.
Te Runanga o Ngai Tahu (TroNT)	s 9(2)(a) TTW@ngaitahu.iwi.nz	Email advising of notice of referral application and 20 working day period	30/07/26 Rachael Pull responded advising that Te Ngāi Tūāhuriri Rūnanga is the mana whenua entity for the Project area and the primary entity with which the applicant should engage directly. 31/07/26 B&A confirmed that Te Ngāi Tūāhuriri Rūnanga had also been notified of the referral application. 24/08/26 Follow-up email sent.
Department of Conservation (DOC)	FastTrackApplicationEnquiries@doc.govt.nz	Email advising of notice of referral application and 20 working day period	29/07/26 Email sent out re notice of formal lodgement 30/07/26 Acknowledged receipt - Amelia Taaka, Statutory Support requesting forms completed, 31/07/26 Requested forms completed and resubmitted 04/08/26 Shawn Gardner responded and advised a response would be provided on 26th August and asked for title info and if an ecological or wildlife assessment had been carried out. 17/08/26 DOC provided a s11 response (Attached to this summary). DOC did not identify any matters preventing the project from progressing but seeks further information regarding protected species, indigenous flora and freshwater features. The findings will inform any Wildlife Act or freshwater approvals required. DOC recommends ongoing pre-lodgement engagement, including review of reports, management plans and draft conditions prior to substantive lodgement.

20 August 2026

Fern Beck
Barker and Associates
Level 3, 61 Cambridge Terrace,
Christchurch Central City,
Christchurch



Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

P. 03 365 3828
F. 03 365 3194
E. ecinfo@ecan.govt.nz

www.ecan.govt.nz

Kia ora Fern Beck,

Thank you for providing Canterbury Regional Council (CRC) notice under section 11(1)(b)(i) of the Fast-track Approvals Act (FTAA) on 31 July 2026. Section 11(1)(c) states that CRC have 20 working days in which to respond to this notice. Please consider this has CRC's response to that notification.

For completeness, CRC notes that a meeting was held on 14 August 2026 and formal notification provided. CRC's feedback on this information is captured below.

PROJECT SUMMARY

As CRC understand it, Costco Australia Party Limited is proposing to develop a commercial and retail area, including a Costco Wholesale warehouse and fuel station, of an approximately 17.6841-hectare (ha) site comprising the following land parcels:

- Lot 2 DP 553686
- Lot 5 DP 28780
- Lot 1 DP 553686
- Sec 8 SO 544350

The project proposes a development that would involve:

- Establishment of a new Costco Wholesale warehouse retail store and associated customer and staff parking;
- Establishment of a fuel station;
- Establishment of approximately 8,000m² to 10,000m² of retail activity, with associated customer and staff parking;
- Amendments to the approved subdivision boundaries and the construction of vehicle access points (with associated removal of street trees) to support the development; and
- Enabling works, including site preparation, earthworks, and the installation of supporting infrastructure and services.

FEEDBACK

Based on the information provided at the pre-application meeting, anticipated consenting requirements were discussed between the applicant and CRC and these were captured in the meeting minutes. In summary:

Planning - Consent Requirements

Despite the likely rule triggers identified in the meeting minutes, based on the information provided to date, CRC is unable to confirm the specific regional council requirements for the proposal until comprehensive descriptions of the proposed activities, servicing arrangements, construction methodology and stormwater management approach have been provided.

However, based on the scale and nature of the development site in addition to discussions during the preapplication meeting, CRC anticipates that the Applicant should carefully assess whether regional consents are required under the Canterbury Land and Water Regional Plan (CLWRP), Canterbury Air Regional Plan (CARP), and any relevant National Environment Standards (NES).

In particular, CRC anticipates that the Applicant's rule assessment should consider whether consent is required for the following activities.

- Land use consent under section 9 of the Resource Management Act 1991 (RMA), including for earthworks and/or land disturbance
- Take and use consent under section 14 of the RMA, if any groundwater/surface water takes, dewatering, or construction related water take is proposed; and
- Discharge consent under section 15 of the RMA, including for construction phase stormwater, operational phase stormwater, sediment laden water, contaminants to land or water, any dewatering discharge and/or air discharges.

At this stage, however, the level of project specific detail provided means CRC is not yet able to confirm the consent requirements for the proposal. CRC would welcome further details on the proposed activities and the reasons why any permitted activity thresholds may not be met. This would assist CRC in providing more specific feedback on consent requirements under the CLWRP.

CRC also notes that the Applicant would need to seek any relevant resource consents from the Christchurch City Council under their district plan if the relevant consent triggers are met, in addition to any consents under applicable National Environmental Standards. Additionally, CRC notes the Applicant likely intends to seek consents under the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NES-CS). However, CRC notes that consenting matters relating to the NES-CS, fall to the Christchurch City Council (CCC).

A substantive application would need to include a comprehensive assessment of effects across all relevant consenting matters, supported by appropriate technical assessments and draft management plans where necessary.

CRC would welcome the opportunity to review any updated rule assessment alongside a draft assessment of effects and associated technical reports and / or management plans in advance of a substantive application being lodged. Early provision of these documents would allow CRC to provide timely and constructive feedback before the substantive application is formally lodged.

CRC recommends that the referral and substantive application clearly distinguish between approvals required from CRC and approvals required from other agencies or authorities.

Policy Framework

The substantive application would also need to include a comprehensive policy assessment against the relevant policy framework within the Canterbury Regional Policy Statement (CRPS), CLWRP and CARP alongside any relevant national direction.

CRC would also welcome the opportunity to review any draft policy assessment in advance of a substantive application being lodged. Early provision of this assessment would allow CRC to provide timely and constructive feedback before the substantive application is formally lodged.

Conditions

A substantive application would also need to include a comprehensive set of proposed conditions. To assist with this, CRC has attached to this letter a set of standard template conditions (s9, s14 and s15) relevant to the consents potentially being sought.

Please note that these template conditions are provided as a general guide. Not all conditions will be relevant to the proposed activity. For those that are relevant to the activities sought in this application, CRC notes that site-specific considerations may necessitate the addition, removal, and/or amendment of conditions. CRC hopes the attached template conditions will assist in preparing a condition set that is appropriate for the specific proposal.

CRC would also welcome the opportunity to review the draft condition framework as the application develops, noting that any final conditions would ultimately be considered by the expert panel as part of the Fast-track process.

CRC looks forward to continuing to engage collaboratively with the Applicant on this Fast-track project. CRC is keen to assist where it can by providing early feedback, noting that CRC is not the decision-maker for the substantive application, but rather plays a role as a relevant local authority providing input to assist the Applicant, the EPA, and the expert panel. CRC is therefore keen to engage early and constructively to help ensure relevant matters are identified and addressed as efficiently as possible, and to support a more efficient consenting process.

CRC are happy for this document to be used as evidence of consultation when lodging your application. We look forward to continuing to work with you as your application progresses.

Ngā mihi

A handwritten signature in black ink, appearing to read 'Victoria Kingsbury', written in a cursive style.

Victoria Kingsbury
Principal Consents Planner

LIST OF ATTACHMENTS:

Attachment 1: RMA270597 - FT Pre-APP- Costco Australia Party Limited - Meeting Minutes - 14 August 2026

Attachment 2: s9 Conditions - Earthworks Over an Aquifer

Attachment 3: s14 Conditions - Dewatering Water Take

Attachment 4: s14 Conditions - GW Take

Attachment 5: s15 Conditions - Construction-Phase Stormwater Discharges

Attachment 6: s15 Conditions - Operational-Phase Stormwater Discharges

Attachment 7: s15 Conditions - Air Discharge



Applicant	Costco Australia Party Limited
Pre-Application number	RMA270597
Meeting date	14 August 2026
Location	Online
Participants	Applicant attendees: Fern Beck Richard Johnson Liam Jagvick Jarette Wickham Jacob Whiting Abdul Deeb Nick Roberts CRC attendees: Karina Kelly Sam Prystupa Victoria Kingsbury Wanda Kingman Anna Stewart

INTRODUCTION

Costco Australia Party Limited (Costco/ the applicant) sought a meeting with Canterbury Regional Council (CRC) to discuss the potential to use the Fast-track Approval Act (FTAA) for Costco Fast Track Application. The project is not listed on Schedule 2 of the FTAA and so the applicant is seeking referral.

Fast-track Act Consenting:

Under section 11(1)(b)(i) of the FTAA, the applicant is required to notify the relevant authorities. Costco Australia Party Limited will need to provide evidence of this consultation as part of their referral application.

This pre-application meeting forms part of this consultation and outlines the process going forward.

Costco Fast Track Application Project:

Specifically, the applicant sought advice relating to the subdivision and commercial land use development of a 17.6841 hectare (ha) site at 475 Memorial Avenue, 500, 520 Avonhead Road and 400 Russley Road, Avonhead, Christchurch.

NOTES

General discussion:

- Canterbury Regional Council (CRC) provided an overview of the Fast-track process and introductions.
- CRC explained that technical advice is intentionally front-loaded during the pre-application phase to identify significant issues early and resolve them collaboratively before Expert Panel consideration.

- A pre-application reference number has been established to manage costs associated with pre-application discussions. Once an application is formally lodged with the EPA/MCERT, the reference number is updated, so costs can be billed directly to the EPA/MCERT.
- CRC noted the importance of continuing to work closely with Christchurch City Council (CCC) where responsibilities overlap.

Coordination with other authorities:

- CRC advised that it will seek to coordinate with CCC where this can improve efficiency for the applicant. Where appropriate, this may include:
 - aligning technical discussions;
 - coordinating workshops;
 - sharing or jointly utilising technical expertise where appropriate; and
 - avoiding unnecessary duplication of review.
- CRC acknowledged the significant volume of Fast-track work currently being experienced by councils and noted the importance of structuring engagement efficiently.
- The applicant supported a collaborative approach and acknowledged the reciprocal benefit of early engagement between the project team and councils.

Christchurch International Airport engagement:

- CRC recommended early and meaningful engagement with Christchurch International Airport, given the proximity of the site to the airport.
- CRC noted experience from other Fast-track applications around the airport where airport-related matters became more significant during the process than initially anticipated.
- The applicant's consideration of bird-strike risk in relation to stormwater design was acknowledged positively.
- CRC recommended that airport engagement occur early enough for any issues to be identified and incorporated into the project design and supporting assessments before substantive lodgement.

LGOIMA requests and confidentiality:

- CRC supports open and productive pre-application discussions but recognises that information provided may be commercially sensitive or confidential. Applicants should clearly identify any information they consider sensitive and the basis for that sensitivity.
- If CRC receives a request for project information, including under LGOIMA, it will consider any applicable withholding grounds and, where appropriate, notify and consult with the applicant before making a decision on disclosure.
- Applicants should be aware that once a substantive application is formally accepted into the Fast-track approvals process, the application and supporting information will become publicly available through the EPA.

Applicants' Project overview:

- The applicant provided an overview of Costco's operations and its proposed expansion into Christchurch

- The proposed Christchurch warehouse would be approximately 20% larger than Costco's standard warehouse format, reflecting anticipated demand and the intention to provide additional storage/distribution capacity, including capacity to support Costco's future online offering.
- The development is anticipated to provide approximately 350 jobs in total, comprising approximately 250 FTE operational roles and approximately 100 construction-related roles.
- Costco also noted its intention to engage with local suppliers, producers and farmers. Its global purchasing network may provide opportunities for suitable local suppliers to supply other Costco markets internationally.

Site and proposed development

- The proposed site is located near Christchurch International Airport, with frontage/access associated with Memorial Avenue and Avonhead Road.
- The applicant considers the location well suited to Costco's destination-based retail model due to its accessibility to Christchurch, Canterbury and the wider South Island.
- The proposal currently includes:
 - a Costco warehouse of approximately 16,000 m²;
 - associated customer and staff parking;
 - a members-only fuel/service station;
 - approximately 8,500 m² of complementary large-format retail;
 - changes to the previously consented subdivision layout;
 - changes to the proposed road network and servicing arrangements; and
 - associated earthworks and infrastructure

Existing consents on site

- The development will require changes to the previously consented subdivision and earthworks arrangements to accommodate the Costco development.
- A key change is the proposed road connection through the site. Part of the previously proposed network is intended to vest in Christchurch City Council (CCC), while another connection associated with the Costco development is proposed to remain a private road, providing flexibility for the landowner's future operations and development.
- The current proposal changes the focus and staging of development across the site and will therefore require consideration of whether existing regional consents should be varied or whether new consents are more appropriate.

Relevant regional consenting matters are expected to include:

- Earthworks (Rule 5.175 of the CLWRP and Rule 5.119 if dewatering is expected to be required);
- Construction-phase stormwater (Rule 5.93A and 5.94A of the CLWRP);
- Contaminated land (discharge rules of CLWRP and Rule 5.98, particularly if soil is to be reused on site, and Contaminated Land Rules 5.185 -5.187),
- Operational stormwater (Rule 5.93A for vested roads, Rule 5.96 for the wider site);

- Discharges to air (dust or other contaminants related to site activities. Rules 7.32, 7.53 of the CARP); and
- Matters associated with the proposed fuel facility (Rule 5.181 of the CLWRP).
- The applicant and CRC noted that some aspects of the fuel facility may be relatively permissive under the applicable regional rules (for storage of hazardous substances), but this will be confirmed as the design and consenting requirements are developed
- Groundwater takes, if onsite bore is proposed to be used, Rules 5.128 to 5.130 and Rules 5.113 to 5.114A for small water takes. The Christchurch groundwater allocation zone is currently over-allocated. If water is not able to be taken from the public supply, or within the PA limits for small water takes, the applicant should consider if Section 30 applies.

Earthworks and construction-phase stormwater

- The applicant advised that substantial earthworks will be required across the wider site, potentially in the order of 100,000 m³ or more, with some material potentially requiring removal from the site.
- The applicant is seeking to coordinate the earthworks programme across the wider development to avoid inefficient double-handling of material, particularly stripping, replacing and subsequently re-stripping topsoil as individual development areas progress.
- The existing design for the northern portion of the site is approximately 90% advanced.
- A key matter for further discussion with CRC will be the extent of land that can practically be opened for earthworks at any one time. The applicant noted that the existing consent restricts the open earthworks area and that a larger working area may be required to efficiently undertake the proposed development.
- Key construction-phase matters identified included:
 - discharge of construction stormwater to ground;
 - erosion and sediment controls;
 - dust suppression (including water supply availability);
 - management of the overall earthworks' footprint;
 - Remediation of identified "hot spots" of contaminated soils on site; and
 - stabilisation of disturbed areas.

Operational discharge

- The applicant intends to discharge operational stormwater to ground.
- Geotechnical investigations undertaken to date indicate relatively deep groundwater and good infiltration characteristics within the underlying gravels. On this basis, the applicant does not currently anticipate significant physical constraints to disposing of stormwater to ground.
- However, the scale of the development represents a substantial change from the site's existing predominantly grassed condition to significant roof and hardstand areas.
- Further assessment will therefore be required to confirm the regional consenting requirements for:

- roof runoff;
- car park and other hardstand runoff;
- runoff from the private road network; and
- the proposed fuel/service station.
- The applicant acknowledged that an operational regional consent may ultimately be required, notwithstanding that some individual components may otherwise fall within permitted activity provisions (being stormwater discharge from vested roads with CCC approval).

Technical Engagement:

- CRC outlined its approach to technical engagement on other fast-track projects to date, and noted the process generally involves the following:
 - early review of draft technical reports by specialists;
 - identification of significant technical issues before lodgement;
 - provision of comments back to the applicant;
 - opportunity for the applicant to respond, amend reports or explain alternative approaches
- This collaborative approach is intended to identify and resolve technical issues before lodgement, reducing the matters requiring determination by the Expert Panel.

Information sharing:

- CRC confirmed it will share information with the applicant as it is provided to the EPA/MCERT.
- CRC requested that the applicant similarly share draft information wherever possible prior to formal lodgement to assist with timely technical review.
- The applicant indicated agreement with this approach.

NEXT STEPS

ACTION – ALL PARTIES: Maintain ongoing engagement as the application progresses through the Fast-track process.

ACTION - Applicant to continue discussions with CCC regarding infrastructure, transport, water supply and road vesting/private road arrangements.

ACTION - Applicant to engage early with Christchurch International Airport/Airways regarding matters relevant to the proposal.

ADDITIONAL INFORMATION

Charging: CRC will charge for pre-application engagement under RMA270597

Communication (going forward): Sam Prystupa, Karina Kelly and Victoria Kingsbury for CRC and Fern Beck for Applicant.

Process: Applicant intends to lodge a Fast-track referral application.

Timelines for pre/ referral and substantive notification: Applicant has indicated that they will lodge the referral application on 28 August 2026.

Signed by:



Victoria Kingsbury

Disclaimer: This note provides preliminary technical council guidance on potential matters that may affect applications under the Fast-track Approvals Act 2024 (FTAA). It does not constitute legal advice and should not be relied upon as such. The advice reflects an initial review of material within limited timeframes and is not a full or definitive assessment.

Should an applicant elect to pursue a Resource Management Act 1991 (RMA) application instead, Information requirements, assessment approaches, notification considerations, and recommended consent conditions may differ between the Fast-track and RMA processes due to the different statutory tests, decision making frameworks, and procedural requirements that apply. Applicants should not assume that positions expressed during the Fast-track process will necessarily be adopted or relied upon in any subsequent RMA application.

Please note that any advice, comments, draft conditions, or technical recommendations provided during the Fast-track process were prepared solely for the purposes of assisting assessment under the FTAA. If an application proceeds under the RMA instead, Canterbury Regional Council (CRC) may undertake a fresh assessment and reach different conclusions on matters previously discussed. CRC reserves the right to revisit, amend, or depart from any previous advice, including information requirements, notification, effects assessment, and consent conditions. Accordingly, material prepared for the Fast-track process should not be relied upon as indicating CRC's final position under the RMA.

25 August 2026

Costco Wholesale Australia Pty Ltd

c/- Fern Beck

Barker and Associates

Level 3, 61 Cambridge Terrace

Christchurch Central

Christchurch 8013

03 941 8999

53 Hereford Street
Christchurch 8013

PO Box 73013
Christchurch 8154

ccc.govt.nz

By email: s 9(2)(a)

Fast-track Approvals Act 2024 – Notification of Intent to Lodge Referral Application

Costco Wholesale Australia Pty Ltd – 475 Memorial Avenue, 500 and 520 Avonhead Road and 400 Russley Road

1. The Christchurch City Council ('CCC') received a notification from Costco Wholesale Australia Pty Ltd ('Costco') on 29 July 2026 advising of their intention to lodge a referral application under section 13 of the Fast-track Approvals Act 2024 ('FTAA'). The notification from Costco is reproduced in full below.
2. The purpose of this memorandum is to respond to this notification under FTAA section 11(1)(c) and identify matters that the applicant may want to consider prior to lodging a referral application.

Kia ora,

We are writing on behalf of Costco Wholesale Australia Pty Ltd regarding the properties located at 475 Memorial Avenue, 500 and 520 Avonhead Road, and 400 Russley Road in Avonhead, Christchurch shown in the locality diagram below (the site).



Costco Wholesale Australia Pty is in the process of preparing a referral application under the Fast-Track Approvals Act 2024 (FTAA) for the Project.

Project overview

At a high level the scope of the activity includes:

- Establishment of a new Costco Wholesale warehouse retail store and associated customer and staff parking;
- Establishment of a fuel station;
- Establishment of approximately 8,00m² to 10,000m² of retail activity, with associated customer and staff parking;
- Amendments to the approved subdivision boundaries and the construction of vehicle access points (with associated removal of street trees) to support the development; and
- Enabling works, including site preparation, earthworks, and the installation of supporting infrastructure and services.

Approvals

A referral application must specify all approvals proposed under the FTAA. The approvals anticipated for this Project may include but are not necessarily limited to:

- Schedule 5 approvals under the Resource Management Act 1991 ("RMA");
- Schedule 7 approvals under the Wildlife Act 1953 (if applicable); and
- Schedule 8 approvals under the Heritage New Zealand Pouhere Taonga Act 2014 (if applicable).

The FTAA (as amended) requires the following prior to lodging a referral application with the Environmental Protection Authority (EPA):

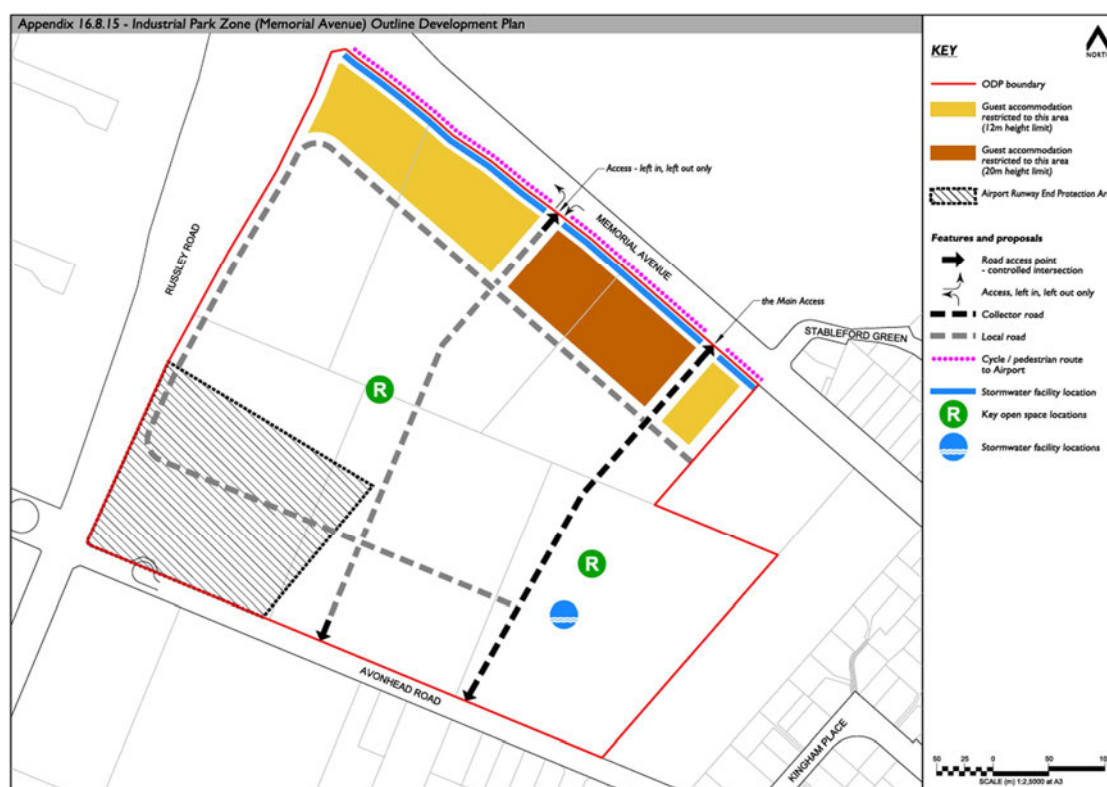
- Consultation requirements under section 11(1)(a), where relevant; and
- Written notice to relevant local authorities, iwi authorities, hapū, Treaty settlement entities, and administering agencies.

In accordance with section 11 of the FTAA, Costco Wholesale Australia Pty Ltd gives notice of its intention to lodge a referral application for the Project.

3. The advice to follow is based on the understanding of the notification that the complex would consist of one Costco retail warehouse of an unknown floor area, one fuel station, and other retail activities with a floor area of between 8000m² (noting the referral says 800m²) and 10000m².
4. To summarise, the Council officer's position at the current time is neutral, noting the limited information provided by Costco, but that there are distributional effects that should be carefully considered (as per Policy 16.2.1.4 in particular) and road network and servicing upgrades required.

Site and area context

5. The site is located at 475 Memorial Avenue, 500 and 520 Avonhead Road, and 400 Russley Road, as shown above. The site is identified in Councils GIS system as being Lots 1 and 2 DP 553686, Lot 5 DP 28780, and Sec 8 SP 544350.
6. The site is zoned Industrial Park and is subject to a number of map overlays in the District Plan:
 - Designation D1: Christchurch International Airport Limited; Christchurch International Airport;
 - Designation P5: New Zealand Transport Agency: State Highway 1 (Proposed Russley Road Widening: Harewood Road to Avonhead Park);
 - 50 dB Ldn Air Noise Contour;
 - 55 dB Ldn Air Noise Contour; and
 - Christchurch International Airport Protection Surfaces.
7. The site is also subject to the Outline Development Plan at Appendix 16.8.15 of the District Plan. It seeks to provide guest accommodation activities to Memorial Avenue, an internal road network, open space and stormwater management. The black hatching denotes the eastern edge of Designation D1. The Written Approval of the Requiring Authority would be required for any works not provided for by that designation.



8. The site fronts two Major Arterial Roads (Memorial Avenue and Russley Road) and a Collector Road (Avonhead Road). The District Plan does not identify any natural hazard on the site, noting paragraph 8.2 below.
9. The relevant Records of Title include the following interests:
 - Titles for 475 Memorial Avenue and 500 Avonhead Road include consent notice 11898381.3 limiting activities to Avonhead Road until road upgrades have occurred, and requiring specific foundation design; and
 - Titles for 475 Memorial Avenue, and 500 and 520 Avonhead Road include a gazettal limiting the height of structures and vegetation.

10. The site is also:

- A listed HAIL site (E1 - Asbestos products manufacture or disposal, A10 - Persistent pesticide bulk storage or use. G5 - Waste disposal to land, G3 - Landfill sites).
- Shown in the Council's Flood and Floor Level Viewer as being partially subject to inundation. Assessment would be required under the National Policy Statement on Natural Hazards and s106A of the Resource Management Act 1991 (or any successor thereto).

District Plan

11. Chapter 16 of the District Plan zoning includes objectives and policies relating to industrial zones, including elements specific to the Industrial Park zoning and to the 'western gateway', both of which are applicable to the application site. Objectives and policies seek, in summary, to maintain the supply of industrial land and to maintain the function of the zone, notably at Policy 16.2.1.4. As above, the applicable Outline Development Plan includes a guest accommodation element in this location adjoining, as it does, the Christchurch International Airport. A high level of amenity is sought to Memorial Avenue.

12. Chapter 3 (Strategic Directions) of the District Plan includes 18 high level objectives, including Objective 3.3.8 seeks a well-integrated pattern of development, including with respect to maintaining functionality of the City Centre, Key Activity Centres, Town Centres and Local Centres. The proposal is to locate a Costco retail warehouse and 10000m² of additional retail outside of those centres.

13. The application site is not within any of these centres and the Council would (currently) expect any application, fast track or otherwise, to include an assessment of the distributional effects of the proposal on these centres from a suitably qualified and experienced economist.

14. Any application would also need to carefully consider the proposal in terms of Policy 16.2.1.4 (below) for the same reasons, noting that this policy is an 'avoid' policy.

16.2.1.4 Policy - Activities in industrial zones

- a. Maintain and support the function of industrial zones while, subject to Clauses (b) and (c), providing for limited non-industrial activities that:
- i. are **ancillary** in scale (subject to Clause (d)) and on the same **site** as a permitted or consented activity;
 - ii. are not appropriate in more sensitive environments due to their potential noise, odour or other environmental effects;
 - iii. incorporate characteristics that are compatible with the industrial zone and do not cause an undue constraint on other permitted activities within the zone;
 - iv. comprise **yard based supplier** or **trade suppliers** in the Industrial General Zone;
 - v. provide **emergency service facilities** and/or **community corrections facilities**;
 - vi. support the needs of workers and businesses in the zone including **food and beverage outlets**, **commercial services**, **gymnasiums**, and the care of children;
 - vii. meet the convenience needs of residents, workers and businesses in the Industrial General Zone (Waterloo Park) in a **Neighbourhood Centre**;
 - viii. are rural activities associated with the irrigation of food processing wastewater in the identified area of the Industrial Heavy Zone (South West Hornby) (**Appendix 16.8.8**) that is integral to the ongoing operation of an established industrial activity;
 - ix. are **recreation facilities** in the industrial General Zone that:
 - A. provide for active indoor **recreation activities** that due to scale are not appropriately located in the **Central City** or a **commercial centre**; and
 - B. are located near a commercial centre to support that centre; and
 - C. do not give rise to reverse sensitivity effects on industrial activities, and do not undermine the ability of industrial activities to continue to operate or establish in the zone.
- b. Avoid any activity in industrial zones with the potential to hinder or constrain the establishment or ongoing operation or development of industrial activities and **strategic infrastructure**, or with the potential to be exposed to unacceptable risk. This includes but is not limited to avoiding:
- i. **sensitive activities** located within the 50 dB **L_{dn}** Air Noise Contour, the Lyttelton Port Influences Overlay Area, the Woolston Risk Management Area and in proximity to the **National Grid**;
 - ii. non-sensitive discretionary or non-complying activities specified by Rule 16.4.1.4 D1, Rule 16.5.1.4, and Rule 16.5.1.5 NC1 in the Woolston Risk Management Area unless the proposed activity in its location meets risk acceptability criteria appropriate to the applicable land use.
- c. Avoid the use of industrial zones for non-industrial activities that could adversely affect the strategic role of the **Central City**, **Town Centres** and **Local Centres** as focal points for **commercial activities**, **community activities**, **residential activities**, and other activities.
- d. Provide for **ancillary** activities, recognising their role in supporting industry, while being incidental in scale and function to a principal activity on the same **site**, and not inconsistent with Clauses b. and c..

15. For completeness, Objective 3.3.8 is reflective of Objectives 6.2.1, 6.2.2 and 6.2.5 of the Canterbury Regional Policy Statement, in particular, with other objective and policies in Chapters 5 and 6 being relevant also, including with respect to servicing, strategic infrastructure and transportation. In addition, the Greater Christchurch Spatial Plan seeks to focus employment and service functions to a network of urban and town centres across Greater Christchurch.

3.3.8 Objective - Urban growth, form and design

- a. A well-integrated pattern of development and infrastructure, a consolidated urban form, and a high quality urban environment that:
- i. Is attractive to residents, business and visitors; and
 - ii. Has its areas of special character and [amenity value](#) identified and their specifically recognised values appropriately managed; and
 - iii. Provides for [urban activities](#) only:
 - A. within the existing urban areas unless they are otherwise expressly provided for in the CRPS; and
 - B. on [greenfield](#) land on the periphery of Christchurch's urban area identified in accordance with the Greenfield Priority Areas in the [Canterbury Regional Policy Statement Chapter 6, Map A](#); and
 - iv. Increases the housing development opportunities in the urban area to meet the intensification targets specified in the [Canterbury Regional Policy Statement, Chapter 6, Objective 6.2.2 \(1\)](#); particularly:
 - A. in and around the [Central City](#), [Key Activity Centres](#) (as identified in the [Canterbury Regional Policy Statement](#)), [Town Centres](#), and [Local centres](#), and nodes of [core public transport routes](#); and
 - B. in those parts of Residential Greenfield Priority Areas identified in [Canterbury Regional Policy Statement Chapter 6, Map A](#); and
 - C. in suitable [brownfield](#) areas; and
 - v. Maintains and enhances the [Central City](#), [Key Activity Centres](#), [Town centres](#), and [Local centres](#) as community focal points; and
 - vi. Identifies opportunities for, and supports, the redevelopment of [brownfield](#) sites for residential, business or [mixed use](#) activities; and
 - vii. Promotes the re-use and re-development of [buildings](#) and land; and
 - viii. Has good [accessibility](#) for all people between housing, jobs, community services, natural spaces, and open spaces including by way of public and active transport; and
 - ix. Promotes the safe, efficient and effective provision and use of infrastructure, including the optimisation of the use of existing infrastructure; and
 - x. Co-ordinates the nature, timing and sequencing of new development with the funding, implementation and operation of necessary transport and other infrastructure.
16. Chapter 3 also includes Objective 3.3.13 relating to protection of strategic infrastructure and Objective 3.3.15 relating to incompatible activities. They are relevant in this instance due to the proximity to the Christchurch International Airport and the state highway network. The Council would expect any application, fast track or otherwise, to include advice from suitably qualified and experienced persons with respect to both.
17. In addition, the Council had initiated Plan Change 20 which, generally speaking, proposes changes to the Plan to provide greater amenity for residential zoned land that adjoins industrial land, and also to re-zone some sites (though none in proximity to the application site). Plan Change 20 is currently subject to national Plan Stop rules, which pause some plan changes while New Zealand transitions to a new resource management system. The Council has sought Ministerial approval to continue.

Planning Bill and standard resource consent processes

18. The Planning Bill proposes to amend s104(1A) of the Resource Management Act to prevent Councils from considering any of the below. Section 104(1A) remains in draft form as of the date of this letter but the most recent form is set out below. Clauses (a), (c) and (f) are relevant to this advice, noting reference above to objectives and policies that manage distributional effects in particular. While these preclusions cover retail distribution, my view is that any application would need still to address effects on centres and on industrial land supply.

- (1A) A consent authority must not have regard to any of the following when considering effects on the environment for any purpose under a district plan. When considering the effects of a district land use activity, a consent authority must disregard any adverse effects arising from the following matters:
- (a) the internal layout of a building or the external layout of any building on a site if the effects of the external layout remain within the boundaries of the site;
 - (a) any of the following:
 - (i) the presence, absence, nature, or extent of windows in relation to street, balconies, or outdoor living space;
 - (ii) the internal fit-out;
 - (iii) the minimum unit size;
 - (iv) the outlook space;
 - (v) landscaped areas for the construction of a building (except in relation to permeability);
 - (b) negative effects of development on trade competition, including on competing providers of input goods and services;
 - (c) effects on retail distribution;
 - (d) in relation to a project,—
 - (i) any lack of demand for the project; or
 - (ii) the fact that the project is not financially viable;
 - (e) the type of residents to be housed in a new development;
 - (f) views from private property.
- (1B) When forming an opinion for the purposes of subsection (1)(a) considering an application for a district land use consent, the consent authority may disregard a national environmental standard, a plan or proposed plan, a national policy statement, or a regional policy statement to the extent that it regulates or purports to regulate a matter described in subsection (1A).
- (1C) A person who exercises a power or performs a function under this Act must not, except as provided in Schedule 1 of the

Infrastructure and servicing constraints

Water supply

19. Advice from Council's Three Waters team with respect to water supply to the site is in that the site is not currently serviced by a suitable water supply system to accommodate either peak demand or firefighting demand. Appropriately sized water mains will need to be established and must ring-feed through site. The water main extension requirements would be extensive and will have to link into Memorial Avenue at Roydvale Avenue and into Avonhead Road at Hawthornden Road. The Council will not be providing these connections nor upgrades of existing water mains and it is noted that existing Development Contributions do not provide for these upgrades.

Wastewater

20. Advice from Council's Three Waters team with respect to wastewater connection is that capacity has been provided in the sewer main in Avonhead Road to service this site, albeit the site is within an area where average discharge from the site is limited to 0.09 L/s/ha. The Council will not be providing these connections nor upgrades of existing water mains and it is noted that existing Development Contributions do not provide for these upgrades.

Stormwater

21. Advice from Council's Three Waters team with respect to stormwater is summarised below. There do not appear to be any significant barriers to the proposal, notwithstanding the lack of available detail currently. The Three Waters team will seek:

- Integrated stormwater management within a reserve (or reserves) to vest to Council, meeting the Council's 'six values' approach. They prefer fewer individual facilities, but note that the site is shaped to have at least two separate surface water sub-catchments.
- Treatment of the 'first flush' of stormwater from hardstand and roading via soil adsorption basin.
- Detention storage and rapid infiltration for storms up to the critical 2% AEP "50-year" event.
- The proximity of this site to the airport will mean infiltration systems will need to manage the duration of ponding within basins so as to avoid becoming attractive to birds.
- Roof water discharge into land on individual sites via sealed stormwater systems separated from all other runoff
- Capture, conveyance and disposal of all stormwater up to the critical 2% AEP event using a combination of pipe systems and overland flow paths
- Any contamination within stormwater mitigation areas must be appropriately remediated and/or mitigated and quality management plans for any activity engaging in HAIL activities.
- Preclusion of high zinc or copper generating roof materials, unless the roof runoff is treated.
- Pre-treatment of hardstand run-off on-site utilising a gross pollutant trap to prevent heavy contaminants or spills from fouling the soil adsorption basin.
- Preclusion of individual sites treating and disposing of first flush stormwater via private stormwater systems (due to maintenance concerns and the resultant higher risk of groundwater contamination).
- That the retail fuel station also comply with the MfE Environmental guidelines for water discharges from petroleum industry sites in New Zealand.

Transport

22. With regard to the existing transport environment and potential effects of a residential development of this scale, the Council's Transport team has advised, in summary:

- The proposal is expected to generate a significant volume of traffic throughout the day in excess of what can be expected from the current industrial park zoning. An Integrated Transport Assessment (ITA) must be provided with any fast track application and should include comprehensive transport modelling to demonstrate forecast trip generation, trip distribution, and the effects on the wider transport network, particularly the adjacent State Highway 1 network and nearby local road intersections.
- The ITA should assess the cumulative transport effects in consideration with neighbouring, existing, and anticipated planned developments in the area including the constrained intersections of Sawyers Arms/SH1 and Yaldhurst Road/SH1.
- Two vehicle accesses as included in the current Outline Development Plan can be accepted from Memorial Avenue. The primary access is likely to require upgrading to a signalised full intersection, while any secondary access is likely to need to be restricted to left-in/left-out movements.
- The performance of the proposed signalised intersection should be assessed in the interaction with the nearby SH1 interchange and the adjacent Commodore Hotel access, including upstream and downstream operational effects.
- The internal road connections should be designed to provide access for all modes and designed to minimise 'rat-running' between Avonhead Road and Memorial Avenue and adopt current planned forms onto Memorial Avenue.

- The site frontage road, internal roads, and vehicle access arrangements should be designed and constructed in accordance with the relevant CCC Infrastructure Design Standard and Construction Standard Specification requirements, and subject to Council's Engineering Approval.
- The proposed layout should incorporate an operational and servicing strategy that avoids heavy vehicles using Avonhead Road.
- The future development should provide logical connections to adjoining developable land to support future development opportunities where appropriate.

Design and integration

23. With regard to design and integration with existing urban areas, the Council's Urban Design team notes:

The collector road connection through the area is important for the wider connectivity of the area as well as the site itself (linking Memorial Avenue to the area south of Avondale Road). It is not clear if this connection is to be provided. Some legal pedestrian access through the site should certainly be included.

Objectives and Policies in the District Plan recognise the importance of the high amenity of Memorial Avenue and the "Western Gateway" to the city and require development to have a high visual and aesthetic quality. This recognises the use of the road as a main point of entry to the city for visitors, and the high standard of amenity that has been provided within the corridor through much of its length (Objective 16.2.4 and policy 16.2.4.1).

These policies are reflected in the Area specific requirements, including that there should be a 10m wide landscaping strip with 1 tree planted every 10m of frontage (Rule 16.6.6.2.5). For Russley Road, the plan anticipates a continuous screen of shrubs and trees.

The plan also anticipates that car parking will be at the side or rear of sites and where it is at the side should not comprise more than 40% of the site frontage. Furthermore, a 20m building setback is anticipated (rule 16.6.6.2.2). Specific signage rules apply, limiting signage in this setback to two double-sided signs with an area of no more than 10m². Assessment matters relating to a breach in the setback relate to variation in form, bulk and location; architectural treatment; the prominence of landscaping and display areas, use of colour and materials, amongst other things.

Collectively, these measures describe an expectation for a high-quality built form and landscaped frontage. No details have been provided in the application so it is not possible to say if it would achieve these aims.

I have considered other Costco sites (in Melbourne and Auckland). I would comment that the Auckland site does provide a substantial landscaped frontage, that the building has been articulated and that freestanding signage is minimal (and on-building signage is in proportion). The petrol station is similarly treated. An approach like this would likely be appropriate in Christchurch.



If other retail is to be included, then the plan guidance remains relevant. There should be an activated frontage to Memorial Avenue, behind a generous landscape strip (including trees) and parking should be a minority of any of this. Servicing and the backs of buildings should not be oriented to Memorial Avenue.

Finally, given the importance of the site as a gateway, the petrol station should not be located on the Russley Road corner.

Reserves and open space

24. With regard to the provision of parks and open space in new residential subdivisions generally, the Council's Parks Team advises:

... for the two "R" locations on the ODP it would be appropriate to locate smaller "Pocket Parks". Pocket Parks are typically for employees and visitors to a commercial/industrial area for passive recreation (say, 1000-1500m²). Because of limited size, pocket parks cannot offer much greenery or recreation opportunities that a neighbourhood park/ destination park typically offer. If pocket parks are well sited, they are highly utilised by workers/visitors who seek a quiet outdoors space close to their workplace. Locations adjacent to stormwater management area can assist with providing a "setting".

Funding of infrastructure upgrades

25. Any infrastructure required to provide capacity to service this development that is not in the current Long-Term Plan or Development Contributions Policy could not be funded by CCC or its successor.
26. The applicant will need to demonstrate how the upgrades to infrastructure can be achieved such that the development can be appropriately serviced. If unresolved and unfunded, CCC is able to refuse a request for infrastructure connections (under the Water Supply and Wastewater Bylaw 2022 and Stormwater and Land Drainage Bylaw 2022) until adequate capacity exists.

General comments

27. It is expected that any application would address noise effects (from the activity and, in particular heavy vehicles servicing the activity, earthworks, geotech, natural hazards, natural heritage, indigenous biodiversity and ecosystems; and effects on strategic infrastructure.
28. It is also expected that any application would clearly describe the significant national or regional benefits that might accrue from developing the site for retail activity as opposed to a site zoned for retail activities, within an existing centre, and where all servicing and infrastructure is available or funded. The fast track decision on the Delmore proposal considers what might be viewed as 'significant' benefits and Costco might refer to that for guidance.
29. There are also a range of National Policy Statements and National Environmental Standards that Costco should address in any fast track application.
30. The Outline Development Plan seeks that the road network and servicing connect to and through the site to adjoining land, including to the adjoining hotel complex to the east. Any application should consider how to achieve that connectivity in an appropriate manner.

Conclusion

31. It is recommended that the proponent consider and respond to the matters identified above in any fast track application. The Council's position at the current time is neutral, noting the limited information provided by Costco. As set out above, there are distributional effects that should be carefully considered and road network and servicing upgrades required. If those matters are able to be appropriately addressed, the Council is likely to be able to support the concept.

Andrew Long
Senior Planner

Authorised by:



Paul Lowe
Manager Resource Consents
25/08/2026

Fast-Track Pre-Lodgement Notification Response

Purpose - This document provides a response from DOC following notification in writing by an application pre-lodgement.

Project Details

Project name:	Costco Wholesale Warehouse
Engagement type:	Notification for referral
Response sought from DOC	Summary response (20 working days)
Applicant/agent:	Applicant: Costco Wholesale Australia Pty Ltd Agent: Jarette Wickham (Barker & Associates)
Proposal overview:	The Project is to establish: • A new Costco Wholesale warehouse retail store with an area of approximately 8,000 – 10,000 m² • An associated fuel station • Enabling works, including site preparation, earthworks, and the installation of supporting infrastructure and services
Location:	475 Memorial Avenue, 500 and 520 Avonhead Road, and 400 Russley Road, Avonhead, Christchurch
Date pre-lodgement request received:	29 July 2026
Documents provided by the applicant	• DOC Pre-lodgement notification form • Records of Title
Summary of pre-lodgement engagement: The applicant sought a summary response from DOC within 20 working days. The applicant provided a high-level overview and records of title. This is a brief response given the information provided within the timeframe requested by the applicant.	
Fast track project lead DOC:	Shawn Gardner – Consultant Fast-track Consents Advisor (Enspire)
DOC Permissions/ Approvals Identified by applicant in pre-lodgement request as potentially required:	Wildlife Act Approvals (species not specified)

DOC Commentary on Fast Track approvals and permissions identified: Note DOC's role in relation to specific	It is the applicant's responsibility to comply with the Fast-track Approvals Act 2024 (FTAA) and ensure that the necessary approvals are identified and all required information is provided as part of the referral application. Section 13(4) sets out the information to be included in a referral application. Wildlife Act Approvals WAA authorise acts that would otherwise be an offense under the Wildlife Act (1953), including to: • Catch and handle wildlife onsite (including wildlife sampling and wildlife salvage) • Take samples from wildlife • Take or destroy the eggs of wildlife • Attach identification tags to wildlife • Mark, tag, or attach other scientific apparatus to wildlife • Catch and temporarily hold wildlife in captivity (less than 3 months) • Transfer captive wildlife from one holding facility to another holding facility • Kill wildlife • Hunt, disturb, kill or catch alive protected wildlife that are causing damage • Translocate wildlife If any of these activities are required for protected species, wildlife approvals for these activities in relation to that species are required. DOC notes that there may be protected skinks that use the site. Specific site surveys will be required to determine the presence/absence of protected species. DOC considers that adverse effects on conservation values, including indigenous biodiversity, that arise as a result of the project must be appropriately managed. This is of particular importance where the species are Threatened or At-Risk and where those effects may be cumulative. Complex Freshwater Fisheries Approvals At a high level, there do not appear to be any freshwater values present at the site. However, specific site surveys will be required to confirm this. The applicant should ensure that surveys for wetlands and waterways are undertaken by a suitably qualified environmental expert and that these surveys are included as a part of any substantive application. The applicant should be aware of the approval requirements under the Freshwater Fisheries Regulations. The information requirements for CFFA are specified in clause 3 of Schedule 9 of the FTAA. The project will need to address this information requirement if CFFA are included in the application. We recommend, if there is a possibility CFFA is required, that this is included in the referral application.
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	The applicant should be aware that any instream structures will need to adhere with the New Zealand Fish Passage Guidelines Earth Sciences New Zealand NIWA.
Treaty partners:	In the time available, DOC has not carried out a process to identify Treaty partners with interests relevant to the site. DOC encourages the applicant to reach out directly to the relevant Māori groups as required by section 11(b)(ii) of the FTAA.
Treaty Settlement implications/considerations:	In the time available, DOC has not carried out a process to identify Treaty settlement obligations specifically relevant to this site but notes for the applicant that this will form part of the section 18 report.
Potential Resource Management Act (RMA) considerations and effects: <i>Note: DOC's role in relation to 53(2)(m)(i) FTAA</i>	The pre-lodgement notification was primarily in relation to the wildlife approval being sought. Some initial RMA considerations for DOC include that relevant biodiversity and environmental effects are considered as part of the full and comprehensive Assessment of Environmental Effects ('AEE') to be included in the substantive application, which should specifically address the management of any indigenous species and habitats onsite, including threatened plant species, and freshwater values. In summary, the AEE should include: • A clear description of all proposed activities and required approvals, including why each approval is required (what rule or standard is not met) and for each rule or standard that is met, a description of how this rule or standard is met • A summary of any mitigations proposed in expert reports • Proposed monitoring and adaptive management strategies, including ecological triggers and strategies for when triggers are tripped • An assessment against relevant plans and policies including the National Policy Statement for Indigenous Biodiversity, the National Policy Statement for Freshwater Management, and the National Environmental Standards for Freshwater Conditions should be developed and presented to manage any effects on indigenous species, habitats, and freshwater values. DOC would like to see draft conditions prior to the submission of the substantive application. Further advice can be provided during any pre-lodgement consultation on the substantive application.
DOC Statutory Planning Document considerations in relation to site (e.g. CGP/CMS/CMP):	The following DOC Statutory Planning Documents are relevant to the project: • Conservation General Policy 2005 • Canterbury (Waitaha) Conservation Management Strategy 2016 At a high level, no inconsistency with these documents has been identified, but the project will need to consider them if it proceeds to a substantive application. Consideration needs to be given to:

	• Management of any Threatened and At-Risk species that may be found on the site to ensure their persistence • Protection of freshwater fisheries, fish habitat and fish passage • Preservation of threatened indigenous freshwater species
Any specific information requests to applicant(s)/agent for pre-app engagement at this point:	Should the application be referred, the applicant is encouraged to engage with DOC prior to lodging a substantive application. Specific documents DOC would like to review include: • Assessment of Environmental Effects • Ecological report(s) • Any Wildlife Management Plans (including, but not limited to those required for any WAA) • If offsetting and/or compensation is proposed: Offsetting and Compensation Plan • Draft conditions The Ecological report(s) should include: • Findings from surveys of existing ecology onsite, including surveys for any Threatened and At-Risk species, including indigenous flora and stocktake of any waterways, streams and wetlands onsite • Details of any proposed works within streams, wetlands or waterways (including enhancement activities) and how these activities are expected to impact any existing freshwater habitats onsite • Details of any proposed mitigations and how these will reduce any ecological impacts • For any unavoidable ecological impacts, a description of why they cannot be avoided and a reference to how they will be offset/compensated for It is noted that management plans should include (at a minimum) the following information: • Details of mitigation and minimisation strategies utilised to minimise impacts on wildlife and indigenous ecosystems • Any proposed exclusion periods (based on species present and any vulnerable periods for these species) • Salvage/relocation plans, including methodology and release locations (including at least one primary release location and one secondary release location) • Monitoring requirements and methodologies • Where no WAA is proposed, management plans should detail how impacts on indigenous species will be avoided such to comply with the requirements of the Wildlife Act (1953)
Any further information/considerations:	None identified

Additional Notes:	While DOC will assist applicants as much as we can when they engage in pre-lodgement consultation, it is the applicant's responsibility to comply with the FTAA and ensure they have applied for all approvals they need. Guidance for applying for a wildlife approval under the FTAA can be viewed here: Guidance for applying for a wildlife approval DOC encourages the applicant to share draft substantive application documents, including proposed draft conditions, should the application be referred. This enables DOC to provide feedback on how the draft documents align with the information requirements of the Act. Note that a panel will invite the statutory bodies listed in clause 4 of Schedule 7 to comment on any wildlife approval as part of any substantive application (NZCA, conservation boards, Fish and Game Council, and Game Animal Council). We encourage applicants to engage with these bodies in advance of lodging a substantive application. For clarity of use and easy reading, DOC recommends that the application documents clearly address each of the requirements in the relevant schedule of the FTAA, with a separate section for each required approval. This enables the relevant authorities and the Panel to clearly understand the relevant issues for each approval. Surveys Prior to the preparation of the substantive application, the applicant should ensure that site surveys for indigenous species including terrestrial and freshwater fauna and indigenous flora are undertaken by a suitably qualified and experienced person. DOC would like the opportunity to review surveys, management plans and monitoring plans in relation to protected species.
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