APPENDIX 4 – RECORD OF ENGAGEMENT WITH SELWYN DISTRICT COUNCIL

Canterbury Regional Council			
Tab	**Document**	**Date**	**Pages**
1.	Letter from Novo Group Limited to Selwyn District Council: Fast-track Approvals Act 2024: Notification of Substantive Application for the Rolleston West Residential Project	2 July 2026	1-15
2.	Letter from Selwyn District Council to Novo Group: Substantive Application for the Rolleston West Residential Project (Westhaven) – Local Authority Notification Response Section 29 FTAA 2024	31 July 2026	16-17

2 July 2026

Novo Group Limited
Level 1, 279 Montreal Street
PO Box 365, Christchurch 8140
O - 03 365 5570
info@novogroup.co.nz

Selwyn District Council

Attention: Emma Larsen and Geoff Deavoll

[redacted]

Private & Confidential

Dear Sir/Madam,

FAST-TRACK APPROVALS ACT 2024: NOTIFICATION OF SUBSTANTIVE APPLICATION FOR THE ROLLESTON WEST RESIDENTIAL PROJECT

1. In accordance with section 29 of the Fast-track Approvals Act 2024 (**FTAA** or **Act**), Carter Group Limited (**Applicant**) gives notice of its intention to lodge a substantive application for the Rolleston West Residential Development, now referred to by the Applicant as Westhaven (**Project**).

2. The Rolleston West Residential Development (**Westhaven**) is a listed project in Schedule 2 of the FTAA. The Applicant is the authorised person for the Project.

3. The Project comprises a comprehensively planned urban extension to the west of Rolleston. The site represents a logical and contiguous expansion of Rolleston, the main urban centre in one of New Zealand's fastest-growing districts.

4. The proposed development, and the activities required to enable it, will deliver significant benefits for the region, including additional housing to meet strong demand, supporting social and community infrastructure, and employment opportunities.

The Westhaven Project

Site and context

5. The Project relates to approximately 295.9 hectares of land on the western side of Rolleston's urban area, immediately adjoining the western side of Dunns Crossing Road, Rolleston, Canterbury, between State Highway 1 to the north and Selwyn Road to the south. The site is legally described as Section 1 Survey Office Plan 608925, Lot 3-4 Deposited Plan 20007, Lot 1 Deposited Plan 82068, Lot 1 Deposited Plan 72132, Lot 2 Deposited Plan 72132, Part Rural Section 31354, Part Rural Section 31356 and Part Section 4 Reserve 1342, Rural Section 25807 and Rural Section 23614.

6. The site comprises two separate blocks of land, referred to in this letter as the 'Holmes' block and 'Skellerup' block and collectively as the 'Site'. The Holmes Block is approximately 85 hectares and is located on the west side of Dunns Crossing Road,

south of SH1 and north of Burnham School Road. The Skellerup Block is approximately 211 hectares and is located on the west side of Dunns Crossing Road bounded by Brookside Road, Edwards Road and Selwyn Road.

7. The Site has already been identified for urban development being recently rezoned through the Selwyn District Plan Review process, zoned General Residential Zone and within the Rolleston 7 Development Area (**DEV-RO7**) in the Partially Operative Selwyn District Plan (**POSDP**).

8. For clarity, the Applicant has recently obtained subdivision and land use resource consent from Selwyn District Council (**SDC**) for the development of approximately 32.4ha area of land within the Skellerup Block, herein referred to as 'Stage 1'.[1] The resource consents for Stage 1 provide for the construction of 470 residential lots and four lots for comprehensive development (120 units) as well as up to 3000m^2 of commercial activity, and associated roads, reserves, infrastructure, landscaping and earthworks.[2]

9. Notwithstanding the existing consents, Stage 1 has been included within the Project area, site description and scheme plans because it forms an integral part of the Westhaven Project and is located within the area identified for listing in Schedule 2 of the FTAA. Not all consents or other approvals that may be required in relation to Stage 1 have yet been obtained. Prior to lodging the substantive application for the Project, the Applicant will elect whether the remaining resource consents and/or other approvals required to enable the construction and servicing of Stage 1 will be sought through the FTAA process or obtained separately (i.e. through standard processes).

10. A Site Context Plan is enclosed as **Annexure 1** of this letter.

The Project

11. The Project represents a comprehensively planned urban extension to Rolleston, within the area of land identified as DEV-RO7 within the POSDP. It is designed as a large-scale, master-planned residential community supported by integrated infrastructure, open space and local services. In particular, the key components of the Project include:

    a. A total of 5,000 residential lots (approximately 4,410 lots plus those approved within Stage 1 – residential lots and assumed yield of the comprehensive development), providing for medium and high-density residential development. Residential development is proposed within the Pines Odour Control Overlay, with residential allotments provided up to 600m from the active composting area. The remainder of the Overlay will form a Balance Lot.

    b. Four commercial centres (with one of those areas being included within Stage 1), including an approximately 5.7ha commercial area at the north-eastern corner of the site which will provide for a supermarket, convenience retail activities and fast-food outlets, with vehicle access to SH1 (via the slip lanes) and Dunns Crossing Road.

[1] Selwyn District Council Resource Consent Application References RC265048 and RC265049.
[2] A construction stormwater discharge consent for Stage 1 has also been granted by Environment Canterbury (CRC263616). Other resource consents or approvals may be required in relation to Stage 1.

c. Supporting infrastructure and open space, including the provision of greenspace, an integrated transport network, and associated infrastructure upgrades required to service the development.

12. Whilst recognising the land is zoned for residential development, FTAA approvals are sought as the most efficient and expedient process to enable all relevant approvals, across all of the land (rather than in incremental bits) and to enable residential development within the Odour Control Overlay.

13. Overall, the Project will enable and support a well-functioning urban environment by responding to strong housing demand, delivering essential social infrastructure and employment opportunities and facilitating the sustainable expansion of Rolleston in an area identified for urban development.

Approvals sought under the Fast-track Approvals Act

14. The substantive application for the Project will seek the approvals required to authorise the Project, including but not limited to:

    a. Schedule 5 approvals under the Resource Management Act 1991 (**RMA**), including:

        i. Non-complying subdivision consent under the POSDP for the subdivision of the site for residential development, as well as commercial, road and reserve purposes, including the creation of residential allotments within the Pines Odour Control Overlay.[3]

        ii. Non-complying land use consent under the POSDP for earthworks, and other land use activities to establish Medium Density Residential (**MRZ**) zoning, commercial activity and the location of sensitive activities within the Pines Odour Control Overlay.

        iii. Land Use Consent under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (**NES-CS**) for the disturbance of contaminated soils.

        iv. Land Use Consent and associated Take, Use and Discharge consent pursuant to the Canterbury Land and Water Regional Plan (**LWRP**) and the National Environmental Standards for Freshwater (**NES-FW**) for earthworks, and works within, adjacent to, or affecting water races, drains and other artificial watercourses, including any diversion, relocation, piping, dewatering or reclamation.

        v. Other operational regional consents may be required under the LWRP and NES-FW for the discharge of stormwater to land and to locate structures within a watercourse.

    b. Schedule 7 approval under the Wildlife Act 1953 relating to the capture, release and incidental killing of herpetofauna.

[3] This includes Stage 1 that is already consented.

15. At this time, it is not anticipated that any approvals will be required under Schedule 8 as there are no listed archaeological features on the site. Further, investigation is ongoing to confirm if any approvals will be required under Schedule 9 (complex freshwater fisheries activities).

16. Attached as **Annexure 2** to this letter is a copy of the proposed Scheme Plans.

Notification

17. In accordance with Section 29 of the FTAA, the Applicant invites Selwyn District Council to provide a response on matters relevant to its statutory responsibilities. In particular, the Applicant would welcome comments on key matters of interest to Selwyn District Council within its statutory responsibilities as the relevant local authority and in particular, any matters that may appropriately be addressed through proposed conditions. A copy of the Selwyn Pre-Application Form is attached as **Annexure 3**.

18. Section 29(1A) of the FTAA provides for a 20-working day period following notification for a response to be provided. On that basis, the Applicant requests that any response be provided within 20 working days of the date of this letter. The Applicant intends to lodge the substantive shortly after that period has expired.

19. Once the substantive application has been lodged, the Applicant would welcome continued engagement with Selwyn District Council as the Project progresses through the FTAA process.

20. We look forward to hearing from you.

Yours sincerely,

Novo Group Limited



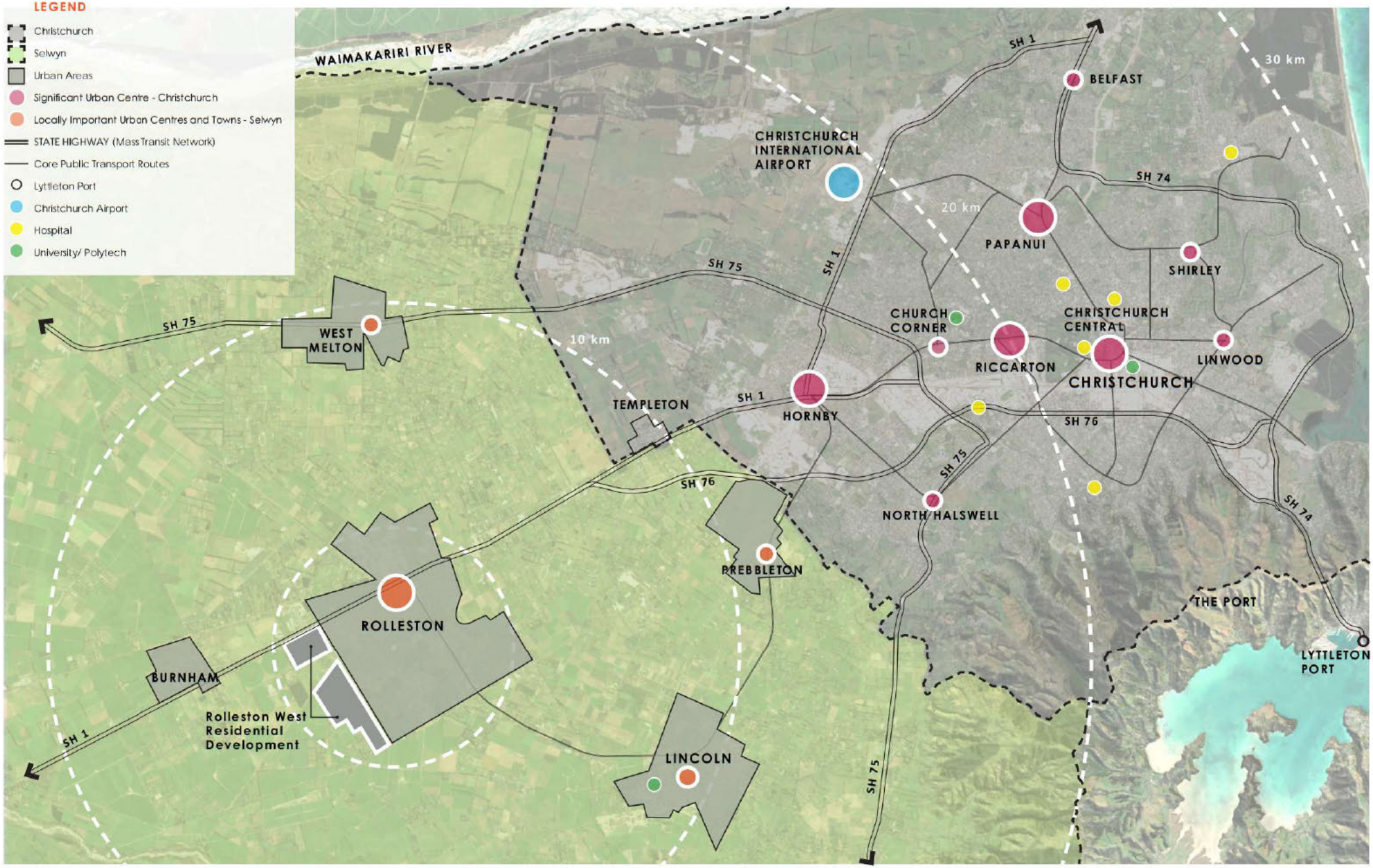
Georgia Brown

Principal Planner

[redacted]

0021056

Annexure 1: Site Context Plan



STRATEGIC CONTEXT AND SPATIAL PLAN (1:100,000)

2024_052 ROLLESTON WEST RESIDENTIAL DEVELOPMENT

0 1000 2000 3000 4000m

1:100,000 @ A3

Annexure 2: Proposed Scheme Plans



INOVO

CLIENT: CARTER GROUP

PROJECT: ROLLESTON WEST FAST TRACK

DRAWING TITLE: PROPOSED ROADING LAYOUT

REVISION DETAILS	BY	DATE
-	-	-

SURVEYED	-	-
DESIGNED	ARA	21/05/2026
DRAWN	-	-
REVIEWED	-	-
APPROVED	-	-

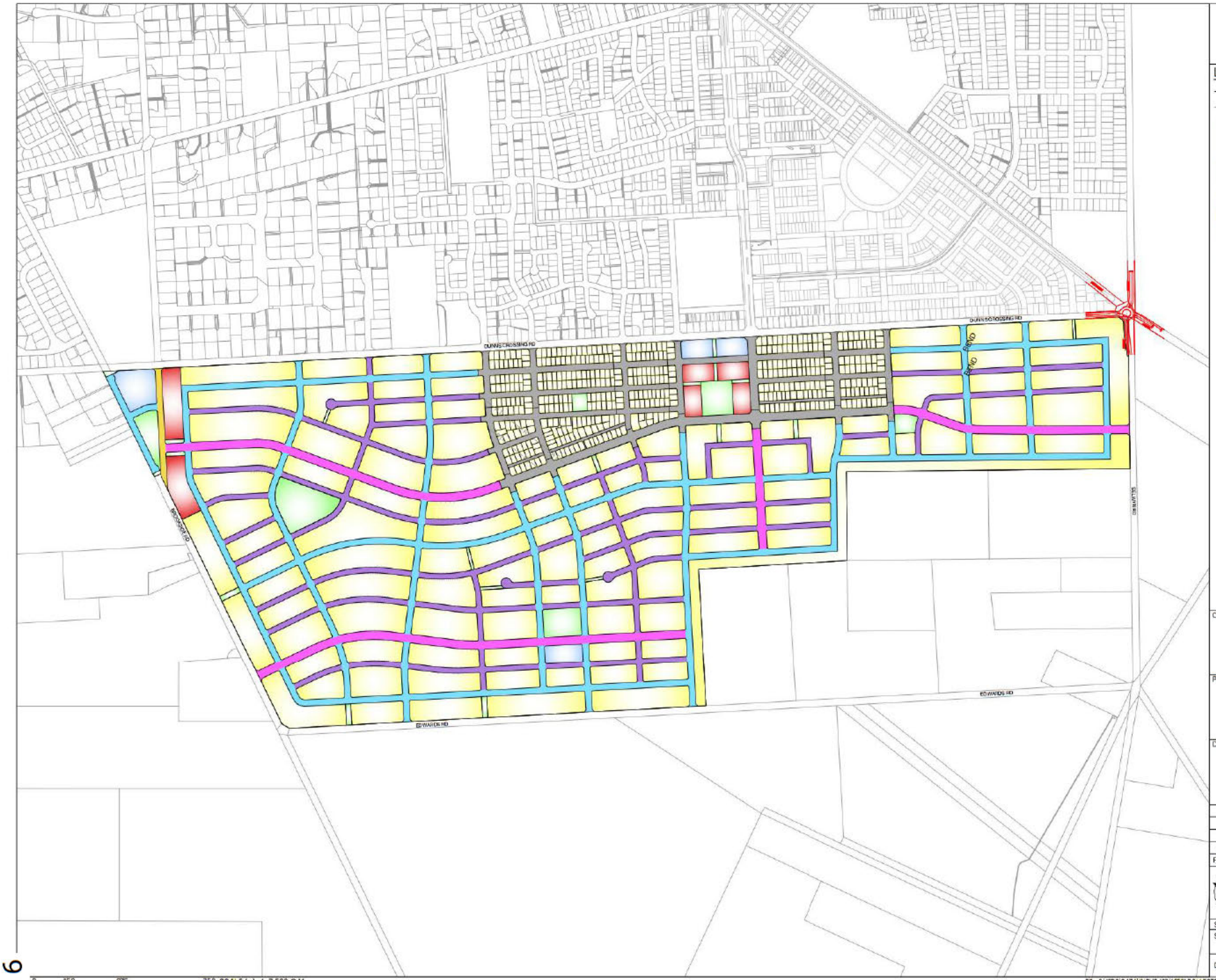
SCALE	1:2,000 @A1	1:4,000 @A3	REVISION
STATUS	FOR INFORMATION NOT FOR CONSTRUCTION		A
DWG NO	16521-04-SK-1000		

0 40 100 200 SCALE (m) 1:2,000 @A1 1:4,000 @A3

File: C:\12DS\DATA\INOVO-12D\16521-ROLLESTON WEST FAST TRACK_23610\3 CAD\001 CURRENT\16521-04-SK-1000.DWG

Plot Date: 10:04:01 am,30 June 2026, KIM CHEN

Synergy Version:



INOVO

LEGEND:

- PROPOSED BOUNDARY
- EXISTING BOUNDARY
- RESERVE
- MEDIUM DENSITY
- HIGH DENSITY
- R.O.W
- COMMERCIAL AREA
- ROAD - 24m WIDE
- ROAD - 22m WIDE
- ROAD - 18m WIDE
- ROAD - 15.5m WIDE

CLIENT: CARTER GROUP

PROJECT: ROLLESTON WEST FAST TRACK

DRAWING TITLE: PROPOSED ROADING HIERARCHY

REVISION DETAILS	BY	DATE
-	-	-

SURVEYED	-	-
DESIGNED	MP	21/05/2026
DRAWN	ARA	26/05/2026
REVIEWED	-	-
APPROVED	-	-

SCALE: 1:7,500 @A1 1:15,000 @A3 REVISION

STATUS: FOR INFORMATION / NOT FOR CONSTRUCTION — A

DWG NO: 16521-00-SK-1001

0 150 375 750 SCALE (m) 1: 7,500 @A1 1:15,000 @A3

File: C:\12DS\DATA\INOVO-12D\16521-ROLLESTON WEST FAST TRACK_236\03 CAD\001 CURRENT\16521-00-SK-1000.DWG

Synergy Version:

Plot Date: 2:16:02 pm, 30 June 2026, KIM CHEN

6

Annexure 3: Pre-application Advice Request

Resource Consent
Pre-application Advice Request

This form is used to request pre-application advice for resource consents, including consents sought under the Fast-track Approvals Act 2024.

IMPORTANT INFORMATION

- Pre-application planning advice is available for land use and subdivision proposals. To request advice, contact our Duty Planner at (03) 347 2800 or 0800 735 996 to confirm eligibility.
- We suggest consulting a planning expert to identify main issues before seeking pre-application advice.
- Advice can be delivered online, in person or in writing only.
- After submitting the pre-application advice form, a Planner will reach out to arrange the meeting format and relevant Council specialists.
- This service also covers Fast Track Approvals Act 2024 applications, including Section 11 consultation.
- Advice remains confidential and won't be shared with other parties.

SUBMITTING YOUR REQUEST

Complete this form and submit via one of the following methods:

- **Email:** rc.preapps@selwyn.govt.nz
- **In person:** Selwyn District Council, 2 Norman Kirk Drive, Rolleston.

DISCLAIMER

- We offer advice in good faith, on the basis of the information provided and the applicable planning framework at the time of the meeting, or unless otherwise requested/guided.
- The purpose of the pre-application meeting is to discuss the proposal, the relevant planning framework and matters that will need to be addressed in the application. This service is provided to assist the applicant in preparing their application.
- Please note that pre-application advice is not binding and does not pre-empt the outcome of the resource consent process. We cannot advise if the final planning recommendation will be to approve consent or if your resource consent application will be granted. We also cannot confirm if there will be affected parties and/or if the application will be notified.
- Once an application has been lodged, a more detailed assessment will need to be carried out.

Resource Consent
Pre-application Advice Request

1. Preferred Meeting Dates (if requested):

(Please give at least 5 working days' notice)

Please note: your preferred dates may be unavailable depending on the different Council departments that you have requested to be present. If this is the case, we will contact you to arrange a different date and time at the earliest date possible.

2. Preferred Format of Advice

☑ Online meeting (Microsoft Teams)

☑ In person meeting (this may include online attendees)

☐ In writing only

3. Applicant Details:

Full Name:

Postal Address:

Phone:

Email:

OR if applicant is applying as a registered company:

Company Name: Carter Group Limited

Contact Person: Bruce Van Duyn

Phone: [redacted]

Email: [redacted]

4. Consultant/Agent Details:

Full Name: Georgia Brown

Firm/Company: Novo Group Limited

Phone: [redacted]

Email: [redacted]

Postal Address: 1/279 Montreal Street, Christchurch

5. Address for Billing

☑ Applicant

☐ Consultant/Agent

6. Property Details: See attached letter

Location of the Proposed Activity (Street Address):

Legal Description:

Valuation Number:

7. Consent(s) Sought:

☐ Land Use

☐ Subdivision

☑ Consent under the Fast Track Approvals Act 2024

8. Proposal Description:

Description of Proposed Activity: See attached letter.

☑ I have attached plans and other relevant supporting documents

9. Advice Requested:

Key issues you would like advice on, including any specialist input:

Have you previously spoken with or communicated with any Council staff about these matters?

☐ Yes

☑ No

If yes, please note when and who:

Specialist input required:

☑ Planning

☐ Building

☐ Urban Design

☑ Development Engineering

☑ Transport

☐ Reserves

10. Attendees:

If requesting a meeting, will any consultants or technical specialists be attending the meeting with you?

☑ Yes ☐ No

If yes, please enter their details in the table below so we can invite them to the meeting or contact them if we need to clarify anything.

Please note: Some of our meeting rooms have limited capacity, so please consider the number of people that you need to be physically present. Additionally, many of our meeting rooms have technology available should people need to attend via Microsoft Teams.

Name	Expertise/Role in the Project	Email Address
Tim Carter	Applicant	[redacted]
Bruce Van Duyn	Applicant	[redacted]
Jo Appleyard	Legal	[redacted]
Meg Davidson	Legal	[redacted]
Jeremy Phillips	Planning	[redacted]
Georgia Brown	Planning	[redacted]

11. Fees and Charges:

- Staff time for research, advice, meetings and administration will be charged at the hourly rates in the Fees and Charges Schedule. Any subsequent advice or correspondence on the same proposal will be invoiced separately.
- Where an invoiced amount has not been paid by the stated due date, the Council may commence debt recovery action. The Council reserves the right to charge interest, payable from the date the debt became due, and recover costs incurred in pursuing recovery of the debt.
- Read more about resource consent fees here.

Declaration*

☑ I / we accept responsibility to pay all actual costs incurred by the Selwyn District Council for this advice.

If you are completing this form on behalf of a company/trust/other entity (the applicant) you are declaring that you are authorised to accept these terms on behalf of the applicant.

31 July 2026

Carter Group Limited

Sent by email: [redacted]

Tēnā koe Georgia,

Substantive Application for the Rolleston West Residential Project (Westhaven) – Local Authority Notification Response Section 29 FTAA 2024

Thank you for your email received on 2 July 2026, providing Selwyn District Council (the Council) notice under section 29 of the Fast-track Approvals Act (FTAA) 2024, of the intention to lodge a substantive application, for the Rolleston West Residential Project (Westhaven).

This response is given in relation to the notice given to the Council under section 29 of the FTAA. It is acknowledged that the structure plan provided is a high-level outline of how development of the site is proposed to occur. The comments provided are based on limited information available at this time and are intended to identify matters requiring further assessment or consideration as the application is developed and finalised.

I note that the Council has not been provided with draft application documentation or any assessments as part of the notice received as we understand that this was still in development.

The Council encourages the opportunity for consultation regarding the project prior to the application being lodged to ensure that certain issues can be discussed and potentially solutions agreed to before entering the formal application stage.

As your letter identifies, the site has been zoned for urban development in the Partially Operative Selwyn District Plan (PODP), as General Residential, and covered by the DEV-RO7 – Rolleston Development Area.

The Rolleston 7 Development Area provides a baseline for how the site is anticipated to be developed under the PODP. This sets expectations around progressive development of the sites. A cap is set of 1500 residential sites being developed until 1 January 2033, and before that date where development over the cap will occur, assessment is required to ensure urban form and infrastructure outcomes are met for Rolleston. We expect this assessment to be made as part of this application process.

We note that there are existing constraints on connection of wastewater reticulation in the district including Rolleston. We encourage comprehensive consultation with Selwyn Water Limited prior to applications being lodged to ensure that any constraints are identified early and any agreed solutions are provided with the application. The Rolleston 7 Development Area also details some constraints on

residential development within an Odour Control Overlay related to areas in proximity to the Pines Wastewater Treatment Plant. As you have detailed there is an intention to advance creation of residential sites within this overlay as it occurs on the Skellerup Block. We expect detailed assessment the effect of this aspect of the application, with the Councils desired outcome sought being minimizing the potential reverse sensitivity effects on Council wastewater and waste management infrastructure.

The Rolleston 7 Development Area also details constraints on the issue of section 224 completion certificates in relation future subdivision and required upgrades to the transport network. These include upgrades to key intersections and road frontage upgrades mostly to be funded by the developer or by funded subject to developer agreement. Depending on the timing and increased density of the proposed development further assessment of the effects of the activity on the transport network will be required, to establish the extent to which the existing required upgrades are adequate or whether further upgrades are recommended to ensure the safe operation of the adjacent network.

Assessment regarding the economic benefit of the project in relation to the capacity of residential and commercial zoned land available for development in Rolleston, and the infrastructure readiness of the sites will be required.

In preparing the substantive application some thought would need to be given to how development on lots created through subdivision will occur and what standards will apply given the underlying General Residential zoning will remain. This will require land use consent to apply, for example medium density standards to development on lots created, or potentially some bespoke standards depending on how development is anticipated to occur throughout the staged subdivision.

As this project provides significant increased urban growth in Rolleston, there will be significant complimentary growth in infrastructure and services likely required to provide for urban growth. It is important that this does not come at a significant and unreasonable cost to the Council and ratepayers. Agreement should be explored on funding of any unplanned infrastructure. Given the application for resource consent will be for subdivision of the entire site to be developed in multiple stages thereafter, agreement could be reached on a mechanism to ensure development contributions are adaptable to enable alignment with future changes in Council's DC policy or the proposed Development Levies system, rather than these being locked in at the application stage and not able to be revisited. This is due to the likely long timeframe required for development to occur and the likely increase in costs over time.

For further consultation or discussion on any of the issues raised in this letter or the generally in relation to the substantive application, please contact me via email [redacted].

Naku noa



Geoff Deavoll
Principal Planner