APPENDIX 5 – RECORD OF CONSULTATION WITH THE DEPARTMENT OF CONSULTATION

Canterbury Regional Council			
Tab	**Document**	**Date**	**Pages**
1.	Letter from Novo Group Limited to DOC: Fast-track Approvals Act 2024: Notification of Substantive Application for the Rolleston West Residential Project	2 July 2026	1-34
2.	Email correspondence between correspondence between DOC and Novo Group Limited	2 July 2026 – 30 October 2026	35-37

2 July 2026

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

Director-General of Conservation

By email: [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

212 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 included within **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 (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 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.

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

[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.

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 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 including discharge Consent 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.

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.

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

Notification

17. In accordance with Section 29 of the FTAA, the Applicant invites a response from Department of Conservation (**DOC**) as the administration agency of the Wildlife Act 1953 on matters relevant to its statutory responsibilities. In particular, the Applicant would welcome comments on key matters of interest to DOC within its statutory responsibilities as the relevant administrating agency, and in particular, any matters that may appropriately be addressed through proposed conditions.

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. The pre-lodgement and new customer forms for this project are **enclosed** as Annexures 3 and 4 respectively.

20. Once the substantive application has been lodged, the Applicant would welcome continued engagement with DOC as the Project progresses through the FTAA process.

21. We look forward to hearing from you.

Yours sincerely,

Novo Group Limited



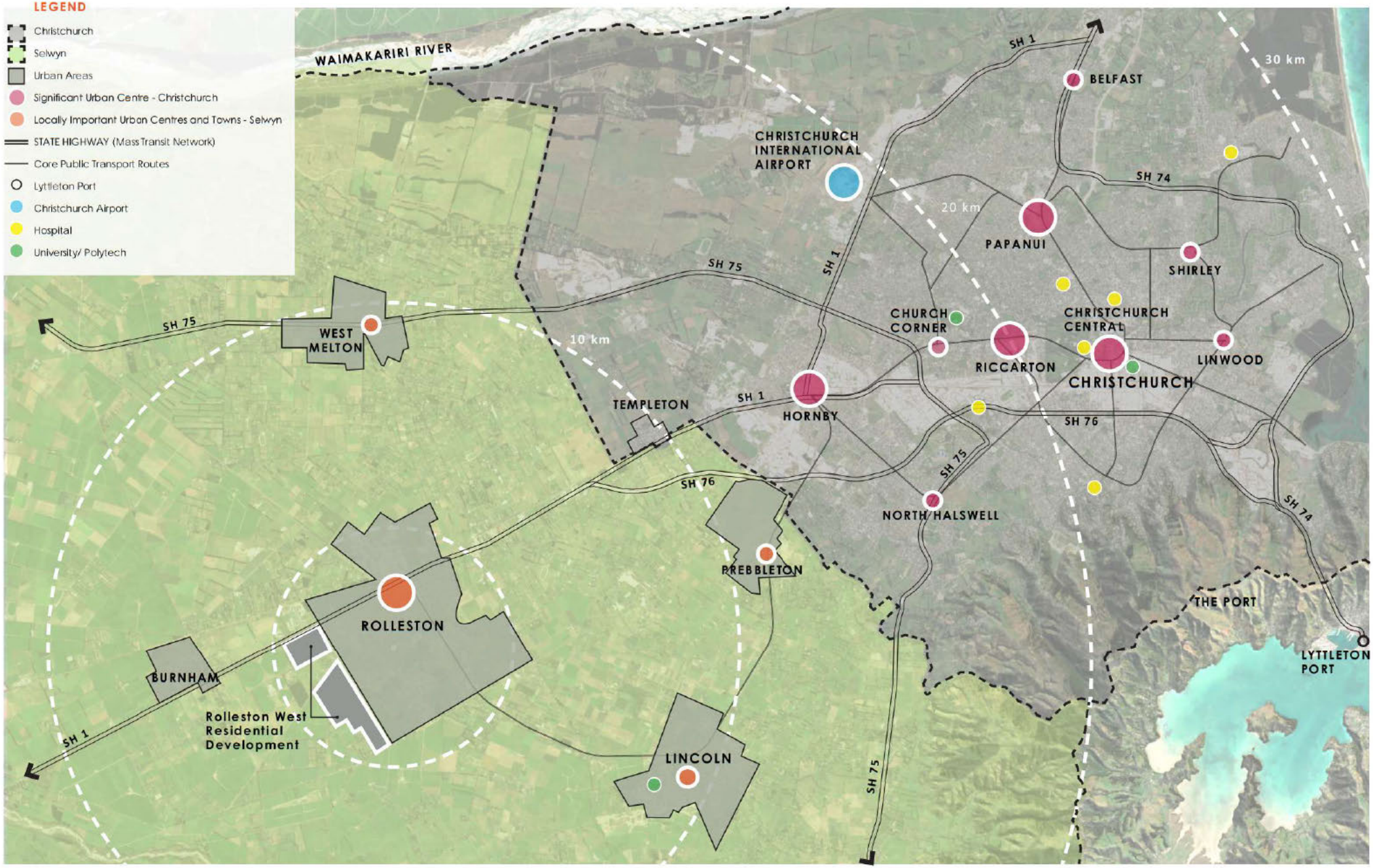
Georgia Brown

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	-	-

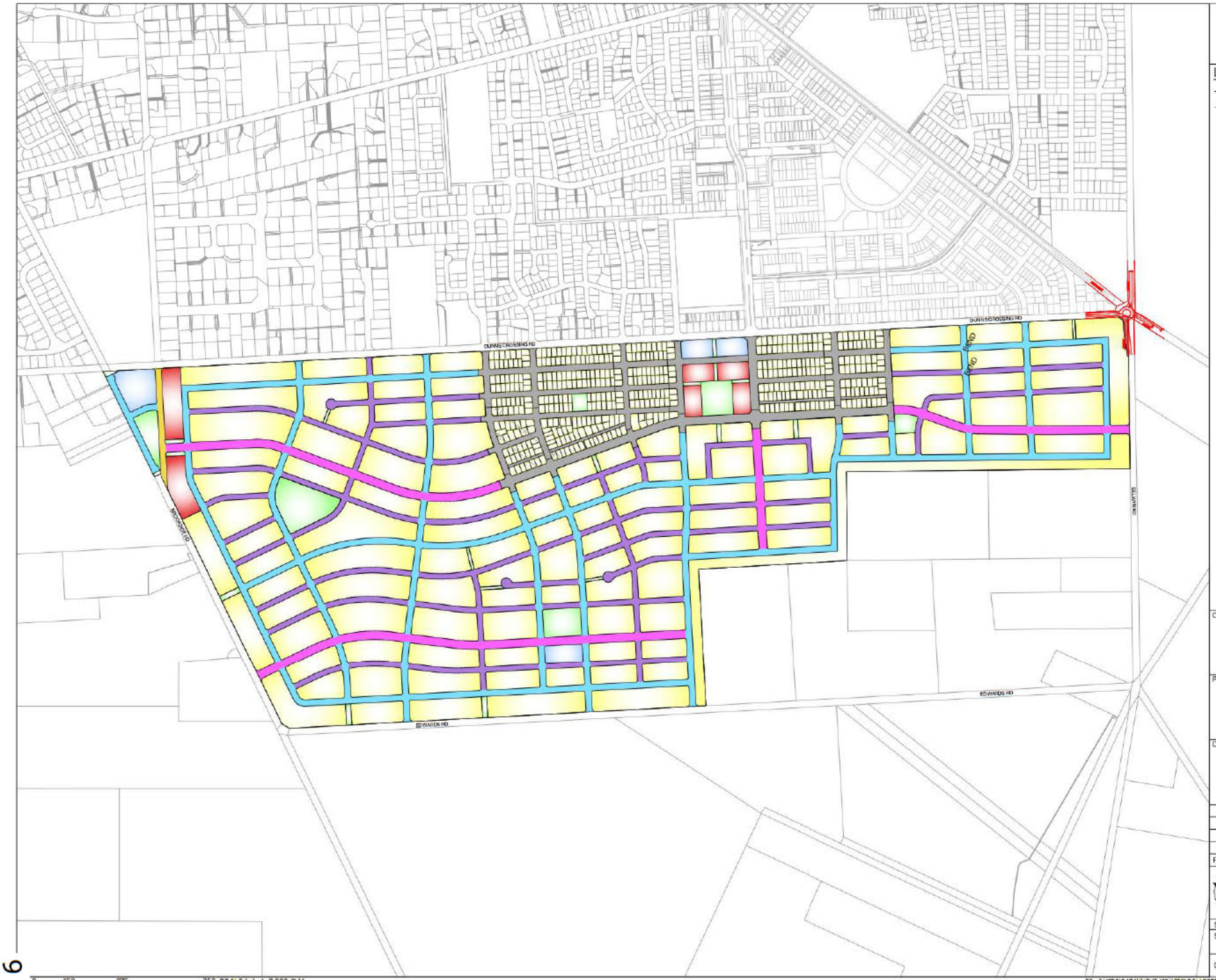
SCALE	1:2,000 @A1	1:4,000 @A3	REVISION
STATUS	FOR INFORMATION NOT FOR CONSTRUCTION		A
DWG NO	16521-04-SK-1000		

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: DOC Pre-lodgement Form

Fast-track Pre-lodgement Notification

Purpose – To notify DOC of a fast-track referral or substantive application for a listed project as required by the Fast-track Approvals Act 2024.

Instructions:

Please email the completed form to fasttrackapplicationenquiries@doc.govt.nz

In addition to completing the details below, please provide any relevant draft application documents and supporting information including proposed plans, reports and any draft conditions relevant to the approvals sought.

Notes:

- The purpose of collecting this information is to enable the Department to respond to your request for pre-lodgement notification and to your application if one is subsequently lodged. The Department will not use this information for any reason not related to that purpose.
- DOC provides advice to Ministers and the panel at a number of stages in the Fast-Track process and so engaging with DOC and providing fulsome information at this early stage can support a more efficient and effective application process once an application is lodged.
- DOC can provide you with feedback on the conservation approvals required for the application, how to meet the information requirements related to the approvals and identify potential future roadblocks or opportunities. This helps ensure your application is comprehensive, complete and well positioned.
- DOC will recover the actual and reasonable costs incurred in responding to this notification and assisting you before the application is lodged (whether or not the application is subsequently lodged).
- DOC works with others to carry out its functions and achieve its conservation goals and has a responsibility to give effect to the principles of the Treaty of Waitangi in doing so. As part of that, we may share some of the high-level information you provide in this form (marked with a *), as well as a summary of our response to you, with our Treaty partners, relevant conservation boards, and the New Zealand Conservation Authority.
- DOC will not carry out consultation with these groups on your behalf, nor will we represent their views or the views of others in our pre-lodgement response to with you. However, if relevant interests are identified early on, this can help support our response to you and assist in processing this application.
- If you wish to provide information you consider to be commercially sensitive or otherwise confidential, please use the table at the end of the form.
- Applicants should be aware that provisions of the Official Information Act may require that some or all information provided to DOC be publicly released. This includes contact details in a work context. If you are applying in your personal capacity, your personal contact details would be withheld in accordance with the Privacy Act 2020.

Project Details

*** Project name** *(As listed in Schedule 2 of the Act for listed projects or name of referred project)*	Rolleston West Residential Development
*** Organisation name/authorised person(s)** *(As listed in Schedule 2 of the Act for listed projects or organisation name of applicant for referred project)*	Carter Group Limited
*** Contact name:** Tim Carter	
***Contact phone number:** [redacted]	*** Email address:** [redacted]
***Agent for Applicant:** Georgia Brown / Jeremy Phillips	
***Organisation name:** Novo Group Limited	
***Key contact name:** Georgia Brown	
***Key contact phone number:** [redacted]	*** Key contact email:** [redacted]
Please direct all correspondence to: *(Please tick)* ☐ **Authorised person** ☑ **Agent for authorised person**	
***Project name and summary:** *(please provide this in a way suitable to be shared with the high level information about your application)* Refer to letter	
***Draft Fast-track application** *(Please provide a draft of your application)* Refer to letter	

***Project site location, site map and the location of proposed activities within the site (where appropriate):**

(please provide this in a way suitable to be shared with the high level information about your application)

Refer to letter

*** GPS location and/or map:**

Refer to letter

*** Records of title**

(Please attach any records of title relating to the proposal)

Refer to letter records of title enclosed

*** Draft documents, reports or plans relating to the proposal**

(Please attach any documents, reports or plans (particularly relating to ecology or biodiversity values) available about the proposal)

Refer to letter

*** Is the project on Public Conservation Land?**

No

***Type of Fast-track Application** *(referral or substantive). If the substantive application is for a project listed in Schedule 2, please specify.*

Listed Project

Details of the proposed activity:

Please provide supporting information to help understand the proposal, including identification of any duplications of permissions either active or applied for, clear identification of the locations of the proposed activities which relate to the approval(s) sought and any draft application documents, reports and plans.

Refer to letter

*** Details of any relevant Treaty of Waitangi settlement obligations you are aware of and any engagement you have undertaken with local iwi/hapū:**

N/A

* What conservation approvals do you think may be required for the activity?	
• **Concessions under the Conservation Act 1987, Reserves Act 1977, Wildlife Act 1953, and National Parks Act 1980**	
• **Authorities provided under the Wildlife Act 1953** (including the identification of the proposed activity eg relocation, salvage, capture etc and the species affected)	✓
• **Specific permissions under the Freshwater Fisheries Regulations 1983**	Refer to letter
• **Access arrangements under the Crown Minerals Act 1991**	
• **Exchanges of land under the Conservation Act 1987 or Reserves Act 1977**	
• **Amending or revoking conservation covenants under section 27 of the Conservation Act 1987 or section 77 of the Reserves Act 1977**	
• **Other** (please specify)	

*** Please provide information on any duplications of permissions, either active or applied for**

N/A

*** What current interests over the land are you aware of?**

N/A

*** Is there any other additional information that may be relevant?** (e.g. is the activity in a World Heritage Area?)

N/A

***Are any conditions proposed?**

Proposed conditions relating to wildlife approvals will be included when the application is lodged

Date initially planning to lodge application: Refer to letter

Please indicate the level of response you would like from DOC:

Either:

☑ **A summary response within 20 working days of the notice**: Through this process DOC would provide you with a brief response within 20 working days before you lodge your application.

☐ **Comprehensive response and engagement**: Through this process DOC would provide an in-depth assessment of your application, facilitate meetings/site visits and co-ordinate our conservation experts to provide in-depth feedback on the conservation approvals required for the application and identify any future roadblocks or opportunities. Our experience is that fulsome engagement with DOC can take at least 4-6 weeks.

Would you like to meet with DOC to discuss your application?	The Applicant is willing to discuss the application, if this can be accommodated within the relevant timeframe, and anticipates ongoing consultation with DOC following lodgment

Confidential information:

Please include any commercially sensitive or confidential information in relation to the application in the table below. This information will not be shared with the New Zealand Conservation Authority, conservation boards or our Treaty Partners without consultation with you first.

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**1285849**
Land Registration District	**Canterbury**
Date Issued	31 March 2026

Prior References
686982

Estate	Fee Simple
Area	85.0352 hectares more or less
Legal Description	Section 1 Survey Office Plan 608925
Registered Owners	[redacted]

Interests

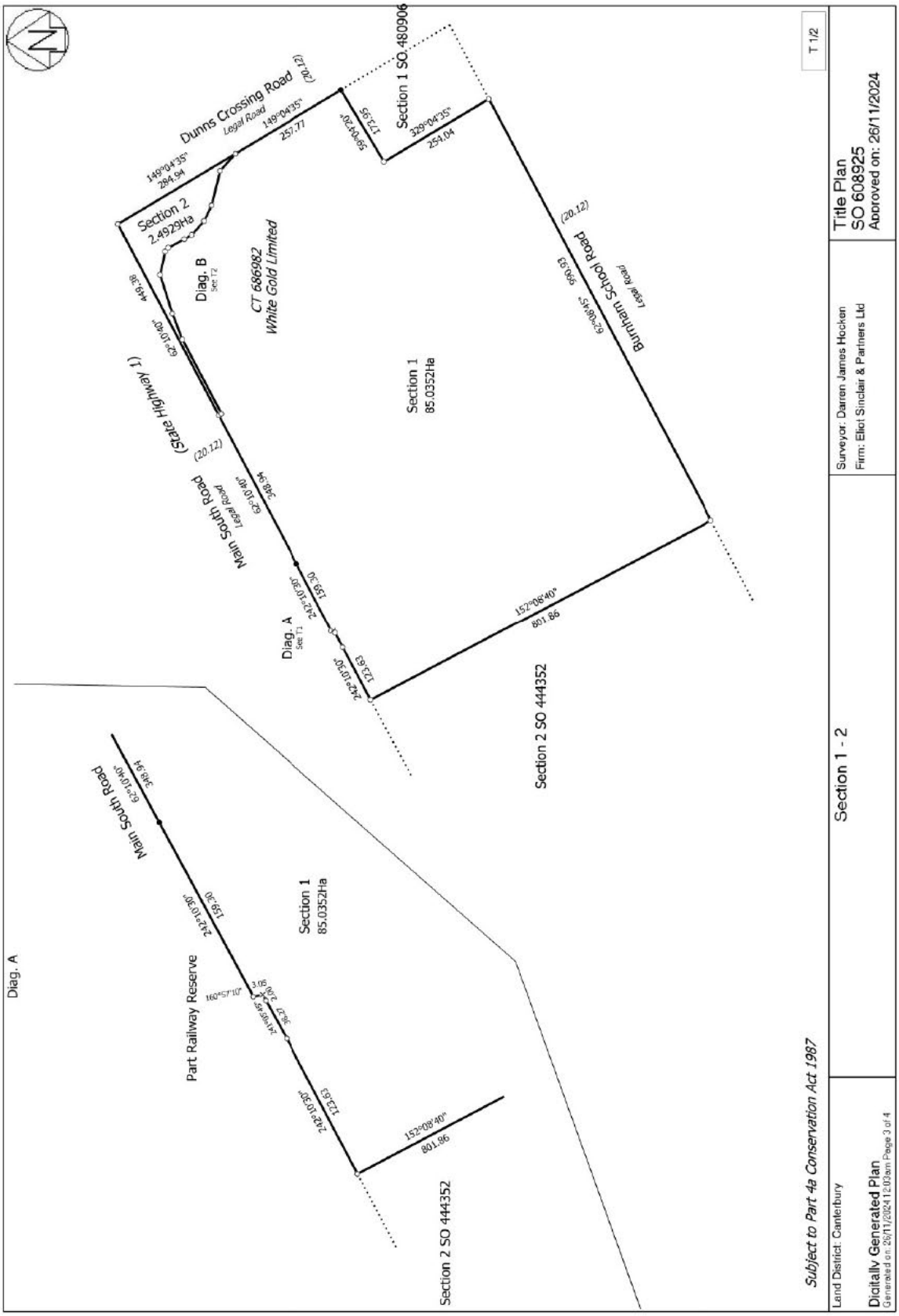
110032.1 Gazette Notice declaring No 1 State Highway (Awanui-Bluff) fronting the within land to be a limited access road - 15.12.1976 at 9:25 am (Affects parts formerly Part Section 1 Reserve 309 formerly CT CB206/66 and Part Reserve 302 and Part Reserve 1759 formerly CT CB383/123)

9199072.3 Mortgage to ANZ National Bank Limited - 16.10.2012 at 1:37 pm

9886966.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Her Majesty the Queen - 5.11.2014 at 3:23 pm

12987343.1 CAVEAT BY CARTER GROUP (SOUTH ISLAND) LIMITED - 23.5.2024 at 12:21 pm

13336033.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by His Majesty the King - 23.6.2025 at 2:47 pm


Dunns Crossing Road
Legal Road
(20.12)
149°04'35"
257.77
149°04'35"
294.94
Section 1 SO 480906
173.95
329°04'35"
254.04
Section 2
2.4929Ha
Diag. B
See T2
CT 686982
White Gold Limited
Section 1
85.0352Ha
(20.12)
Burnham School Road
Legal Road
990.93
62°08'45"
449.38
62°10'40"
(State Highway 1)
Main South Road
Legal Road
(20.12)
348.94
62°10'40"
242°10'30"
159.30
Diag. A
See T1
242°10'30"
123.63
152°08'40"
801.86
Section 2 SO 444352
Diag. A
Main South Road
348.94
62°10'40"
242°10'30"
159.30
Part Railway Reserve
160°57'10"
242°10'30"
123.63
152°08'40"
801.86
Section 1
85.0352Ha
Section 2 SO 444352
Subject to Part 4a Conservation Act 1987
Section 1 - 2
Land District: Canterbury
Digitally Generated Plan
Generated on 26/11/2024 12:03am Page 3 of 4
Surveyor: Darren James Hocken
Firm: Eliot Sinclair & Partners Ltd
Title Plan
SO 608925
Approved on: 26/11/2024
T 1/2

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

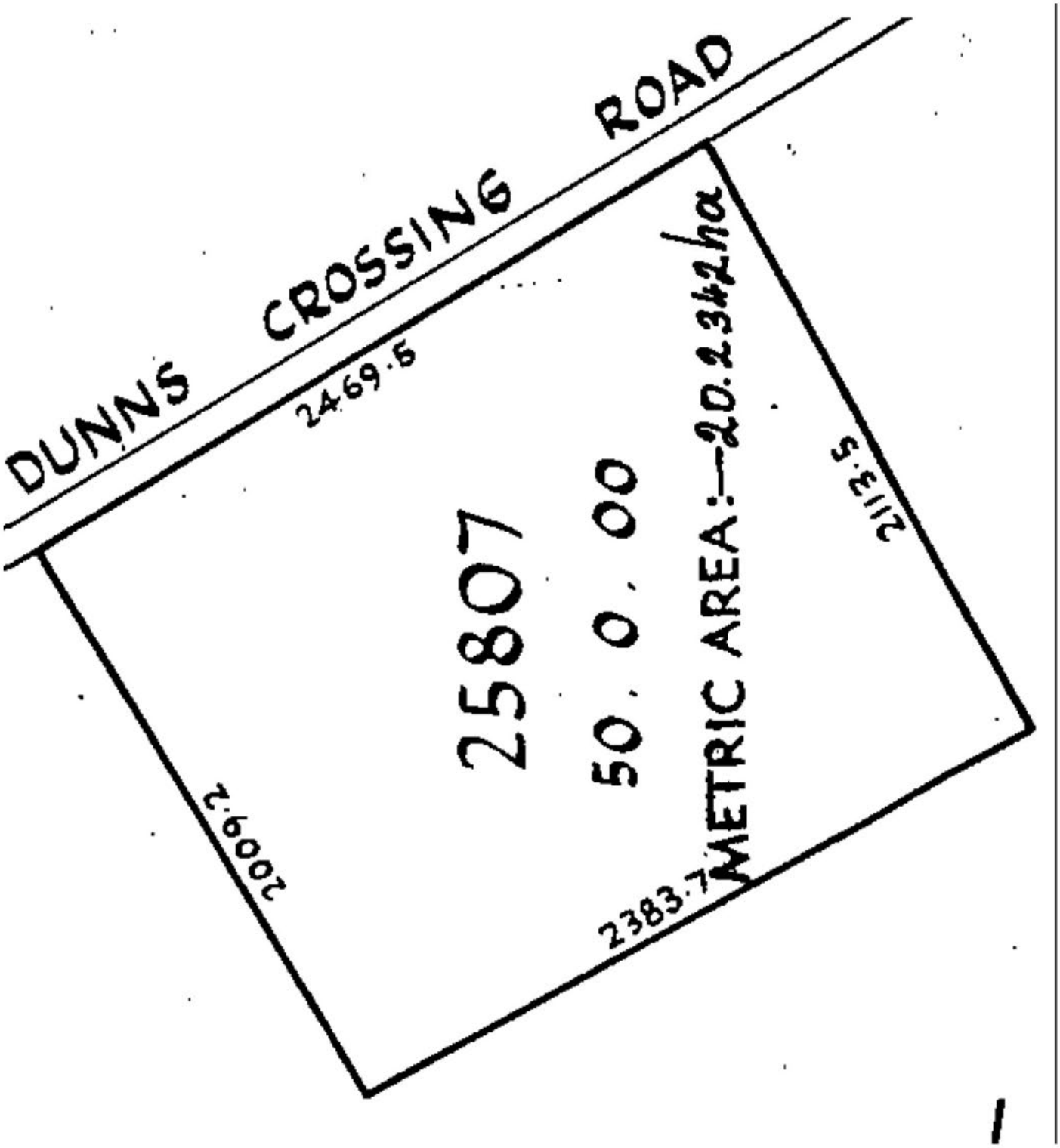
R.W. Muir
Registrar-General
of Land

Identifier	**CB8B/345**
Land Registration District	**Canterbury**
Date Issued	24 September 1968

Prior References
CB65/8

Estate	Fee Simple
Area	20.2343 hectares more or less
Legal Description	Rural Section 25807
Registered Owners	[redacted]

Interests


DUNNS CROSSING ROAD
2469.5
2113.5
2009.2
2383.7
25807
50. 0. 00
METRIC AREA:—20.2342ha
1

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

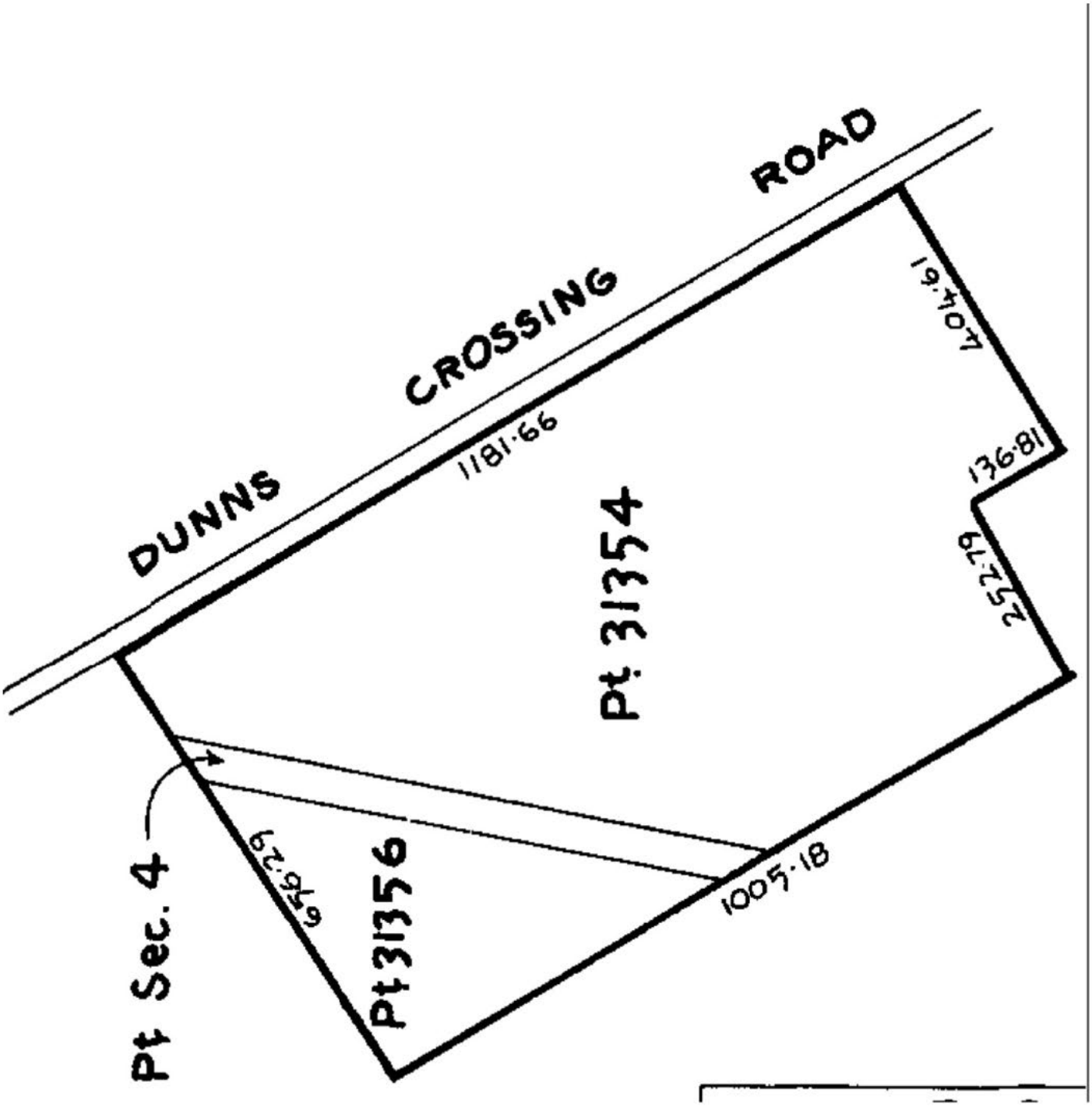
Identifier	**CB24F/1018**
Land Registration District	**Canterbury**
Date Issued	03 May 1983

Prior References
CB178/46

Estate	Fee Simple
Area	72.6916 hectares more or less
Legal Description	Part Rural Section 31354, Part Rural Section 31356 and Part Section 4 Reserve 1342

Registered Owners
[redacted]

Interests


DUNNS CROSSING ROAD
1181·66
Pt 31354
190·61
136·81
252·79
Pt Sec. 4
676·29
Pt31356
1005·18

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

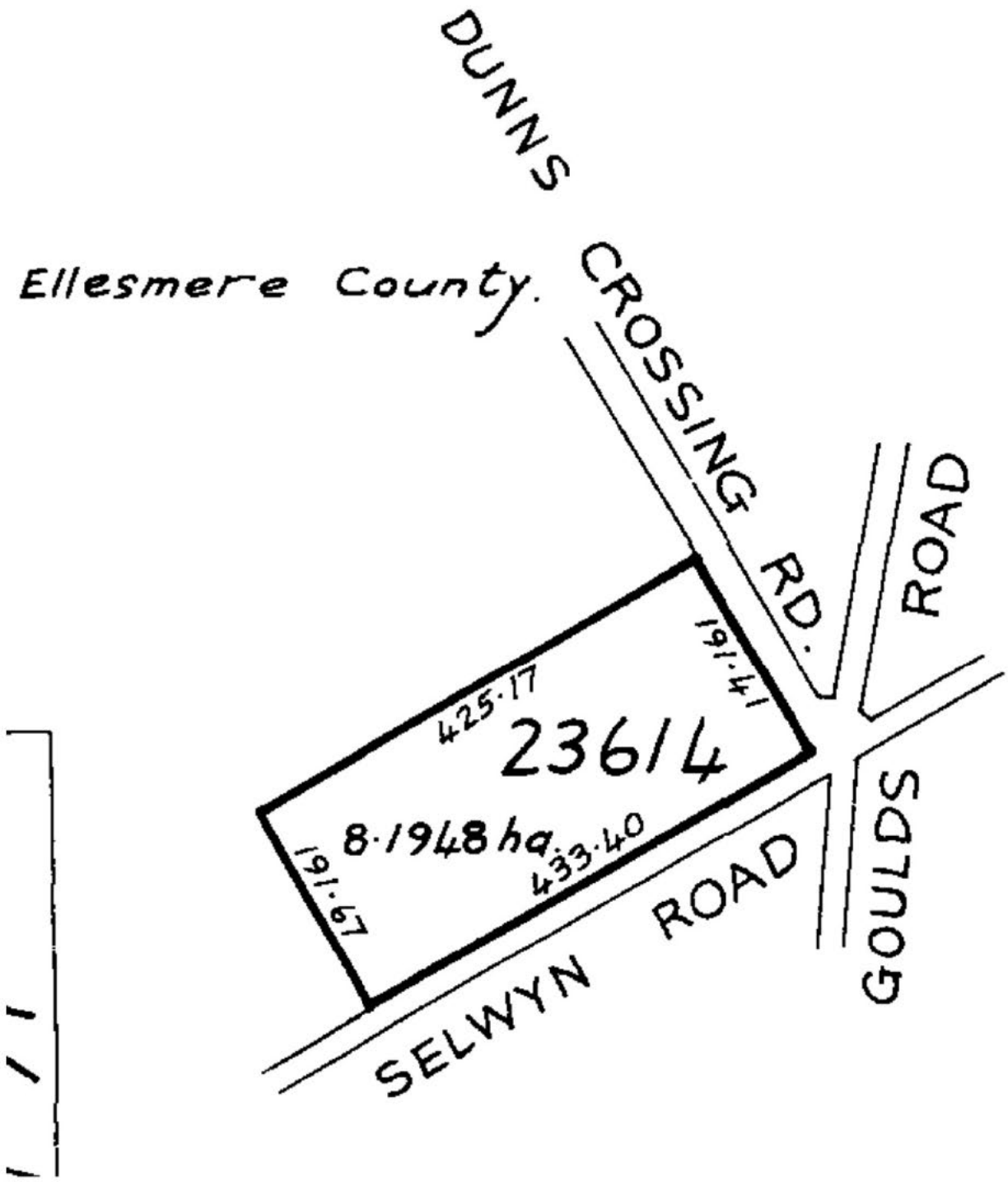
R.W. Muir
Registrar-General
of Land

Identifier	**CB27B/97**
Land Registration District	**Canterbury**
Date Issued	01 May 1985

Prior References
CB124/113

Estate	Fee Simple
Area	8.1948 hectares more or less
Legal Description	Rural Section 23614
Registered Owners	[redacted]

Interests


DUNNS CROSSING RD.
ROAD
Ellesmere County.
191.41
425.17
23614
8.1948 ha
433.40
191.67
SELWYN ROAD
GOULDS

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

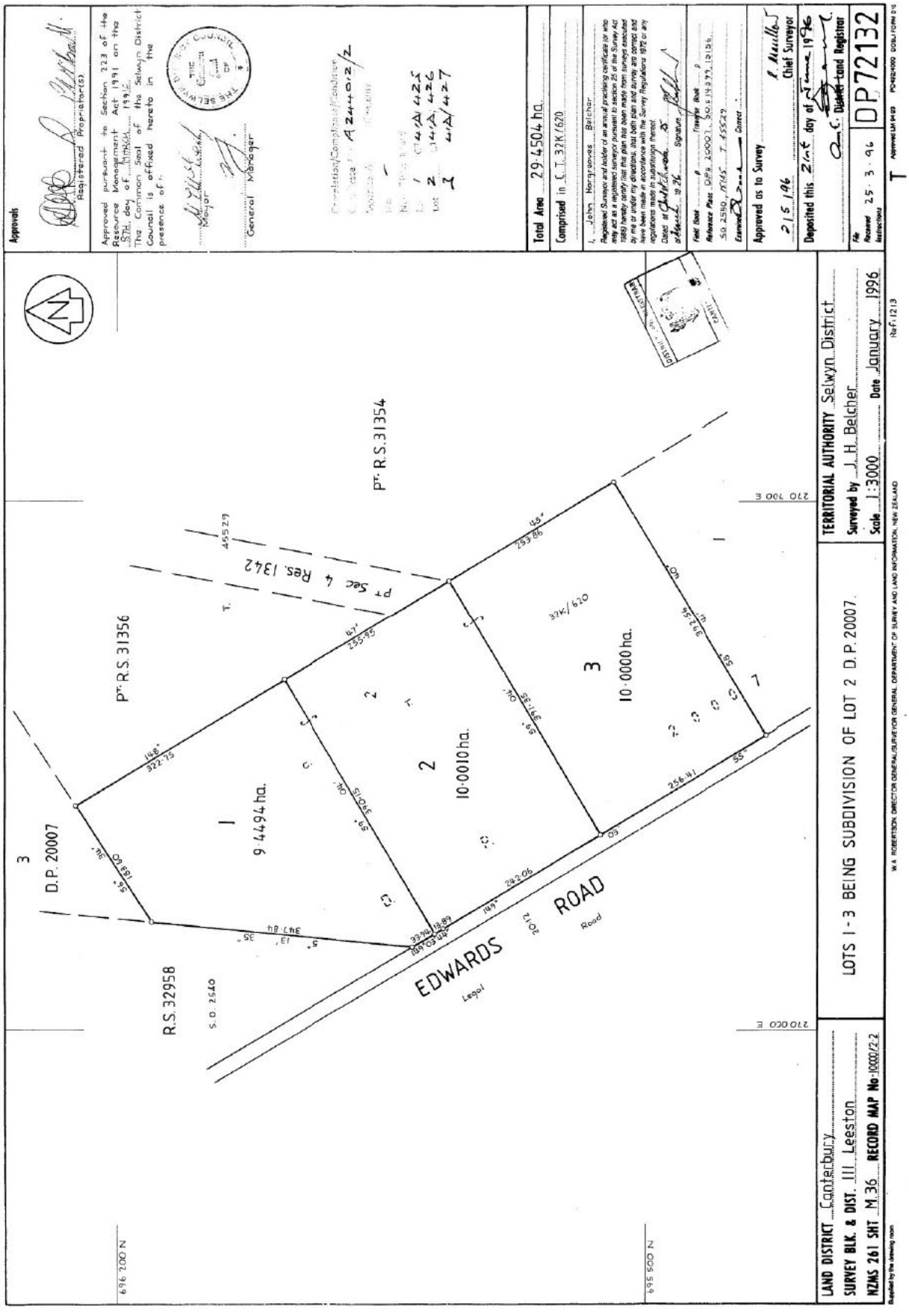
Identifier	**CB41D/425**
Land Registration District	**Canterbury**
Date Issued	21 June 1996

Prior References
CB32K/620

Estate	Fee Simple
Area	9.4494 hectares more or less
Legal Description	Lot 1 Deposited Plan 72132
Registered Owners	[redacted]

Interests

A244012.6 Mortgage to Bank of New Zealand - 21.6.1996 at 1.47 pm


Approvals
Registered Proprietor(s)
Approved pursuant to Section 223 of the Resource Management Act 1991 on the 8TH day of MARCH 1996
The Common Seal of the Selwyn District Council is affixed hereto in the presence of:
Mayor
General Manager
Total Area 29·4504 ha.
Comprised in C.T. 32K/620
Approved as to Survey
Chief Surveyor
Deposited this 21st day of June 1996
District Land Registrar
DP72132
Approved 25·3·96
Pt R.S. 31354
Pt R.S. 31356
Pt Sec 4 Res. 1342
D.P. 20007
R.S. 32958
S.O. 2540
9·4494 ha.
10·0010 ha.
10·0000 ha.
32K/620
EDWARDS ROAD
Legal Road
LOTS 1-3 BEING SUBDIVISION OF LOT 2 D.P. 20007.
TERRITORIAL AUTHORITY Selwyn District
Surveyed by J. H. Belcher
Scale 1:3000
Date January 1996
LAND DISTRICT Canterbury
SURVEY BLK. & DIST. III Leeston
NZMS 261 SHT M36 RECORD MAP No 10000/2·2
W.A. ROBERTSON, DIRECTOR GENERAL/SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND
Ref 1213
696 200 N
695 500 N
270 000 E
270 700 E

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

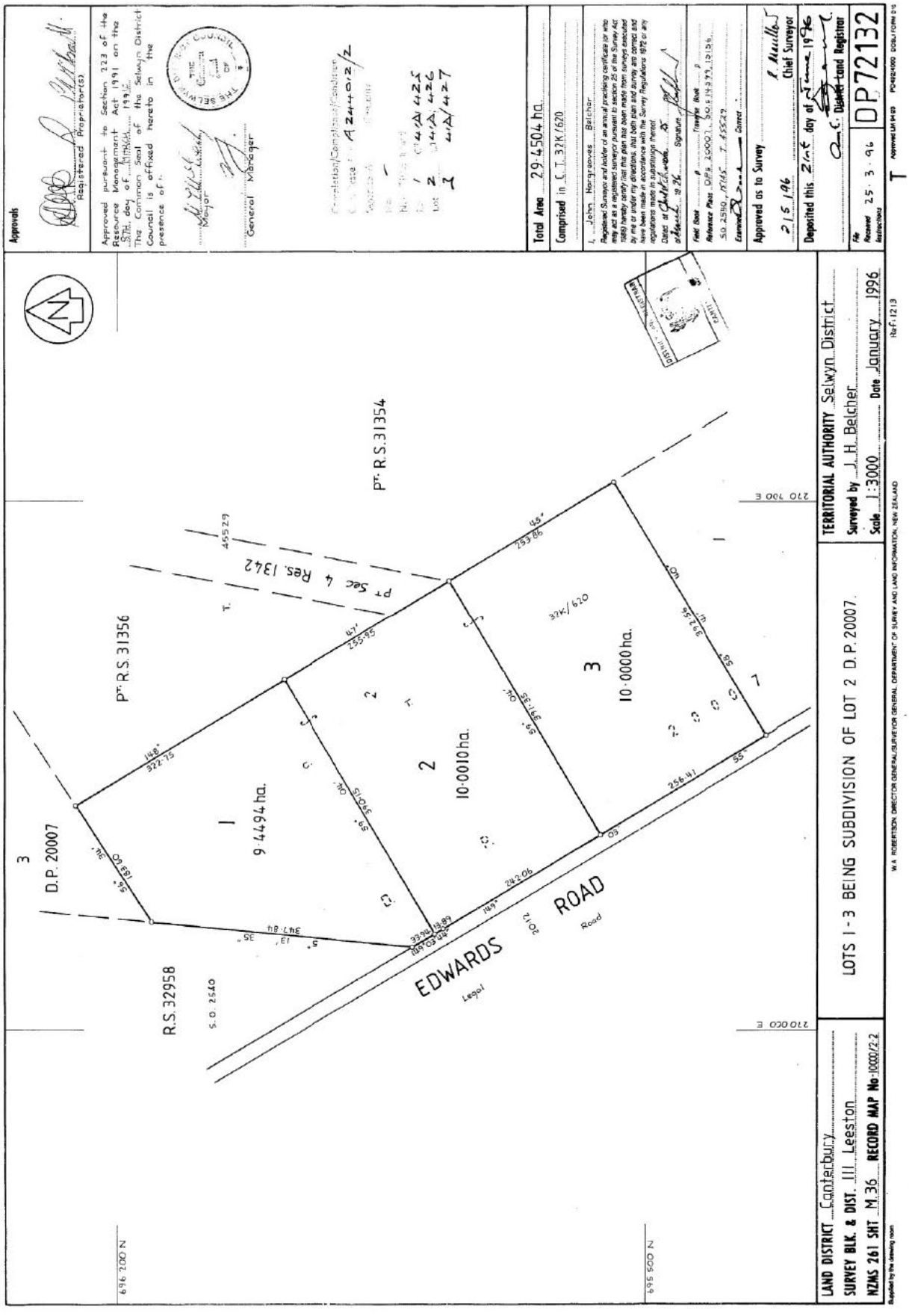
Identifier	**CB41D/426**
Land Registration District	**Canterbury**
Date Issued	21 June 1996

Prior References
CB32K/620

Estate	Fee Simple
Area	10.0010 hectares more or less
Legal Description	Lot 2 Deposited Plan 72132
Registered Owners	[redacted]

Interests

A315564.1 Mortgage to Bank of New Zealand - 3.9.1997 at 9.11 am


Approvals
Registered Proprietor(s)
Approved pursuant to Section 223 of the Resource Management Act 1991 on the 8TH day of MARCH 1996
The Common Seal of the Selwyn District Council is affixed hereto in the presence of:
Mayor
General Manager
Completion/Compliance/Condition
Total Area 29·4504 ha.
Comprised in C.T. 32K/620
Approved as to Survey
Chief Surveyor
Deposited this 21st day of June 1996
District Land Registrar
DP72132
Pt. R.S. 31354
Pt. R.S. 31356
Pt Sec 4 Res. 1342
D.P. 20007
R.S. 32958
S.O. 2540
9·4494 ha.
10·0010 ha.
10·0000 ha.
32K/620
EDWARDS ROAD
Legal Road
LOTS 1-3 BEING SUBDIVISION OF LOT 2 D.P. 20007.
TERRITORIAL AUTHORITY Selwyn District
Surveyed by J. H. Belcher
Scale 1:3000
Date January 1996
LAND DISTRICT Canterbury
SURVEY BLK. & DIST. III Leeston
NZMS 261 SHT M36 RECORD MAP No 10000/2·2
W.A. ROBERTSON, DIRECTOR GENERAL/SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND
Ref 1213
696 200 N
695 500 N
270 000 E
270 700 E

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

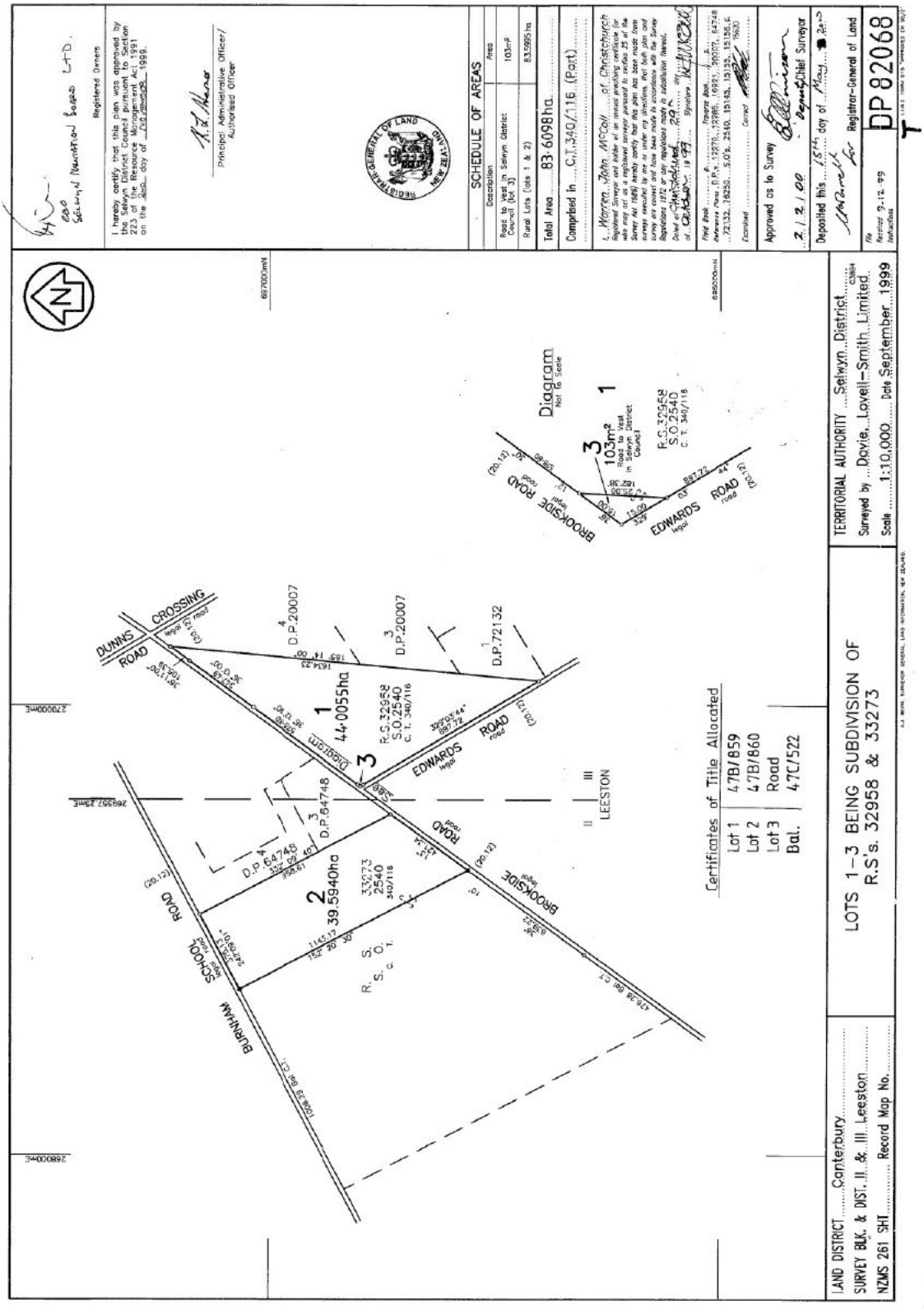
R.W. Muir
Registrar-General
of Land

Identifier	**CB47B/859**
Land Registration District	**Canterbury**
Date Issued	15 May 2000

Prior References
CB340/116

Estate	Fee Simple
Area	44.0055 hectares more or less
Legal Description	Lot 1 Deposited Plan 82068
Registered Owners	[redacted]

Interests


SCHEDULE OF AREAS
Description
Area
Road to vest in Selwyn District Council (Lot 3)
103m²
Rural Lots (Lots 1 & 2)
83.5905ha
Total Area
83.6098ha
Comprised in ... C.T.340/116 (Part)
Registered Surveyor and holder of an annual practising certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1986) hereby certify that this plan has been made from surveys carried out by me or under my supervision in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.
Dated at Christchurch this 29th day of October 1999
Signature
Field Book ... Pages ... Traverse Book ... Pages ...
Reference Plans D.P.'s 12270, 12286, 16921, 20007, 64748, 72132, 78250, S.O.s. 2540, 13135, 13136, 15585 & 15603
Examined ... Correct
Approved as to Survey
2/2/00
Deposited this 15th day of May 2000
Chief Surveyor
Registrar-General of Land
File
Received 9-12-99
Instructions
DP 82068
I hereby certify that this plan was approved by the Selwyn District Council pursuant to Section 223 of the Resource Management Act 1991 on the 2nd day of February 1999.
Principal Administrative Officer/ Authorised Officer
Registered Owners
Diagram
Not to Scale
103m²
Road to vest in Selwyn District Council
R.S.32958
S.O.2540
C.T. 340/116
BROOKSIDE ROAD
EDWARDS ROAD
DUNNS CROSSING ROAD
SCHOOL ROAD
BURNHAM
LEESTON
D.P.20007
D.P.72132
D.P.64748
S.O.2540
C.T. 340/116
R.S.32958
S.O.2540
C.T. 340/116
33273
2540
340/116
Certificates of Title Allocated
Lot 1 47B/859
Lot 2 47B/860
Lot 3 Road
Bal. 47C/522
LOTS 1-3 BEING SUBDIVISION OF R.S's. 32958 & 33273
TERRITORIAL AUTHORITY ... Selwyn District
Surveyed by ... Davie, Lovell-Smith Limited
Scale ... 1:10,000 ... Date September 1999
LAND DISTRICT ... Canterbury
SURVEY BLK. & DIST. II & III Leeston
NZMS 261 SHT ... Record Map No.

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

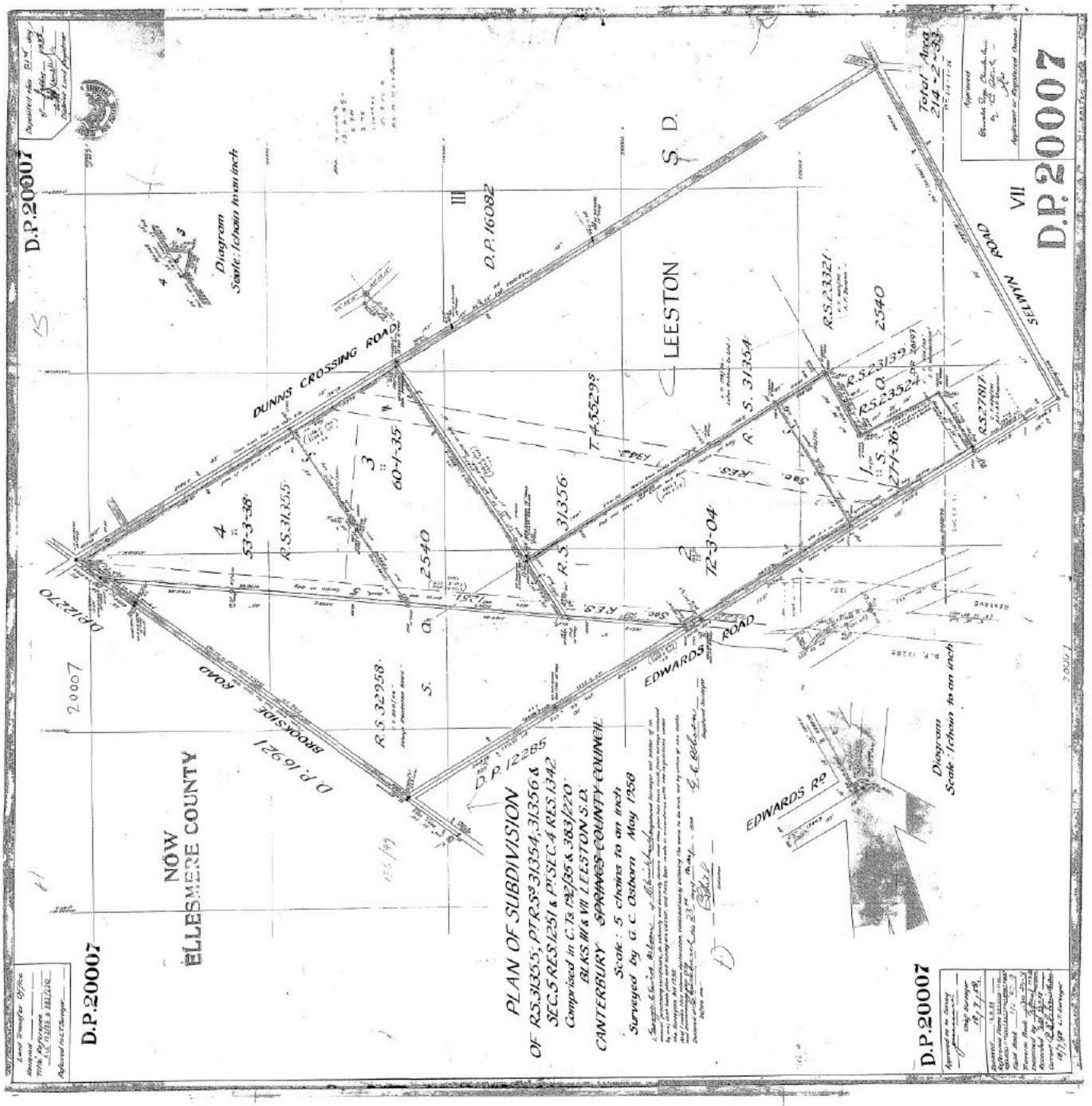
Identifier	**CB772/69**
Land Registration District	**Canterbury**
Date Issued	15 October 1958

Prior References
CB383/220

Estate	Fee Simple
Area	46.3188 hectares more or less
Legal Description	Lot 3-4 Deposited Plan 20007
Registered Owners	[redacted]

Interests

A298264.2 Memorandum of Encumbrance to Tegel Foods Limited - 20.5.1997 at 1.22 pm


D.P.20007
PLAN OF SUBDIVISION
OF R.S.31355; PT R.S.31354, 31356 &
SEC.5 RES.1251 & PT SEC.4 RES.1342
Comprised in C.Ts 192/35 & 383/220
BLKS III & VII LEESTON S.D.
CANTERBURY SPRINGS COUNTY COUNCIL
Scale: 5 chains to an inch
Surveyed by G.C. Osborn May 1958
NOW
ELLESMERE COUNTY
DUNNS CROSSING ROAD
BROOKSIDE ROAD
EDWARDS ROAD
EDWARDS RD
SELWYN ROAD
LEESTON S.D.
D.P.16082
D.P.12285
D.P.16921
D.P.12270
R.S.31355
R.S.31356
R.S.31354
R.S.32958
R.S.23321
R.S.23139
R.S.23524
R.S.27817
T.4.55295
Diagram
Scale: 1 chain to an inch
Total Area
214 - 2 - 33
VII
D.P.20007

Annexure 4: DOC New Customer Form

New Customer Form – Fast-Track

* Required – must be completed

***Name** (legal name to appear on invoices) Carter Group Limited

Trading Name (if different):

***Ownership Type** (e.g. Individual/Partnership/Company/Trust etc) – please specify

GST Number (if applicable): [redacted]

***Trading Address** (Physical address cannot be a PO Box):

Post Code 8011

***Email Address for invoices:** [redacted]

***Address for Invoice/ Statement** (Postal Address – if different from above) PO Box 2729, Christchurch. 8140

Post Code

Purchase Order (PO) required for payment: **Yes /No** – (if Yes, please provide a PO with your application documents)

***Phone:** [redacted]

***Contact Person:** **Mobile Number:** [redacted]

Have you held an account with the Department before: **Yes** ✓ **No**

Under what name: Carter Group Limited

Please turn over to complete the Terms and Conditions

Department of Conservation *Te Papa Atawhai*

Te Kāwanatanga o Aotearoa
New Zealand Government

Terms and Conditions for a Credit Account with the Department of Conservation

I /We ("the Applicant") apply for an account on the following terms and conditions:

1. I/We agree that the Department of Conservation can provide my details to the Department's Credit Checking Agency to enable it to conduct a full credit check.
2. I/We warrant that the information in this application is true and correct.
3. I/We agree that any change which affects the trading address, legal entity, structure of management or control of the applicant's company (as detailed in this application) will be notified in writing to the Department of Conservation within 7 days of that change becoming effective. Please e-mail changes/updates to ar@doc.govt.nz
4. I/We agree to notify the Department of Conservation of any disputed charges within 14 days of the date of the invoice. Communication regarding disputes/invoice queries must be in writing and sent to FastTrackApplicationEnquiries@doc.govt.nz
5. I/We agree to fully pay the Department of Conservation for any invoice received on or before the due date.
6. I/We agree that the Department of Conservation can provide my details to the Department's Debt Collection Agency in the event of non-payment of invoices.
7. I/We agree to pay all costs incurred (including interest, legal costs and debt recovery fees) to recover any money owing on this account.
8. I/We agree that credit terms provided by the Department of Conservation may be withdrawn by the Department of Conservation, if any terms and conditions of the credit account are not met.

Applicant

Signed:

Designation:

[redacted]

Department of Conservation
Te Papa Atawhai

Te Kāwanatanga o Aotearoa
New Zealand Government

Meg Davidson

From: Georgia Brown [redacted]
Sent: Friday, 30 October 2026 2:56 PM
To: Ellanor Babbage
Subject: RE: DOC Pre-lodgement Notification: Rolleston West Residential Development (FT-0203) [Filed 30 Oct 2026 14:56]

Hi Ellanor,

Further to the below, I am getting in contact to advise that the substantive application for Rolleston West Residential Development (Westhaven) is expected to be lodged imminently.

We will provide you with a full copy of the application upon lodgement, and we'd be happy to meet/talk through it further with you following that.

Kind Regards
Georgia

Georgia Brown
Principal Planner
[redacted]

novo group
Planning. Traffic. Development.

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From: Ellanor Babbage [redacted]
Sent: Tuesday, 28 July 2026 8:47 am
To: Georgia Brown <Georgia@novogroup.co.nz>
Subject: RE: DOC Pre-lodgement Notification: Rolleston West Residential Development (FT-0203) [Filed 23 Sept 2026 08:47]

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Kia ora Georgia,

This email was perfectly timed!
I was about to reach out to confirm that DOC is unable to provide any comments of substance on the application based on the information that has been provided to us.

To enable us to provide comments the following would be useful:

- Confirmation on the need for a complex freshwater fisheries approval
- Conditions for DOC relevant approvals
- Species management plans

- Technical reports

Currently the Department has spent approximately 3 hours on your application. When you provide the additional information, I will provide a full cost estimate for engagement.

Please feel free to reach out if you have any questions.

Ngā mihi,
Ellanor Babbage
Permissions Advisor – Fast Track
Department of Conservation | Te Papa Atawhai
[redacted]



From: Georgia Brown [redacted]
Sent: Mane, 27 Hūrae 2026 4:07 PM
To: Ellanor Babbage [redacted]
Subject: RE: DOC Pre-lodgement Notification: Rolleston West Residential Development (FT-0203)

Hi Ellanor,

Apologies for not getting back to you sooner. I'm also conscious that the 20 working day timeframe expires later this week.

At this stage, our experts (PDP and Stantec) are still undertaking investigations relating to DOC's areas of interest. In the meantime, and in accordance with s29 of the FTAA, would DOC please be able to provide any preliminary or general comments that they may have at this stage, noting the comments already provided below.

Once we have received further information from our experts, we will come back to you as required regarding any more specific matters.

Please let me know if you have any concerns or would like to discuss this further.

Kind Regards,
Georgia

Georgia Brown
Principal Planner

[redacted] | O: [redacted]
E: [redacted] | W: www.novogroup.co.nz
Level 1, 279 Montreal Street | PO Box 365 | Christchurch 8140

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From: Ellanor Babbage [redacted]
Sent: 03 July 2026 15:28
To: Georgia Brown [redacted]
Subject: DOC Pre-lodgement Notification: Rolleston West Residential Development (FT-0203)

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Kia ora Georgia,

It was great to speak to you just now.
As I mentioned on the phone, I am the DOC lead for the Rolleston West Residential Development fast-track project.

My understanding from your letter and emails with my colleague is that you are interested in any comments DOC can provide within the 20-working day notification period, as well as a high-level meeting towards the middle of July.

As I mentioned on my call, because this is a substantive notification I would strongly recommend more in-depth engagement with DOC, particularly on the Wildlife approval prior to lodging the application.
The current level of information available to DOC limits our ability to provide detailed and useful comments on your application, including an idea of the potential issues or complications we may want to raise to the panel for their consideration.
I recommend providing us with the Wildlife approval conditions, the ecological reports supporting this approvals application, and any connected management plans as a minimum.
This – along with an extended timeframe – would enable us to identify any concerns DOC may have with the Wildlife approval prior to entering into the tight substantive process timeframes. This early identification would also mean we would be more likely to have time to work through solutions with you directly.

Please let me know if you are able to provide this additional information, and any potential leeway in terms of timing for DOC to provide you with comments.

Ngā mihi,
Ellanor Babbage
Permissions Advisor – Fast Track
Department of Conservation | Te Papa Atawhai
[redacted]



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