APPENDIX 7 – RECORD OF ENGAGEMENT WITH TE NGĀI TŪĀHURIRI RŪNANGA / WHITIORA CENTRE LIMITED

Te Ngāi Tūāhuriri Rūnanga / Whitiora Centre Limited			
Tab	**Document**	**Date**	**Pages**
1.	Letter from Novo Group Limited to Whitiora: Fast-track Approvals Act 2024: Notification of Substantive Application for the Rolleston West Residential Project	2 July 2026	1-9

2 July 2026

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Ngāi Tūahuriri Rūnanga
Whitiora Centre

By email: [redacted]

Private & Confidential

Tēnā koe,

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 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.

    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, Fast-track 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 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 welcomes any feedback Ngāi Tūāhuriri Rūnanga may wish to provide on matters relevant to its interests and kaitiakitanga responsibilities. In particular, the Applicant would welcome comments on key matters of interest to Ngāi Tūāhuriri Rūnanga 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 feedback 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 Ngāi Tūāhuriri Rūnanga as the Project progresses through the FTAA process.

20. We look forward to hearing from you.

Nāku noa, nā,

Novo Group Limited



Georgia Brown

[redacted]

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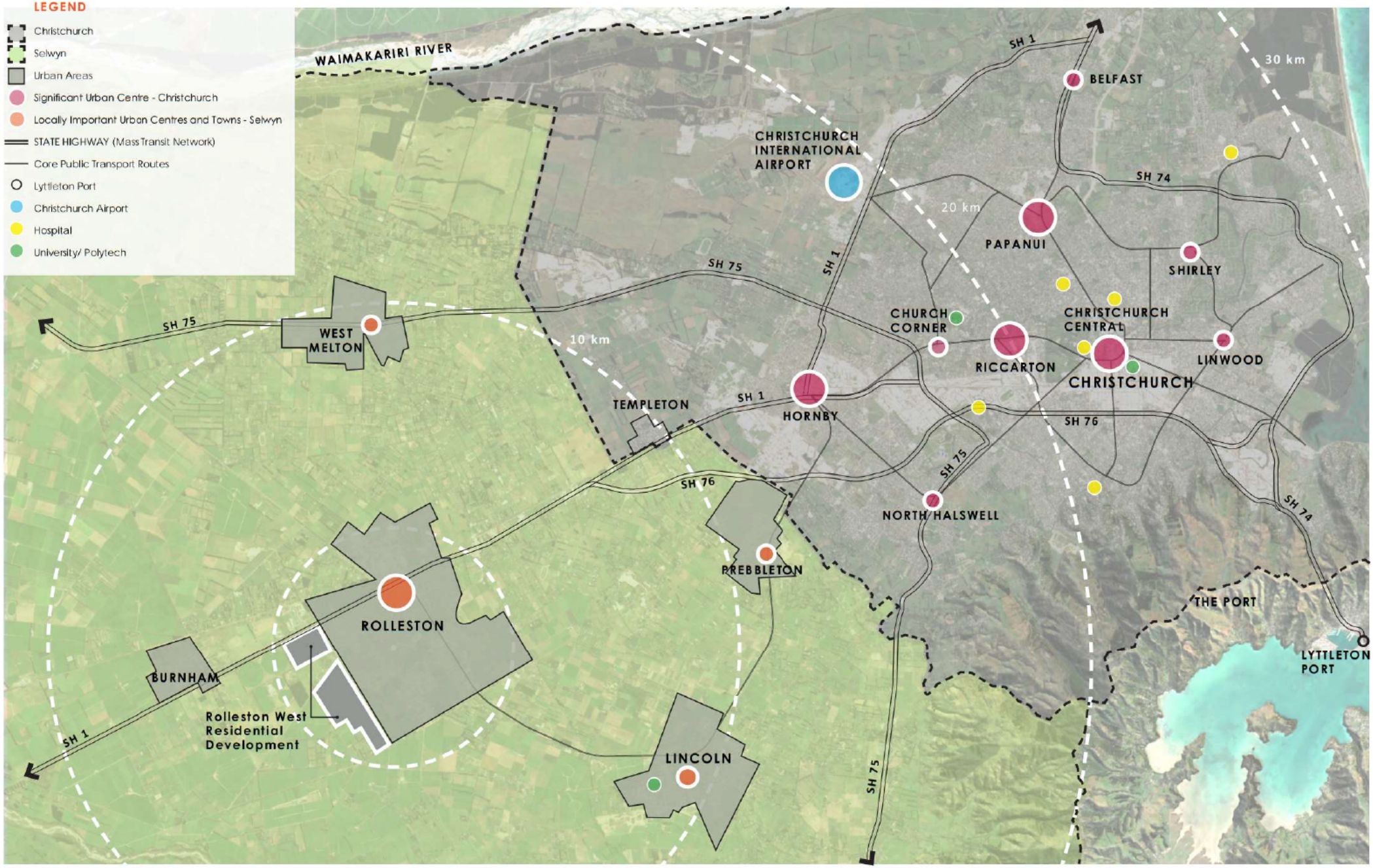
Annexure 1: Site Context Plan



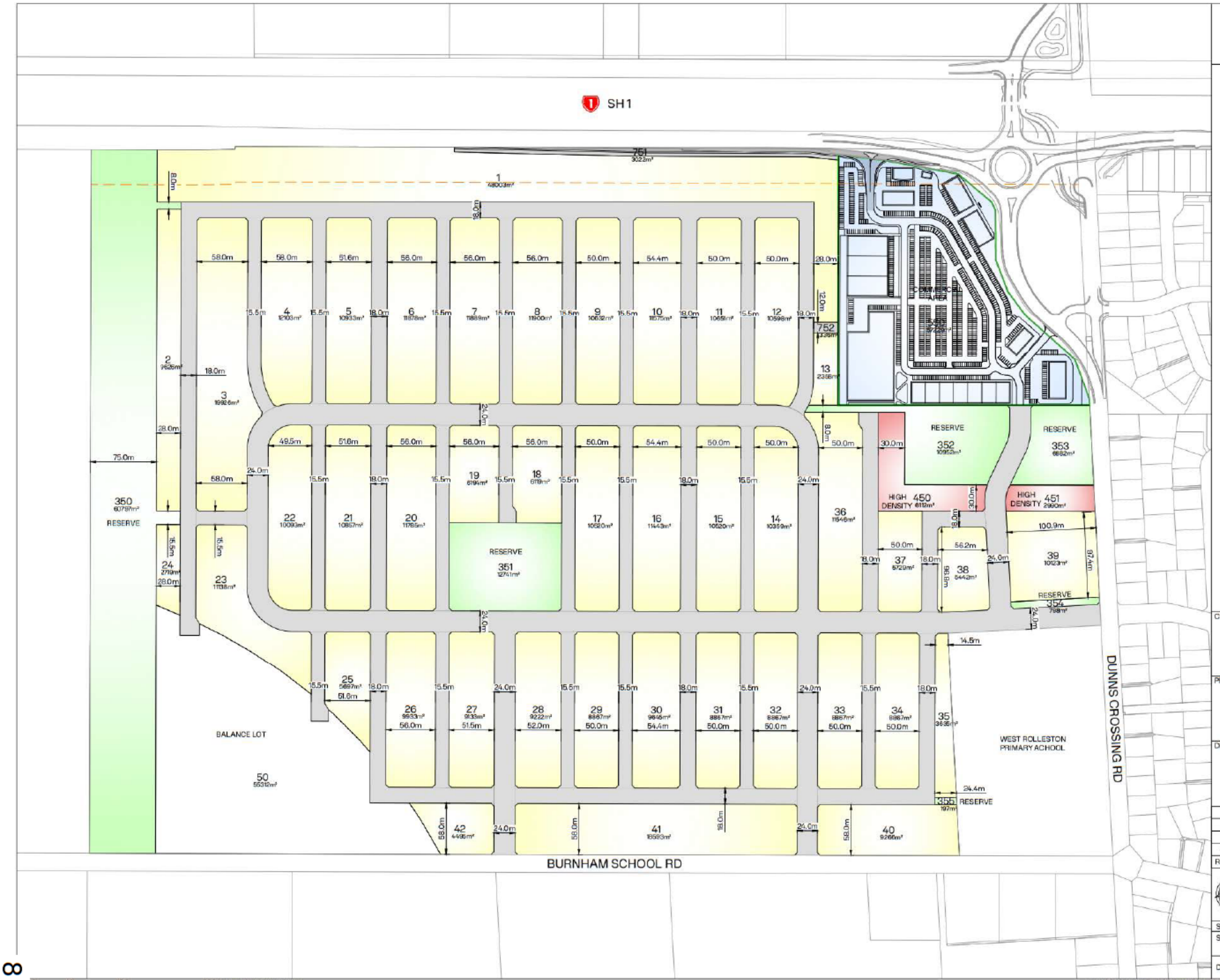
STRATEGIC CONTEXT AND SPATIAL PLAN (1:100,000)

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	-	-

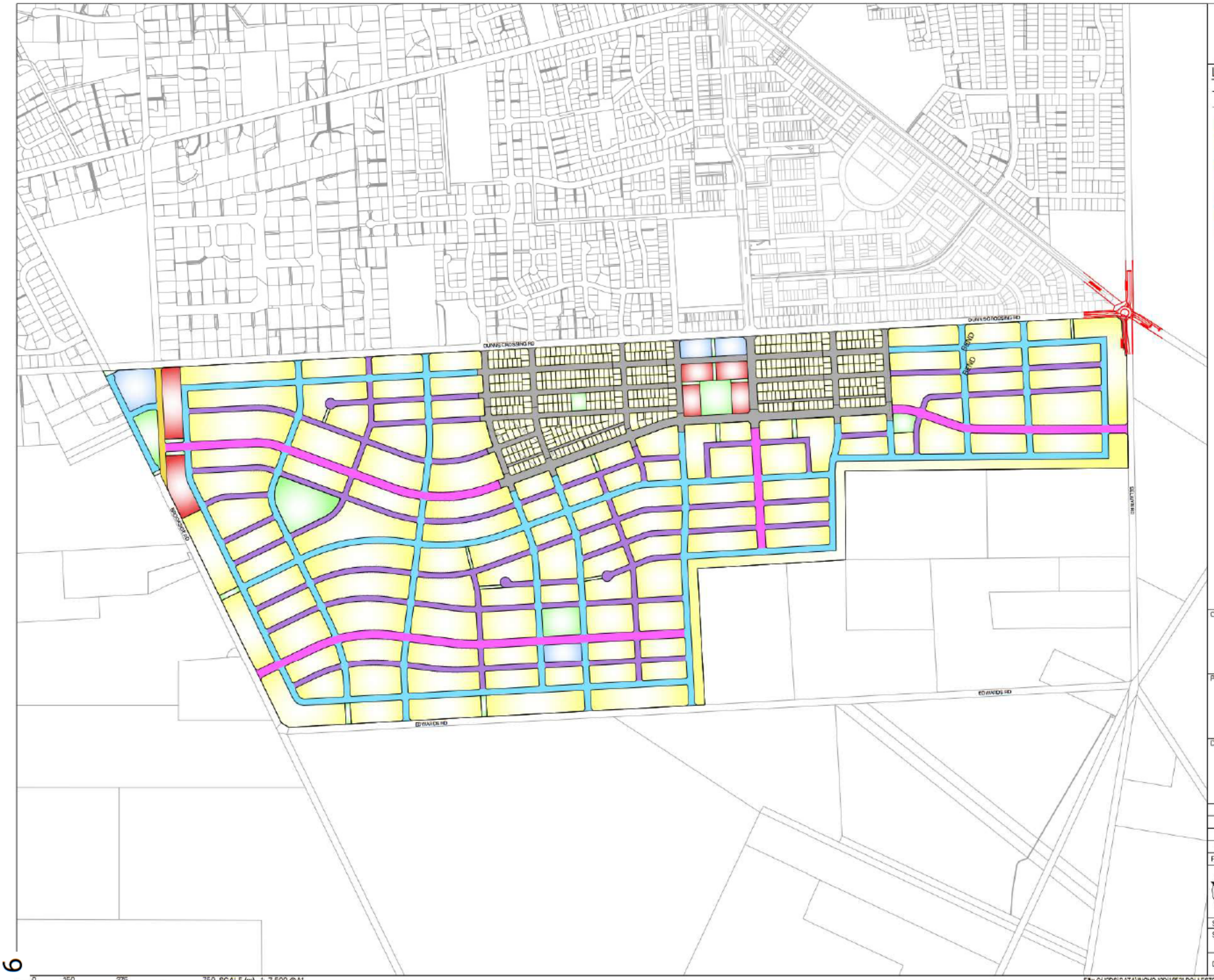
SCALE	1:2,000 @A1 1:4,000 @A3	REVISION
STATUS	FOR INFORMATION NOT FOR CONSTRUCTION	A
DWG NO	16521-04-SK-1000	

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_23910\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		

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Plot Date: 2:18:02 pm, 30 June 2026, KIM CHEN

Synergy Version: