

From: [Infrastructure Portfolio](#)
To: [Nicola Willis \(MIN\)](#); [Shane Jones \(MIN\)](#); [Nicola Grigg \(MIN\)](#); [Tama Potaka \(MIN\)](#); [Paul Goldsmith \(MIN\)](#)
Cc: [FTAreferalls](#)
Subject: Invitation to comment on Fast-track referral application for the Franco Farms Project under the Fast-track Approvals Act 2024 – FTAA-2604-1219
Date: Monday, 22 June 2026 8:12:31 am
Attachments: [Comments Form for Invited Ministers.docx](#)

To:

- Minister for Economic Growth
- Minister for Regional Development
- Minister for the Environment
- Minister for Māori Crown Relations: Te Arawhiti
- Minister for Māori Development
- Minister of Conservation
- Minister for Arts, Culture and Heritage
- Associate Minister of Housing

NOTE - This project lodged an application after 31 March 2026, therefore a 15-day comment period applies.

Dear Ministers,

Hon Chris Bishop, the Minister for Infrastructure (the Minister), has asked for me to write to you on his behalf.

The Minister has received an application from Sabys 101 Limited for referral of the Franco Farms Project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process (application reference FTAA- 2604-1219).

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

Invitation to comment on referral application

I write in accordance with section 17 of the Act to invite you to provide written comments on the referral application. I have provided summary details of the project below.

If you wish to provide written comments, these must be received by **return email** within **15 working days** of receipt of this email, being **14 July 2026**. The Minister is not required to consider information received outside of this time frame. Any comments submitted will contribute to the Minister's decision on whether to accept the referral application and to refer the project.

If you do not wish to provide comments, please let us know as soon as possible so we can proceed with processing the application without delay.

If the Minister decides to accept the application and to refer the project, the Applicant will need to complete any preliminary steps required under the Act and then lodge their substantive application for the approvals needed for the project. An expert panel will be appointed to decide the substantive application.

Process

The application documents are accessible through the Fast-track portal. Please note that application documents may contain commercially sensitivity information and should not be shared widely. If you haven't used the portal before, you can request access by emailing ftareferalls@mfe.govt.nz. Once you are registered and have accepted the terms and conditions, you will receive a link to view the documents. Existing users will be able to see application documents via the request when logging into the portal. Should you need for your agency to provide any supplementary information, a nominated person can be provided access to the portal, access can be requested by emailing ftareferalls@mfe.govt.nz.

To submit your comments on the application, you can either provide a letter or complete the attached template for written comments and return it by replying to this email, infrastructure.portfolio@parliament.govt.nz.

Before the due date, if you have any queries about this email or need assistance with using the portal, please email contact@fasttrack.govt.nz. Further information is available at <https://www.fasttrack.govt.nz/>.

Important Information

Please note that all comments received from Ministers invited to comment will be subject to the Official Information Act 1982. Comments received will be proactively released at the time the Minister for Infrastructure makes a referral decision, unless the Minister providing comments advises the Minister for Infrastructure's office they are to be withheld, at the time they are submitted.

If a Conflict of Interest is identified by the Minister providing comments at any stage of providing comments, please inform my office and the Cabinet Office immediately. The Cabinet Office will provide advice and, if appropriate, initiate a request to the Prime Minister to agree to a transfer of the project/portfolio invite to another Minister (a request to transfer a COI from one Minister to another can take 1-7 days).

Project summary

Project name	Franco Farms Project
Applicant	Sabys 101 Limited
Location	Halswell, Christchurch
Project description	The project is to establish and construct an urban development over approximately 35 hectares to deliver approximately 350 residential lots (to enable future housing construction) with supporting infrastructure (roading, three waters services, stormwater management), neighbourhood centre services and amenities, and riparian enhancement.

Kind regards,



Office of Hon Chris Bishop

Attorney-General | Minister of Housing | Minister for Infrastructure | Minister Responsible for RMA Reform | Minister of Transport | Associate Minister of Finance | MP for Hutt South

Office: 04 817 6802 | EW 6.3
Email: c.bishop@ministers.govt.nz Website: www.Beehive.govt.nz
Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand

Email disclaimer:

This email communication is confidential between the sender and the recipient. The intended recipient may not distribute it without the permission of the sender. If this email is received in error, it remains confidential and you may not copy, retain or distribute it in any manner. Please notify the sender immediately and erase all copies of the message and all attachments. Thank you.

22 June 2026

FTAA-2604-1219

Stefanie Rixecker
Chief Executive Officer
Canterbury Regional Council

s 9(2)(a)

Dear Stefanie

Invitation to provide written comments on the referral application for the Franco Farms project under the Fast-track Approvals Act 2024

Note: Comments must be received by **14 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Sabys 101 Limited (the applicant) for the Franco Farms project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

Under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Canterbury Regional Council to provide written comments on the referral application, a copy is available via the applications portal.

Any written comments you provide, must be received within **15 working days** of receipt of this letter and a copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Under section 17(3) of the Act, Canterbury Regional Council **must** provide comments advising on the following matters:

- 1. Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please provide written confirmation.*

2. *In relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please provide written confirmation.*

In addition, under section 17(3)(b), Canterbury Regional Council **may** also provide other comments, however, any such comments must be relevant to the **referral** application and the decisions that the Minister is required to make under section 21 of the Act. This requirement is new, made through the Fast-track Approvals Amendment Act 2025 and is to ensure comments from organisations that recover costs from applicants are focused on relevant matters that are material to the Minister's decision on whether to accept and refer the project.

For a referral application, the focus is limited to the criteria in [Section 22](#) of the Act, compared to the substantive application stage which requires comprehensive technical reports and detail. If the project is referred to the fast-track process, there may be an opportunity to provide detailed comment on a substantive application.

In considering the criteria, I invite you to provide comments on the following matters:

3. *Whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act)*
4. *Whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).*

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed or forwarded to, and comments should not be sought from, anyone outside of your organisation.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete and within scope, an expert panel will be appointed to make a final decision on the approvals sought.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Stephanie McNicholl.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

Cc:

s 9(2)(a) [Redacted]
[Redacted]
[Redacted]
[Redacted]

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2604-1219
Project name	Franco Farms Project
Applicant name	Sabys 101 Limited
Project summary details	The project is to establish and construct an urban development over approximately 35 hectares to deliver approximately 350 residential lots (to enable future housing construction) with supporting infrastructure (roading, three waters services, stormwater management), neighbourhood centre services and amenities, and riparian enhancement. The project area is located across Lot 3 DP 68573 Sabys Road and 6 Wroots Road in Halswell, near Christchurch, in the Canterbury Region. The project will require the proposed approvals under the fast-track approvals process: a. resource consents approvals under the Resource Management Act 1991 (RMA) b. wildlife approvals under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 d. approvals under the Freshwater Fisheries Regulations 1983.

22 June 2026

FTAA-2604-1219

Mary Richardson
Chief Executive Officer
Christchurch City Council

s 9(2)(a)

Dear Mary

Invitation to provide written comments on the referral application for the Franco Farms project under the Fast-track Approvals Act 2024

Note: Comments must be received by **14 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Sabys 101 Limited (the applicant) for the Franco Farms project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

Under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Christchurch City Council to provide written comments on the referral application, a copy is available via the applications portal.

Any written comments you provide, must be received within **15 working days** of receipt of this letter and a copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Under section 17(3) of the Act, Christchurch City Council **must** provide comments advising on the following matters:

- 1. Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please provide written confirmation.*

In addition, under section 17(3)(b), Christchurch City Council **may** also provide other comments, however, any such comments must be relevant to the **referral** application and the decisions that the Minister is required to make under section 21 of the Act.

This requirement is new, made through the Fast-track Approvals Amendment Act 2025 and is to ensure comments from organisations that recover costs from applicants are focused on relevant matters that are material to the Minister's decision on whether to accept and refer the project.

For a referral application, the focus is limited to the criteria in [Section 22](#) of the Act, compared to the substantive application stage which requires comprehensive technical reports and detail. If the project is referred to the fast-track process, there may be an opportunity to provide detailed comment on a substantive application.

In considering the criteria, I invite you to provide comments on the following matters:

2. *The project area is located across the territorial boundary shared with Selwyn District Council (SDC), who is also a relevant local authority for this application. With this context, are there any cross-boundary jurisdiction matters that Christchurch City Council consider may affect the delivery of the project?*
3. *Whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act)*
4. *Whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).*

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed to or forwarded to, and comments should not be sought from, anyone outside of your organisation.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete and within scope, an expert panel will be appointed to make a final decision on the approvals sought.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Stephanie McNicholl.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S. Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

Appendix A – Project summary details

Application number	FTAA-2604-1219
Project name	Franco Farms Project
Applicant name	Sabys 101 Limited
Project summary details	The project is to establish and construct an urban development over approximately 35 hectares to deliver approximately 350 residential lots (to enable future housing construction) with supporting infrastructure (roading, three waters services, stormwater management), neighbourhood centre services and amenities, and riparian enhancement. The project area is located across Lot 3 DP 68573 Sabys Road and 6 Wroots Road in Halswell, near Christchurch, in the Canterbury Region. The project will require the proposed approvals under the fast-track approvals process: a. resource consents approvals under the Resource Management Act 1991 (RMA) b. wildlife approvals under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 d. approvals under the Freshwater Fisheries Regulations 1983.

16 July 2026

FTAA-2604-1219

Bede Carran
Acting Chief Executive Officer
Christchurch City Council

s 9(2)(a)

Dear Bede

Invitation to provide written comments on the referral application for the Franco Farms project under the Fast-track Approvals Act 2024

Note: Comments must be received by **Thursday 6 August 2026, 11.59PM**.

A referral application has been received by the Minister for Infrastructure (the Minister) from Sabys 101 Limited (the applicant) for the Franco Farms project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

Under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Christchurch City Council to provide written comments on the referral application, a copy is available via the applications portal.

Any written comments you provide, must be received within **15 working days** of receipt of this letter and a copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Under section 17(3) of the Act, Christchurch City Council **must** provide comments advising on the following matters:

- 1. Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please provide written confirmation.*

In addition, under section 17(3)(b), Christchurch City Council **may** also provide other comments, however, any such comments must be relevant to the **referral** application and the decisions that the Minister is required to make under section 21 of the Act.

This requirement is new, made through the Fast-track Approvals Amendment Act 2025 and is to ensure comments from organisations that recover costs from applicants are focused on relevant matters that are material to the Minister's decision on whether to accept and refer the project.

For a referral application, the focus is limited to the criteria in [Section 22](#) of the Act, compared to the substantive application stage which requires comprehensive technical reports and detail. If the project is referred to the fast-track process, there may be an opportunity to provide detailed comment on a substantive application.

In considering the criteria, I invite you to provide comments on the following matters:

- 2. The project area is located across the territorial boundary shared with Selwyn District Council (SDC), who is also a relevant local authority for this application. With this context, are there any cross-boundary jurisdiction matters that Christchurch City Council consider may affect the delivery of the project?*
- 3. Whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act).*
- 4. Whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).*

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed to or forwarded to, and comments should not be sought from, anyone outside of your organisation.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete and within scope, an expert panel will be appointed to make a final decision on the approvals sought.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Stephanie McNicholl.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

Cc:
fasttrackresourceconsents@ccc.govt.nz

s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2604-1219
Project name	Franco Farms Project
Applicant name	Sabys 101 Limited
Project summary details	The project is to establish and construct an urban development over approximately 35 hectares to deliver approximately 350 residential lots (to enable future housing construction) with supporting infrastructure (roading, three waters services, stormwater management), neighbourhood centre services and amenities, and riparian enhancement. The project area is located across Lot 3 DP 68573 Sabys Road and 6 Wroots Road in Halswell, near Christchurch, in the Canterbury Region. The project will require the proposed approvals under the fast-track approvals process: a. resource consents approvals under the Resource Management Act 1991 (RMA) b. wildlife approvals under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 d. approvals under the Freshwater Fisheries Regulations 1983.

22 June 2026

FTAA-2604-1219

Peter Richardson
Director, Policy
Heritage New Zealand Pouhere Taonga

s 9(2)(a)

Dear Richard

Invitation to provide written comments on the referral application for the Franco Farms project under the Fast-track Approvals Act 2024

Note: Comments must be received by **14 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Sabys 101 Limited (the applicant) for the Franco Farms Limited project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act (which requires the Minister to invite written comments on a referral application from the relevant administering agencies). I invite Heritage New Zealand Pouhere Taonga as the administering agency for the Heritage New Zealand Pouhere Taonga Act 2014 to provide written comments on the referral application, a copy is available via the applications portal.

If you wish to provide written comments, these must be received within **15 working days** of receipt of this letter and copy of the application (refer to due date above). The Minister is not required to consider information received outside of the specified time frame.

Under section 17(3A), any comments made by an administering agency must be **relevant** to the **referral** application and the decisions that the Minister is required to make under section 21 of the Act.

The requirement is new, made through the Fast-track Approvals Amendment Act 2025 and is to ensure comments from organisations that recover costs from applicants are focused on relevant matters that are material to the Minister's decisions on whether to accept and refer the project.

fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by the Ministry for the Environment
PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

For a referral application, the focus is limited to the criteria in [Section 22](#) of the Act, compared to the substantive application stage which requires comprehensive technical reports and detail. If the project is referred to the fast-track process, there may be an opportunity to provide detailed comment on a substantive application.

In considering the criteria, I invite you to provide comments on the following matters:

- 1. whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act)*
- 2. whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).*

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed or forwarded to, and comments should not be sought from, anyone outside of your organisation.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete and within scope, an expert panel will be appointed to make a final decision on the approvals sought.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Stephanie McNicholl.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely



Stephanie Frame
Manager – Fast-track Operations

cc: Angelica Pablo, Policy Advisor – [s 9\(2\)\(a\)](#)
fasttrack@heritage.org.nz

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2604-1219
Project name	Franco Farms Project
Applicant name	Sabys 101 Limited
Project summary details	The project is to establish and construct an urban development over approximately 35 hectares to deliver approximately 350 residential lots (to enable future housing construction) with supporting infrastructure (roading, three waters services, stormwater management), neighbourhood centre services and amenities, and riparian enhancement. The project area is located across Lot 3 DP 68573 Sabys Road and 6 Wroots Road in Halswell, near Christchurch, in the Canterbury Region. The project will require the proposed approvals under the fast-track approvals process: a. resource consents approvals under the Resource Management Act 1991 (RMA) b. wildlife approvals under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 d. approvals under the Freshwater Fisheries Regulations 1983.

22 June 2026

FTAA-2604-1219

Brett Gliddon
Chief Executive
NZ Transport Agency Waka Kotahi

s 9(2)(a)

Dear Brett

Invitation to provide written comments on the referral application for the Franco Farms project under the Fast-track Approvals Act 2024

Note: Comments must be received by **14 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Sabys 101 Limited (the applicant) for the Franco Farms project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(5) of the Act. You have been identified as an “any other person” for the purposes of this section because of the intended connection to, and potential impacts on, the intersection with State Highway 75. I invite you to provide written comments on the referral application, a copy is available via the applications portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed or forwarded to, and comments should not be sought from, anyone outside of your organisation.

Any written comments you provide, must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Comments received will help inform the Minister and the criteria in [Section 22](#) of the Act will guide the Minister’s decision-making on whether to refer the project to the fast-track approvals process.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the approvals sought.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Stephanie McNicholl.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'S Frame', is positioned above the printed name.

Stephanie Frame
Manager – Fast-track Operations

cc. environmentalplanning@nzta.govt.nz

s 9(2)(a)

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2604-1219
Project name	Franco Farms Project
Applicant name	Sabys 101 Limited
Project summary details	The project is to establish and construct an urban development over approximately 35 hectares to deliver approximately 350 residential lots (to enable future housing construction) with supporting infrastructure (roading, three waters services, stormwater management), neighbourhood centre services and amenities, and riparian enhancement. The project area is located across Lot 3 DP 68573 Sabys Road and 6 Wroots Road in Halswell, near Christchurch, in the Canterbury Region. The project will require the proposed approvals under the fast-track approvals process: a. resource consents approvals under the Resource Management Act 1991 (RMA) b. wildlife approvals under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 d. approvals under the Freshwater Fisheries Regulations 1983.

22 June 2026

FTAA-2604-1219

Sharon Mason
Chief Executive Officer
Selwyn District Council

s 9(2)(a)

Dear Sharon

Invitation to provide written comments on the referral application for the Franco Farms project under the Fast-track Approvals Act 2024

Note: Comments must be received by **14 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Sabys 101 Limited (the applicant) for the Franco Farms project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

Under delegation from the Minister and in accordance with section 17(1)(a) of the Act, I invite Selwyn District Council to provide written comments on the referral application, a copy is available via the applications portal.

Any written comments you provide, must be received within **15 working days** of receipt of this letter and a copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Under section 17(3) of the Act, Selwyn District Council **must** provide comments advising on the following matters:

- 1. Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please provide written confirmation.*

In addition, under section 17(3)(b), Selwyn District Council **may** also provide other comments, however, any such comments must be relevant to the **referral** application and the decisions that the Minister is required to make under section 21 of the Act.

This requirement is new, made through the Fast-track Approvals Amendment Act 2025 and is to ensure comments from organisations that recover costs from applicants are focused on relevant matters that are material to the Minister's decision on whether to accept and refer the project.

For a referral application, the focus is limited to the criteria in [Section 22](#) of the Act, compared to the substantive application stage which requires comprehensive technical reports and detail. If the project is referred to the fast-track process, there may be an opportunity to provide detailed comment on a substantive application.

In considering the criteria, I invite you to provide comments on the following matters:

2. *The project area is located across the territorial boundary shared with Christchurch City Council (CCC), who is also a relevant local authority for this application. With this context, are there any cross-boundary jurisdiction matters that Selwyn District Council consider may affect the delivery of the project?*
3. *Whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act)*
4. *Whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).*

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed to or forwarded to, and comments should not be sought from, anyone outside of your organisation.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete and within scope, an expert panel will be appointed to make a final decision on the approvals sought.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Stephanie McNicholl.

Yours sincerely



Stephanie Frame
Manager – Fast-track Operations

Cc: [s 9\(2\)\(a\)](#)

Appendix A – Project summary details

Application number	FTAA-2604-1219
Project name	Franco Farms Project
Applicant name	Sabys 101 Limited
Project summary details	The project is to establish and construct an urban development over approximately 35 hectares to deliver approximately 350 residential lots (to enable future housing construction) with supporting infrastructure (roading, three waters services, stormwater management), neighbourhood centre services and amenities, and riparian enhancement. The project area is located across Lot 3 DP 68573 Sabys Road and 6 Wroots Road in Halswell, near Christchurch, in the Canterbury Region. The project will require the proposed approvals under the fast-track approvals process: a. resource consents approvals under the Resource Management Act 1991 (RMA) b. wildlife approvals under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 d. approvals under the Freshwater Fisheries Regulations 1983.

24 June 2026

FTAA-2604-1219

Penny Nelson
Director-General of Conservation
Department of Conservation

s 9(2)(a)

Dear Penny

Invitation to provide written comments on the referral application for the Franco Farms project under the Fast-track Approvals Act 2024

Note: Comments must be received by **16 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Sabys 101 Limited (the applicant) for the Franco Farms Limited project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(1)(c) of the Act (which requires the Minister to invite written comments on a referral application from the relevant administering agencies). I invite the Department of Conservation as the administering agency for the Wildlife Act 1953 and Freshwater Fisheries Regulations 1983 to provide written comments on the referral application, a copy is available via the applications portal.

If you wish to provide written comments, these must be received within **15 working days** of receipt of this letter and copy of the application (refer to due date above). The Minister is not required to consider information received outside of the specified time frame.

Under section 17(3A), any comments made by an administering agency must be **relevant** to the **referral** application and the decisions that the Minister is required to make under section 21 of the Act.

The requirement is new, made through the Fast-track Approvals Amendment Act 2025 and is to ensure comments from organisations that recover costs from applicants are focused on relevant matters that are material to the Minister's decisions on whether to accept and refer the project.

fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

Fast-track referrals are administered on behalf of the Minister for Infrastructure by the Ministry for the Environment
PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

For a referral application, the focus is limited to the criteria in [Section 22](#) of the Act, compared to the substantive application stage which requires comprehensive technical reports and detail. If the project is referred to the fast-track process, there may be an opportunity to provide detailed comment on a substantive application.

In considering the criteria, I invite you to provide comments on the following matters:

1. *Whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act).*
2. *Whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).*

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed or forwarded to, and comments should not be sought from, anyone outside of your organisation.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete and within scope, an expert panel will be appointed to make a final decision on the approvals sought.

Before the due date, please upload any comments to the application portal feedback page using the template for written comments (attached) or similar format/document.

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Stephanie McNicholl.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely



Ben Bunting

Acting Manager – Fast-track Operations

cc: Jenni Fitzgerald, DOC Fast-track Manager – [s 9\(2\)\(a\)](#)
Amelia Taaka – [s 9\(2\)\(a\)](#)
Grace Masterton – [s 9\(2\)\(a\)](#)
DOC FT inbox – fast-track@doc.govt.nz

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2604-1219
Project name	Franco Farms Project
Applicant name	Sabys 101 Limited
Project summary details	The project is to establish and construct an urban development over approximately 35 hectares to deliver approximately 350 residential lots (to enable future housing construction) with supporting infrastructure (roading, three waters services, stormwater management), neighbourhood centre services and amenities, and riparian enhancement. The project area is located across Lot 3 DP 68573 Sabys Road and 6 Wroots Road in Halswell, near Christchurch, in the Canterbury Region. The project will require the proposed approvals under the fast-track approvals process: a. resource consents approvals under the Resource Management Act 1991 (RMA) b. wildlife approvals under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 d. approvals under the Freshwater Fisheries Regulations 1983.

24 June 2026

FTAA-2604-1219

Penny Nelson
Director-General of Conservation
Department of Conservation

s 9(2)(a)

Dear Penny

Request for report in relation to the use of public conservation land under section 19 of the Fast-track Approvals Act 2024 for the Franco Farms project

Note: The due date for the section 19 report is **20 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Sabys 101 Limited (the applicant) for the Franco Farms Limited project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The project area includes public conservation land (defined under the Act) and requires the following proposed approvals under specified Acts:

- a. resource consents under the Resource Management Act 1991
- b. wildlife approvals under the Wildlife Act 1953
- c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014
- d. approvals under the Freshwater Fisheries Regulations 1983.

Under delegation from the Minister and in accordance with section 19(1) of the Act, I write to request and obtain a report in relation to the use of public conservation land that is prepared by the Director-General of Conservation.

As specified under section 19 of the Act, the report must include the following:

1. the existing arrangements (whether formal or informal) for the administration, access to, or use of public conservation land within the project area.
2. advice on the risks to, and potential liabilities of, the Crown that relate to any proposed approvals of the kind described in [section 42\(4\)\(e\), \(f\), \(l\), or \(m\)](#) (concession, land exchange, or access arrangement).
3. if the referral application was required to include information under [paragraph \(q\) or \(r\) of section 13\(4\)](#), advice on the matters set out in the applicable paragraph.

fasttrack.govt.nz | contact@fasttrack.govt.nz | 0800 FASTRK

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PO Box 10362 | Wellington 6143, New Zealand | NZBN: 9429041908853

Under section 19(3) of the Act, I note the report content related to the existing arrangements and advice on risks and liabilities must be prepared in consultation with every owner, administrator, or manager of the land who is not the Crown.

The due date for the section 19 report is no later than **17 working days** from receipt of this letter (refer to the due date above). If you do not consider the report can be prepared by that date, please advise as soon as possible.

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make final decisions on the approvals sought.

The information you are receiving is being provided to you consistent with the statutory requirements under section 19 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed or forwarded to, and comments should not be sought from, anyone outside of your organisation.

Before the due date, please upload the report to the applications portal feedback page. Alternatively, if you wish to email the report or have any queries about this letter, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Stephanie McNicholl.

For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely



Ben Bunting

Acting Manager – Fast-track Operations

cc: Jenni Fitzgerald, DOC Fast-track Manager – s 9(2)(a)
Amelia Taaka – s 9(2)(a)
Grace Masterton – s 9(2)(a)
DOC FT inbox – fast-track@doc.govt.nz

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2604-1219
Project name	Franco Farms Project
Applicant name	Sabys 101 Limited
Project summary details	The project is to establish and construct an urban development over approximately 35 hectares to deliver approximately 350 residential lots (to enable future housing construction) with supporting infrastructure (roading, three waters services, stormwater management), neighbourhood centre services and amenities, and riparian enhancement. The project area is located across Lot 3 DP 68573 Sabys Road and 6 Wroots Road in Halswell, near Christchurch, in the Canterbury Region. The project will require the proposed approvals under the fast-track approvals process: a. resource consents approvals under the Resource Management Act 1991 (RMA) b. wildlife approvals under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 d. approvals under the Freshwater Fisheries Regulations 1983.

22 June 2026

FTAA-2604-1219

Manaia Cunningham
General Manager
Mahaanui Kurataiao Limited

s 9(2)(a)

Tēnā koe Manaia

Invitation to provide written comments on the referral application for the Franco Farms project under the Fast-track Approvals Act 2024

Note: Comments must be received by **14 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Sabys 101 Limited (the applicant) for the Franco Farms Limited project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application, a copy is available via the applications portal.

The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed or forwarded to, and comments should not be sought from, anyone outside of your organisation.

Any written comments you provide, must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame.

Comments received will help inform the Minister and the criteria in [Section 22](#) of the Act will guide the Minister's decision-making on whether to refer the project to the fast-track approvals process and may assist in determining information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#). The process for applying for a contribution fee payment as a Māori consultation group is outlined here: [Applying for a contribution fee payment](#).

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the approvals sought.

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For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

A handwritten signature in blue ink, appearing to read 'S Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2604-1219
Project name	Franco Farms Project
Applicant name	Sabys 101 Limited
Project summary details	The project is to establish and construct an urban development over approximately 35 hectares to deliver approximately 350 residential lots (to enable future housing construction) with supporting infrastructure (roading, three waters services, stormwater management), neighbourhood centre services and amenities, and riparian enhancement. The project area is located across Lot 3 DP 68573 Sabys Road and 6 Wroots Road in Halswell, near Christchurch, in the Canterbury Region. The project will require the proposed approvals under the fast-track approvals process: a. resource consents approvals under the Resource Management Act 1991 (RMA) b. wildlife approvals under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 d. approvals under the Freshwater Fisheries Regulations 1983.

22 June 2026

FTAA-2604-1219

Tania Wati
Chair
Te Ngāi Tūāhuriri Rūnanga

tuahiwi.marae@ngaitahu.iwi.nz

Tēnā koe Tania

Invitation to provide written comments on the referral application for the Franco Farms project under the Fast-track Approvals Act 2024

Note: Comments must be received by **14 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Sabys 101 Limited (the applicant) for the Franco Farms Limited project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits.

I write under delegation from the Minister and in accordance with section 17(d) of the Act (requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application, a copy is available via the applications portal.

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Comments received will help inform the Minister and the criteria in [Section 22](#) of the Act will guide the Minister's decision-making on whether to refer the project to the fast-track approvals process and may assist in determining information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#). The process for applying for a contribution fee payment as a Māori consultation group is outlined here: [Applying for a contribution fee payment](#).

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the approvals sought.

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For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2604-1219
Project name	Franco Farms Project
Applicant name	Sabys 101 Limited
Project summary details	The project is to establish and construct an urban development over approximately 35 hectares to deliver approximately 350 residential lots (to enable future housing construction) with supporting infrastructure (roading, three waters services, stormwater management), neighbourhood centre services and amenities, and riparian enhancement. The project area is located across Lot 3 DP 68573 Sabys Road and 6 Wroots Road in Halswell, near Christchurch, in the Canterbury Region. The project will require the proposed approvals under the fast-track approvals process: a. resource consents approvals under the Resource Management Act 1991 (RMA) b. wildlife approvals under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 d. approvals under the Freshwater Fisheries Regulations 1983.

22 June 2026

FTAA-2604-1219

Rachael Pull
Te Rūnanga o Ngāi Tahu

s 9(2)(a)

Tēnā koe Rachael

Invitation to provide written comments on the referral application for the Franco Farms project under the Fast-track Approvals Act 2024

Note: Comments must be received by **14 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Sabys 101 Limited (the applicant) for the Franco Farms Limited project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

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I write under delegation from the Minister and in accordance with section 17(d) of the Act (requires consultation with relevant Māori groups identified under section 18(2)). I invite you to provide written comments on the referral application, a copy is available via the applications portal.

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If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery Regulations 2025). For general information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#). The process for applying for a contribution fee payment as a Māori consultation group is outlined here: [Applying for a contribution fee payment](#).

If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the approvals sought.

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For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Cc:

s 9(2)(a)

ttw@ngaitahu.iwi.nz

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2604-1219
Project name	Franco Farms Project
Applicant name	Sabys 101 Limited
Project summary details	The project is to establish and construct an urban development over approximately 35 hectares to deliver approximately 350 residential lots (to enable future housing construction) with supporting infrastructure (roading, three waters services, stormwater management), neighbourhood centre services and amenities, and riparian enhancement. The project area is located across Lot 3 DP 68573 Sabys Road and 6 Wroots Road in Halswell, near Christchurch, in the Canterbury Region. The project will require the proposed approvals under the fast-track approvals process: a. resource consents approvals under the Resource Management Act 1991 (RMA) b. wildlife approvals under the Wildlife Act 1953 c. archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 d. approvals under the Freshwater Fisheries Regulations 1983.

22 June 2026

FTAA-2604-1219

Te Taumata Rūnanga

taumutu@ngaitahu.iwi.nz

Tēnā koe

Invitation to provide written comments on the referral application for the Franco Farms project under the Fast-track Approvals Act 2024

Note: Comments must be received by **14 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from Sabys 101 Limited (the applicant) for the Franco Farms Limited project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A.

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The information you are receiving is being provided to you consistent with the statutory requirements for inviting written comments under section 17 of the Act. The information is being provided in-confidence and may be commercially sensitive. It should not be disclosed or forwarded to, and comments should not be sought from, anyone outside of your organisation.

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If the Minister decides to accept the application and refer the project to the fast-track approvals process, the applicant will be required to complete any preliminary steps under the Act before lodging a substantive application. If the Environmental Protection Authority (EPA) deems the substantive application complete, an expert panel will be appointed to make a final decision on the approvals sought.

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Nāku noa, nā

A handwritten signature in blue ink, appearing to read 'S. Frame', with a stylized flourish at the end.

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

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22 June 2026

FTAA-2604-1219

Ruiha Johnson
Advisor/Coordinator
Whitiora Centre Limited

s 9(2)(a)

Tēnā koe Ruiha

Invitation to provide written comments on the referral application for the Franco Farms project under the Fast-track Approvals Act 2024

Note: Comments must be received by **14 July 2026, 11.59PM.**

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For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Nāku noa, nā



Stephanie Frame
Manager – Fast-track Operations

Cc:

admin@whitiora.org.nz

s 9(2)(a)

consents@whitiora.org.nz

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA-2604-1219
Project name	Franco Farms Project
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