

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.

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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

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

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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.