John Paterson Estate – Engagement and Consultation Record

Agency / group	Date	Form of engagement	Attendees	Summary	Actions
Canterbury Regional Council	29/7/2025	In person meeting	Justin McDonald (Urban Estates), Brad Wilson (Urban Estates), Celia (Urban Estates), Amanda Thompson (ECan), Jesse Burgess (ECan), Kerstin Ghisel (B&A), Ruth Evans (B&A)	In initial meeting to discuss potential private plan change and fast track referral.	
	3/12/2025	In person meeting	David Schulter (CRC), Victoria Watt (CRC), Anna Stuart (CRC) Todd Innes (DLS), Kerstin Ghisel (B&A), Ruth Evans (B&A)	Meeting with CRC re. potential fast-track consent. Council ref: EMA262792 See pre-app meeting notes and B&A notes.	
	25/3/26	Email	Email to David Schulter to check in prior to finalising the referral application and whether they wanted to see any additional information prior to lodgement.		
	16/04/2026	Email		Email advising of notice of formal lodgement and 20 working day period	
	17/04/2026	Teams Meeting	David Schulter (CRC), Anna Stuart (CRC), Dwayne Daly (CRC), Sam Prystupa (CRC), Jeremy Ecker (CRC), Kerstin Ghisel (B&A), Maisie Fisher (B&A)	Provided an update on where the project was at and intended lodgement date. CRC advised the more information available early then the easier it is to work through the matters of contention. Front loads a lot of the conversations. See B&A notes	Provided CRC with a copy of the draft rules assessment.
	15/05/2026	CRC notification response	Dwayne Daly (CRC)	Received CRC's response to notification (RMA262783) and confirms the letter can be used as evidence of consultation. CRC provides preliminary (non-binding) technical/planning guidance and encourages early sharing of draft assessments to resolve issues before substantive lodgement. CRC notes the applicant's CLWRP rule assessment (20/04/2026) is a helpful high-level overview, but CRC cannot yet confirm consent requirements due to limited project detail. CRC requests further detail on proposed activities and why permitted thresholds may not be met, and notes NES-CS/contaminated land consenting sits with CCC. • Key consenting/rule assessment clarifications requested: • Clarify how CLWRP Rule 5.6 is triggered (rule applies only where activities aren't otherwise classified under s87A RMA).	The applicant will work with CRC through the substantive phase and provide draft reports and rules assessment prior to any formal lodgement. CRC request that substantive application include a comprehensive set of proposed conditions and the applicant proposes to work with the CRC on developing this as part of the substantive stage. Many of the questions raised within recent discussion relate to more detailed design of the project which will be addressed through the substantive stage.

Agency / group	Date	Form of engagement	Attendees	Summary	Actions
				• If Rule 5.154 conditions can't be met, CRC indicates the activity should generally be considered under Rule 5.155 (discretionary) rather than Rule 5.156 (non-complying); seeks clarification of the applicant's interpretation. • Substantive application expectations: ○ Comprehensive AEE supported by technical assessments and management plans. ○ Comprehensive policy assessment against CRPS + CLWRP + national direction. ○ Draft proposed conditions (CRC provided template conditions as a starting point; to be tailored to site/project). • Contaminated land: some HAIL activities present; likely minor remedial works, generally manageable. • Rivers/drainage: no CRC-managed drains on site, but CRC manages downstream drainage network; catchment is very flat/sensitive to increased runoff volume/flow. CRC is unclear whether permanent stormwater discharge is covered by CCC's CSNDC/Halswell Stormwater Management Plan or needs a separate discharge consent; land drainage/subsoil drainage is not covered by CSNDC. • Highly productive land/soils: site on LCC 1 (HPL); irreversible loss; construction-phase erosion/sediment risk—expects an ESCP. • Water ecology: Knights Stream adjacent; if stream reclamation/realignment proposed, must be assessed in AEE and CRC anticipates an offsetting plan. Prefer construction stormwater discharge to land over direct discharge to stream; if direct discharge proposed, must meet LWRP water quality standards.	

Agency / group	Date	Form of engagement	Attendees	Summary	Actions
				• Groundwater: key issue is discharge of stormwater to ground; CRC considers risk fairly low and generally supports discharge via swales/infiltration basins (shallow water table; discharges to spring-fed streams near SE end); no drinking-water wells likely affected. • Land ecology: no wetlands apparent on site; potential lizard habitat.	
Christchurch City Council	19/3/2025	In person meeting	Justin McDonald (landowner/applicant), Kirk Lightbody (CCC), Darren Botha (CCC), Kerstin Ghisel (B&A), Ruth Evans (B&A)	Initial meeting to discuss potential development of this land. Discussion around overall development, Fast-track referral process and approach to Council feedback.	
	17/11/2025	In person meeting	Kirk Lightbody (CCC), Michelle McDonald (CCC), Andy Hall (DLS), Kerstin Ghisel (B&A), Ruth Evans (B&A)	Meeting focused on infrastructure constraints and approach for fast-track referral / plan change. See B&A notes	Andy to talk to Brian re CCC wetlands capacity. CCC to confirm motorway pipe details/as-builts and what Ian has advised. Provide CCC with draft material as it develops (Kirk happy to receive drafts).
	4/2/2026	In person meeting	Kirk Lighhtbody (CCC), Sean Ward (CCC), Brian Norton (CCC), Andy Hall (DLS), Kerstin Ghisel (B&A), (Ruth Evans)	Meeting re stormwater disposal and fast track updates. See B&A notes	
	25/3/26	Email	Email to Kirk and Sean to check in prior to finalising the referral application and whether they wanted to see any additional information prior to lodgement.		
	16/04/2026	Email		Email advising of notice of formal lodgement and 20 working day period	
	14/05/2026	Letter	Francis White & Paul Lowe	Formal response to notice of lodgement received. The letter states the information provided (description + draft scheme plan) is too high-level for detailed comment, with key gaps around benefits/FTAA justification, approvals, programme/staging, effects, and concept infrastructure servicing. CCC flags the site's rural/"out-of-sequence" greenfield context and expects a strong policy fit with CDP/CRPS/Greater Christchurch Spatial Plan. CCC's main substantive concerns are infrastructure capacity and funding (especially wastewater—upgrades likely required and CCC may refuse connections if capacity/funding isn't	Key matters raised by CCC within their letter are addressed within the high level technical reports attached to the referral memo. The applicant will continue working with CCC through the preparation of the technical documents as part of the substantive stage.

Agency / group	Date	Form of engagement	Attendees	Summary	Actions
				resolved), plus stormwater/flooding constraints, transport network capacity/limited PT catchment, and some urban design/open space matters (clarify stream crossing/bridge, road hierarchy/collector and pedestrian links; consider additional reserve provision).	
New Zealand Transport Agency (NZTA)	17/12/2025	Email request for meeting re. fast-track referral application			
	29/1/2026	Initial email from planner received	Charlotte Niederer, Intermediate Planner s 9(2)(a) s 9(2)(a)		
	3/3/2026	Email to planner with copy of scheme plan and requested meeting. Chased 17.3 requesting a meeting			
	25/3/2026	Meeting organised for 2 April.			
	2/4/2026	Meeting held with Charlotte Niederer, Sagar Pandey, James Long, Jeremy France and Ben Hendrie (NZTA), Dave Smith (Abley), Kerstin Ghisel (B&A)		Would like to review a draft ITA before the substantive application is lodged.	Provide full draft ITA when completed and meet with NZTA to discuss the outcomes.
	16/04/2026	Email		Email advising of notice of formal lodgement and 20 working day period	
Department of Conservation	11/3/2026	Request for consultation sent to DOC fast-track enquiry email			
	16/03/2026	Ecology report emailed.			
	18/03/2026	Teams meeting	David Greaves s 9(2)(a) Kingsley Timpson s 9(2)(a)	No major concerns at this stage. They had reviewed the high level ecological report and draft scheme plan. Mentioned that we would need to engage a herpetologist to determine if lizards were present onsite.	Engage herpetologist. The applicant will provide copies of draft reports, particularly ecological, prior to lodgement of a substantive application and to confirm if Wildlife Approval will be required.
	16/04/2026	Email		Email advising of notice of formal lodgement and 20 working day period	
Mahaanui Kurataiao Limited	25/02/2026	Emailed details of proposal asking for feedback, along with draft scheme plan	mahaanui.admin@ngaitahu.iwi.nz MKL Website		
	19/03/2026	Hui Held with Tayla Spencer	Tayla Spence s 9(2)(a)		
	10/04/2026	Preliminary advice received		Draft consent conditions provided	Provide draft substantive application and supporting technical assessments prior to lodgement of any substantive application and continue consultation.

Agency / group	Date	Form of engagement	Attendees	Summary	Actions
	16/04/2026	Email		Email advising of notice of formal lodgement and 20 working day period	
Whitiora Centre Limited	25/02/2026	Emailed details of proposal asking for feedback by 27/03/2026	Ruiha Johnson	Draft scheme plan sent 4 March 2026 Hui held 16 March Whitiora response received 20 March 2026	Requested information for substantive application: Other matters of interest and concern to Ngāi Tūāhuriri Rūnanga also include: • The management of earthworks including: • Run-off from exposed earthworks into waterways causing contaminants to enter the waterway; • Dust nuisance; • Accidental discovery of Māori artefacts or sites of pre-European origin. • The availability and efficient use of water. • Reticulation of wastewater. • Stormwater management. • Protection of surface waterbodies and the habitat they provide for fish and invertebrates. • The use of indigenous and taonga species as part of landscape treatments. • Ket things that we would like to see information on: • The proposed stormwater management system; • The proposed mechanism to protect waterway margins; • The presence of fish within the water race and any recommendations from an ecologist on the management of fish during construction; and • Confirmation on the presence of any springs within the site. Provide draft substantive application and supporting technical assessments prior to lodgement of any substantive application.
	24/3/26	Follow up email sent to check what relevant Treaty settlement entities and to advised that we have also consulted with MKT and wanted to double check if we should be engaging with anyone else.		We were advised the following: *There are no other rūnanga for this area and no Māori Land blocks in the general vicinity. Te Rūnanga o Ngāi Tahu will be listed on a section 17 report however engagement should be with specific rūnanga for projects such as this.*	

Agency / group	Date	Form of engagement	Attendees	Summary	Actions
	16/04/2026	Email		Email advising of notice of formal lodgement and 20 working day period	
Te Runanga o Ngai Tahu (TroNT)	25/02/2026	Emailed details of proposal asking for feedback by 27/03/2026	s 9(2)(a)		Whitiroa advised: There are no other rūnanga for this area and no Māori Land blocks in the general vicinity. Te Rūnanga o Ngāi Tahu will be listed on a section 17 report however engagement should be with specific rūnanga for projects such as this.
	16/04/2026	Email		Email advising of notice of formal lodgement and 20 working day period	
	16/04/2026	Letter	Maru Rout	A letter was received on 16 April 2026 in response to the applicant initial email contact on 27 February 2026. The letter advises that the expectation of Te Rūnanga is that full consultation will occur with the relevant Papatipu Rūnanga (before the lodgement of any application. The applicant will continue engaging with Te Rūnanga o Ngāi Tahu as part of the substantive stage.	
Heritage New Zealand Trust	2/03/2026	Teams Meeting	Nigel Bruer Leah Harding	Draft scheme plan sent 25 Feb 2026 Recommended seeking archaeological input and to flag an authority may be required within the referral application. Happy to work with applicant after obtaining archaeological report.	Obtain an archaeological report to form part of the substantive application and meet with HNZT after receiving draft report to confirm if archaeological approval is required.
	16/04/2026	Email		Email advising of notice of formal lodgement and 20 working day period	
	13 May 2026	Email	Fast Track Team at Heritage New Zealand	Letter outlined: • We understand you will be applying for an archaeological authority as a part of this fast-track application • Based on a desktop review there appear to be swampy areas and a creek bordering the southeast of the site • Archsite does show a midden site (M36/37) recorded along the swampy margins of a connected creek approx. 900m northeast. This site was recorded during the construction of the ChCh Southern Motorway. • The regional archaeologist advised there may be potential for Māori archaeological sites, especially along the creek.	Obtain an archaeological report to form part of the substantive application and continue engaging with Heritage New Zealand.

Agency / group	Date	Form of engagement	Attendees	Summary	Actions
				• The project will need to be assessed by a suitably qualified archaeologist in order to assess effects on any potential subsurface archaeological sites. The advice recommends that any substantive application includes an archaeological management plan, which must be approved by Heritage New Zealand prior to exercising the authority. They also advised that they can either approve the management plan during the fast-track process or include a condition setting out what information needs to be included in the management plan. Any authority that is granted will be subject to conditions. To assist with your understanding of appropriate conditions, attached to the letter are commonly used conditions that they adapt to each authority.	
Ministry for the Environment	11/03/2026	Email sent 11 March 2026 advising of fast-track referral - AdminAgencyFTAA@mfe.govt.nz		Received this response: *Following the Fast-track Approvals Amendment Act 2025 last December, MfE is no longer a relevant administering agency for the RMA. The requirements for pre-lodgement consultation with us under section 11 have been removed.* *Prior to these changes, we would usually provide a letter to prospective applicants alerting them to national direction that may be relevant to their application. There's information you may find useful on the new national direction and changes to existing national direction which recently came into effect here: RMA National Direction updated | Ministry for the Environment* *Please let us know if there's anything else we can assist with.*	
	4/5/2026	Email	Admin Agency FTAA s 9(2)(a)	Notice of intention to lodge fast-track referral application (John Paterson Estates): ~501 lots + 4 existing dwellings retained; reserves/riparian margin; stormwater wetlands; future pump station. Noted approvals sought include RMA (Schedule 5), Wildlife Act (Schedule 7), and HNZPTA (Schedule 8). 20 working day period prior to lodgement.	

Canterbury Regional Council

B&A

Urban & Environmental

Meeting notes

Project:	John Patterson Drive
Date:	29 July 2025
Time:	10-11am
Location:	Environment Canterbury
Attendees:	Justin McDonald (Urban Estates), Brad Wilson (Urban Estates), Celia (Urban Estates), Amanda (ECan), Jesse Burgess (ECan), Kerstin Ghisel (B&A), Ruth Evans (B&A)

- Project team after a general discussion on potential rezoning of land at John Paterson Drive, have met with CCC who were generally positive.
- Site is around 100 acres and looking at 17hh/ha – approx. 680 houses
- Mainly LUC1 land and acknowledge some of the policy challenges with respect to the NPS-HPL, current RPS. But also NPS-UD responsiveness policy to balance these with.
- Amanda noted that the site is close to an existing urban area. The NPS-HPL is a barrier. While there has been draft HPL mapping released with the draft RPS this has no legal weight, nor does the draft RPS policy. Can see a way through the NPS-HPL particularly if there is evidence from CCC that additional capacity is needed
- Jesse noted that as per the Greater Christchurch Spatial Plan there is enough capacity for 30 years of growth. Long term has capacity.
- But this site may have merit given it is on periphery of an urban area, compared to some proposals they are seeing that jump across rural land.
- Challenge is encroaching towards the Selwyn boundary.
- But lots of 4ha lots, horse has already bolted.
- S/w will be on site
- No access via Springs Road. Will need to look road network and where traffic will go, pressure on existing intersections and the State Highway.
- Amanda – when her team gets it will look at alignment and otherwise with the RPS. Including things they will support about it. When weighing up the different policies it stacks up reasonably well.
- In terms of areas that are not aligned with the RPS – there is already capacity in Greater Christchurch. Will contradict going against preference for intensification in the city centre. But the reality is that intensification isn't happening at the preferred rate. In Amanda's view there needs to be a balance that provides for greenfield development in the best locations.
- Jesse – will also need to consider PT and impact on PT capacity of 680 new houses. ECan currently looking at review of PT over the next 12-18 month, including services at Halswell.
- Will also need conversation with MOE about the school.
- And NZTA with Springs Road and the motorway
- For ECan to do a pre-app, the more information we can supply the more certain their response can be.
- Main issues for ECan aside from Map A and existing capacity are natural hazards, contaminated land, s/w, flooding, will need reticulated ww. Need to cover off the PT issue – how to resolve this because

adding more properties will add pressure. Already services down Halswell Junction Road. Ecan looking at PT in this area. Talk to CCC re. road design re. potential for buses. ECan looking at PT programme and when things can happen based on funding. Highlight connection to shopping areas. Condensed urban design so people don't have to travel.

- Intention for construction to kick off construction in next 3 years.
- ECan moving to region wide spatial plan but this is potentially 5 years away
- Private plan changes within this timeframe will be ok
- More density and mixed form of housing the better, as appropriate to the location.
- Affordable housing – Justin's position is to respond to the market at the current time, but see 17hh/ha as about right for this timeframe.
- Jesse – good to see a mix of densities and housing types and tenures
- ECan can get MoE contact
- Amanda suggested using some of the draft RPS HPL assessment to inform the NPS-HPL policy test. More of a planning policy argument than questioning whether the soil itself is productive. Economic viability of productive use of the land will help the argument.

Meeting notes

Project:	John Paterson Drive Fast-Track Referral
Date:	3 December 2025
Time:	10-1130am
Location:	Canterbury Regional Council
Attendees:	David Schulter (CRC), Victoria Watt (CRC), Anna Stuart (CRC) Todd Innes (DLS), Kerstin Ghisel (B&A), Ruth Evans (B&A)

- David – PM, fast-track coordination
- Victoria – senior planer
- Anna – TL for significant consents

- Consents – s/w disposal, dewatering, e/w within setback of waterbody.
- Potential to used global consent for s/w.
- Groundwater in this area normally at a reasonable depth.
- Don't see this proposal tripping up any unusual consents.
- ECan to check if Knights Stream is a drain under the bylaw.
- David – will need assessments for flooding, stormwater, servicing
- Victoria – NPSHPL expectations. CRC is pretty realistic on approach. If so small that it is not HPL then being pragmatic. Draft mapping being used as a guide. When looking at under fast-track you are weighing up economic costs and benefits. Particularly if very limited potential for productive use. Just argue the viability assessment, no need to do soil testing
- Early engagement will help with the panel convenor setting timeframes, other experts, etc.
- Happy to see a workable draft prior to substantive, then ECan can reflect this in comments to the panel.
- Regional significance test – no guidance on this yet.
- NPSUD – adding capacity and contributing to well-functioning urban environment
- 15/hh/ha ok
- ECan happy to provide high level advice on obs and pols of RPS
- ECan working on guidance on what good looks like.
- Anna / David will send through pre app request form to start the engagement – use this for referral. Not too worried about lots of engagement pre referral, can engage informally once it is lodged.
- Will check drain bylaw issue when pre app form is submitted.
- Iwi – ECan will come back with contacts
- Airport noise contours. CIAL are judicially reviewing the Waimak PDP for not including the contours in the district plan.
- Anna can send through DOC and NZTA contacts
- Standard pre app form. Use David as contact.

Minutes

Project: John Paterson Drive Fast Track Referral

Date: **17 April 2026**

Time: 10:00 am

Location: Online

Attendees:

Name	Role/Organisation
Anna Stewart	Canterbury Regional Council – Environment Canterbury
Dwayne Daly	Canterbury Regional Council – Environment Canterbury
Sam Prystupa	Canterbury Regional Council – Environment Canterbury
Jeremy Ecker	Canterbury Regional Council – Environment Canterbury
David Sluter	Canterbury Regional Council – Environment Canterbury
Kerstin Ghisel	Barker & Associates
Maisie Fisher	Barker & Associates

Item	Detail	Action
1	Introductions and round the room - Sam Prystupa Planner working on the project - Copy in Dwayne Daly	
2	Update on timeframes and progress: - Reporting underway - Consultation underway - Wastewater being the main point to work through. Two options provided in the referral applications - DoC: May require lizard and bat wildlife approvals. Further investigations post winter. Can occur through normal channels or FT application. - Heritage NZ. - Iwi – consulted with two Iwi's and will be undertaking consultation with Ngā Tahu. No real concerns. - NZTA – consultation undertaken.	
3	CRC – draft rules assessment completed.	
4	Contamination – potential for contamination. DSI underway.	
5	Geotech – waterways, trying to understand lateral spread. Knights Stream, looking to keep natural.	

Item	Detail	Action
6	CCC discussions about joint disposal methods for stormwater surrounding Knights Stream. This is ongoing.	
7	Ecological reports – high level. Knights Stream pedestrian connections over the stream, no vehicle crossing.	ECan to check bylaw layer surrounding streams.
8	Reasons for consent: See it as needing the usual breadth of consents when waterways are applicable.	
9	HPL – LUC 1 and 2 Have reporting on this. Trying to navigate this and would appreciate advice on this. Inconsistent advice from other panel decisions on rural urban fringe zoning, creates challenges. Helps where sites are adjacent to existing urban environment.	Keen to work with ECan on this.
10	Overview from ECan: - Noticed there is varying degrees of information at different stages coming through at draft stages. The more information available early then the easier it is to work through the matters of contention. Front loads a lot of the conversations but makes it easier when the applications go to the panel for review. - Don't feel nervous about sharing draft information to ECan early in the piece, this way the specialists on both sides can work through items together to streamline things. - Keen to work together through the preparation of the draft to simplify the decision-making process for the panel.	Continue working together as we work through the substantive applications.
10	AOB - Still considering a PPC, uncertainty at the moment with reforms. - Specialist information is very high level at this stage, just enough to support the referral application.	Draft referral applications being reviewed. Can check with client whether they are happy for drafts to be shared to work through. Kerstin can share the draft referral rules tables. ECan have availability to specialists in-house who can direct our specialists on their scope to save time/money for the substantive applications.
11	Guidance document for FT has been shared to Kerstin.	ECan to share some names of people from CCC they have worked with

Item	Detail	Action
		collaboratively on FT projects.
12	Economic assessment – key part of the FT, quantifying the significance of the application for regional significance. Meets the test. Greenfield study analysis completed as well to support the FT.	Highlighting the importance of this in the referrals. Have a look at the Darfield application, a good guide for significance.
13	Lodgement – wary of amendments to the act so trying to cover bases to ensure application doesn't get rejected.	

Outlook

Notice of Intention to Lodge Fast-track Referral Application – John Paterson Estates Development

From Kerstin Ghisel s 9(2)(a)
Date Thu 2026-04-16 4:07 PM
To David Sluter s 9(2)(a)

1 attachment (361 KB)
E21189 Subcon R3.pdf;

Hello,

John Paterson Estate Limited wishes to formally notify the Canterbury Regional Council that it intends to lodge a referral application under the Fast-track Approvals Act 2024 ("FTAA") for the John Paterson Estates development ("the Project").

The Project comprises a residential subdivision which will establish:

- Approximately 501 residential lots, ranging in size from approximately 300m² to 1,000m²;
- Retention of four existing dwellings on larger lots ranging from approximately 1,100m² to 2,500m²;
- A new reserve and enhanced riparian margin adjacent to Knights Stream;
- An integrated street and reserve network, including stormwater management areas, to create a well-connected and cohesive neighbourhood;
- Open space throughout the development, including a central neighbourhood reserve (approximately 3,079m²) and stormwater basins with associated wetland areas (approximately 4.6ha) located to the south of the site, with potential integration with existing Council wetlands; and
- A future on-site pump station.

John Paterson Estate Limited considers that the Project will deliver significant regional benefits. Referral of the Project under the FTAA will facilitate its delivery, is unlikely to adversely affect the efficiency of the approvals process, and is consistent with section 22(1) of the FTAA.

As you are aware, John Paterson Estate Limited has already commenced consultation with Canterbury Regional Council in relation to this Project, including a meeting with Council staff in December 2025 and ongoing correspondence. We appreciate Council's engagement to date.

Approvals

A referral application under the FTAA must specify all approvals sought. The Project will require:

- Schedule 5 approvals under the Resource Management Act 1991;
- Schedule 7 approvals under the Wildlife Act 1953; and
- Schedule 8 approvals under the Heritage New Zealand Pouhere Taonga Act 2014.

Of particular relevance to Canterbury Regional Council are the approvals that would otherwise be required under the Resource Management Act 1991.

Statutory Notice

The FTAA (as amended on 31 March 2026) requires, prior to lodging a referral application with the Environmental Protection Authority (EPA):

- Written notice to relevant local authorities, iwi authorities, hapū, Treaty settlement entities, and administering agencies; and
- Compliance with the consultation requirements under section 11(1)(a) (where applicable).

In accordance with section 11 of the FTAA, this email constitutes formal notice that John Paterson Estate Limited intends to lodge a referral application for the Project. The application will not be lodged until at least 20 working days from the date of this notice, to allow Canterbury Regional Council the opportunity to provide feedback.

Project Description

The Project site is located along John Paterson Drive on the south-western edge of Christchurch and comprises approximately 37.7ha of land, including the following properties:

Address	Appellation	Record of Title	Landowner Name	Area (ha)
5 John Paterson Drive	Section 1 Survey Office Plan 560474	1003831	s 9(2)(a)	3.0488
6 John Paterson Drive	Section 10 Survey Office Plan 480694	987857		3.8093
9 John Paterson Drive	Lot 2 DP 318764	73542		3.9991
14 John Paterson Drive	Lot 7 DP 318764	73547		4.324
15 John Paterson Drive	Lot 3 DP 318764	73543		3.9971
19 John Paterson Drive	Lot 4 DP 318764	73544		4.46
20 John Paterson Drive	Lot 6 DP 318764	73546		4.4573
26 John Paterson Drive	Section 16 Survey Office Plan 480694	725470		6.3947
479 Marshs Road, Halswell	Lot 2 DP 81077	CB47A/324		3.2232

A draft scheme plan is attached to assist in understanding the proposed development.

If you have any questions, please get in touch, and I look forward to hearing from you in respect of this notice.

Thanks,
Kerstin

Ngā mihi | Kind regards,

KERSTIN GHISEL
Senior Associate
s 9(2)(a)

PO Box 1749,
Christchurch 8140
Level 3, 61 Cambridge Terrace,
Christchurch Central City, Christchurch 8013

B&A
Urban & Environmental

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Pre-Application Advice for Urban Estates NZ – RMA262792

Disclaimer: This technical advice note does not constitute legal advice and should not be relied upon as such. Please note this preliminary advice has been given prior to any official guidance from the Ministry for the Environment relating to Canterbury Regional Council's role under the Fast-track Approvals Act 2024.

Meeting Date:	03 December 2025

Executive Summary

Urban Estates NZ (Urban Estates) (the applicant) have sought a meeting with Canterbury Regional Council (CRC) to discuss the potential option of using the Fast-track Approval Act (FTAA) for the John Paterson Drive Development Project. The project is not listed in Schedule 2 of the FTAA.

CRC Staff – Victora Watt (Planning), Anna Stewart and David Sluter (Consents)
Applicant – Kerstin Ghisel and Ruth Evans (Barkers) and Todd Inness (DLS)

Introduction

Fast-track Act Consenting:
Under the FTAA, the applicant is required under section 11(1)(a) to consult with relevant local authorities. The applicant will need to provide evidence of this consultation as part of their application.

This pre-application meeting forms part of this consultation and discusses the process going forward for any potential applications by Urban Estates under the FTAA.

John Paterson Drive Development Project:
The applicant requested a pre-app meeting to discuss the proposed Fast-track application. Specifically, the applicant sought advice relating to the referral application and how best to go about consultation.

Minutes – Notes – Advice

- Applicant is considering a private plan change to undertake the development. Christchurch City Council (CCC) are taking an integrated approach to development and are open to working with the applicant regarding the plan change.
- The applicant is considering the Fast-track referral as a back up option.
- The proposal involves lots of different landowners and sale and purchase agreements are in place.

- Technical specialists have already been engaged and already working on high level reports. Includes economic, high level geotechnical, contaminated land, ecology, traffic and highly productive land assessments.
- The land is zoned rural urban fringe and Land Use Classification one. Waiting for the highly productive land assessment under the National Policy Statement for Highly Productive Land (NPS-HPL) to determine path going forward.
- Airport noise contours apply over the property as per the Regional Policy Statement, as no legal weight to the draft noise contours.
- Knights Stream flows around the outside of the property but no crossings are required and a setback will be applied around the stream.
- Stormwater in the northern part of the proposal may be directed to ground. Otherwise there is an existing stormwater treatment wetland that will be utilised via the CCC global consent for stormwater.
- The proposal will rely on the CCC water supply. The wastewater treatment has yet to be determined.
- The usual subdivision consents will be required including earthworks and dewatering as groundwater 2.5 to 3 meters deep, so will be required for the deeper drains.
- The applicant is looking to be consistent with the Regional Policy Statement in regards to 15 houses per hectare.
- Interested to see what comes out of the Amendment Bill and what the Government Policy Statements will bring.
- Discussion about regional significance and that it is hard to quantify.
- CRC discussed the fast-track process to date, including timeframes, the referral process and consultation. The applicant is keen to work with CRC throughout the process and will work with CCC.

Next Steps:
ACTION – Applicant to lodge pre-application request for CRC to process.
ACTION – CRC to confirm if the waterways on the property including Knights Stream are part of the local drainage network.
ACTION – CRC to provide the applicant the local runanga contacts as well as DOC and NZTA if possible.

Additional Information

Charging: CRC will charge for pre-application advice using the code RMA262792.
Communication (going forward): David and Sam from CRC and Kerstin for the applicant
Process: Applicant considering both a private plan change and the Fast-track process
Timelines for pre/ referral and substantive notification: The applicant has initially indicated that they intend to lodge the referral application in February and if successful the substantive application before the end of the year.

Response to Notification for John Paterson Estates Ltd, John Paterson Estates Development – RMA262783

Disclaimer: *This response provides preliminary technical council guidance on potential matters that may affect applications under the Fast-track Approvals Act 2024. It does not constitute legal advice and should not be relied upon as such. The advice reflects an initial review of material within limited timeframes and is not a full or definitive assessment.*

Kia ora Kerstin,

Thank you for providing Canterbury Regional Council (CRC) notice under section 11(1)(b)(i) of the Fast-track Approvals Act (FTAA) on 16/04/2026. Section 11(1)(c) states that CRC have 20 working days to respond to this notice. Please consider this has CRC's response to that notification.

CRC notes John Paterson Estates Ltd (the Applicant) will need to provide evidence of this consultation as part of their application (section 13(4)(k) and (ka)). Canterbury Regional Council (CRC) are happy for this document to be used as evidence of consultation.

In addition to the formal notification above, we note that CRC were also provided the opportunity to review a draft rule assessment for the project. CRC's feedback on this information is captured below. CRC's comments are intended to assist the Applicant in identifying relevant regional council matters early, so that these can be worked through as efficiently as possible before lodgement of the substantive application.

CRC appreciates the opportunity to provide early feedback at this stage of the Fast-track process. CRC's role is not to make a decision on the proposal, but to provide preliminary technical and planning feedback on matters that may be relevant to the substantive application. CRC is keen to continue engaging constructively with John Paterson Estates Ltd and Barker & Associates Limited. To this end, CRC encourages the early sharing of draft assessments or technical material where this would assist in identifying and resolving consenting matters before lodgement of a substantive application with the EPA.

<u>Project Summary</u>

The application is to develop the land located within the following titles;

- Section 1 Survey Office Plan 560474
- Section 10 Survey Office Plan 480694
- Lot 2 DP 318764
- Lot 7 DP 318764
- Lot 3 DP 318764
- Lot 4 DP 318764

- Lot 6 DP 318764
- Section 16 Survey Office Plan 480694
- Lot 2 DP 81077

The Project consists of a residential subdivision that would contain:

- Approximately 501 residential lots, ranging in size from approximately 300m^2 to 1,000m^2;
- Retention of four existing dwellings on larger lots ranging from approximately 1,100m^2 to 2,500m^2;
- A new reserve and enhanced riparian margin adjacent to Knights Stream;
- An integrated street and reserve network, including stormwater management areas, to create a well-connected and cohesive neighbourhood;
- Open space throughout the development, including a central neighbourhood reserve (approximately 3,079m^2) and stormwater basins with associated wetland areas (approximately 4.6ha) located to the south of the site, with potential integration with existing Council wetlands; and
- A future on-site pump station.

Feedback

Based on the information provided by the Applicant, CRC staff have raised the following comments regarding this proposal. These comments are set out below.

Planning - Consent Requirements

The Applicant has provided an assessment of consent requirements under the Canterbury Land and Water Regional Plan (CLWRP) in a memorandum dated 20 April 2026 (the Memo). Based on their assessment, the Applicant envisages seeking the following consents:

a) Land use consent under section 9 of the Resource Management Act 1991 (RMA)
b) Land use consents under section 13 of the RMA.
c) Take and use consents under section 14 of the RMA.
d) Discharge consents under section 15 of the RMA.

The Applicant's memo includes an assessment of consent requirements under the CLWRP. The Memo also notes the potential for consents to be needed under The National Environmental Standards for Freshwater Management 2020 (NES-FM) and being required under the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NES-CS).

CRC notes that the memo provides a helpful high-level overview of potential consent requirements. At this stage, however, the level of project-specific detail provided means CRC is not yet able to confirm the consent requirements for the proposal. CRC would welcome further

details on the proposed activities and the reasons why any permitted activity thresholds may not be met. This would assist CRC in providing more specific feedback on consent requirements under the CLWRP and NES-FM. Further CRC notes that consenting matters relating to the NES-CS, fall to the Christchurch City Council.

CRC also notes that the Applicant would need to seek any relevant resource consents from the Christchurch City Council under their district plan if the relevant consent triggers are met, in addition to any consents under applicable National Environmental Standards.

To assist the Applicant in refining the rule assessment, CRC has identified the following matters:

i. The Memo states that consent could be required under Rule 5.6 for a Discretionary Activity depending on the proposal. However, this rule only applies to activities not classified by CLWRP as any other of the classes of activity listed in section 87A of the RMA. It's not clear what this relates to or what the reasons for this consent would be. It would therefore be helpful if the Applicant could clarify how this rule is considered to be triggered by the proposal.

ii. The Memo states that if the proposal cannot comply with the conditions associated with Rule 5.154, then it is classified as a Non-Complying Activity under Rule 5.156. However, where an activity cannot meet the conditions of Rule 5.154, it should be considered under Rule 5.155 as a discretionary activity, rather than under Rule 5.156 as a non-complying activity. CRC would appreciate further clarification on the Applicant's interpretation of Rule 5.156 and why the activity is considered to fall under that rule.

A substantive application would need to include a comprehensive assessment of effects across all relevant consenting matters, supported by appropriate technical assessments and draft management plans where necessary.

CRC would welcome the opportunity to review any updated rule assessment alongside a draft assessment of effects and associated technical reports and / or management plans in advance of a substantive application being lodged. Early provision of these documents would allow CRC to provide timely and constructive feedback before the substantive application is formally lodged.

Policy Framework

The substantive application would also need to include a comprehensive policy assessment against the relevant policy framework within the Canterbury Regional Policy Statement (CRPS) and CLWRP, alongside any relevant national direction.

CRC would also welcome the opportunity to review any draft policy assessment in advance of a substantive application being lodged. Early provision of this assessment would allow CRC to provide timely and constructive feedback before the substantive application is formally lodged.

Conditions

A substantive application would also need to include a comprehensive set of proposed conditions. To assist with this, CRC have attached to this letter a set of standard templated conditions relevant to the consents potentially being sought.

Please note that these template conditions are provided as a general guide. Not all conditions will be relevant to the proposed activity. For those that are relevant to the activities sought in this application, CRC note that site-specific considerations may necessitate addition, removal, and / or amendment of conditions. CRC hopes the attached template conditions will assist in preparing a condition set that is appropriate for the specific proposal.

The template conditions are intended to provide a helpful starting point for the Applicant. CRC encourages the Applicant to tailor the proposed conditions to the specific project and clearly demonstrate how potential adverse environmental effects will be avoided, remedied, or mitigated.

CRC would also welcome the opportunity to review the draft condition framework as the application develops, noting that any final conditions would ultimately be considered by the expert panel as part of the Fast-track process.

Contaminated Land

There are a few HAIL activities present across the site but nothing unexpected for a rural residential area of this size. There may be some minor remedial works required but that should all be manageable for this development.

Rivers

No drains or watercourses managed by CRC are present at this proposed subdivision site but CRC note that we do manage the drainage network downstream of the proposal (from Marshs Road near Fountains Road). The drainage network is very flat by Canterbury standards and is sensitive to additional flow and volume of runoff as it has very slow drainage times in parts of the catchment (more so in Selwyn District).

CRC is unclear if the permanent stormwater discharge is covered by the existing CCC Comprehensive Stormwater Network Discharge Consent (CSNDC) and the Halswell Stormwater Management Plan, or whether this sits outside that and need a separate discharge consent. Land drainage e.g., subsoil drainage systems, is not covered by the CSNDC.

Land Resources

CRC note that the land where the development is proposed is on Land Capability Class 1 soils, i.e. Highly Productive Land. Once in housing, this land is unlikely to go back from that. Other issues are erosion and sediment loss from the site during the construction phase. CRC anticipate an ESCP will be put forward to propose mitigations for this.

Water Ecology

It appears that Knights Stream runs adjacent to / along the boundary of the property. If the applicant is proposing reclamation or realignment works within the stream, CRC anticipate this would be suitably assessed in the AEE, as well as a proposed offsetting plan.

In addition, if the applicant is proposing to discharge construction-phase stormwater directly to the stream, the discharge should comply with the relevant LWRP water quality standards. However, CRC consider that discharge to land would be preferable to direct discharge to the stream.

Groundwater

The main question for groundwater is the effect of discharging stormwater to ground. The risk has been assessed as fairly low. Stormwater does not have a lot of contaminants that are mobile in groundwater, and most of those contaminants can be filtered out before the stormwater reaches groundwater, particularly if discharged through a swale or infiltration basin. The water table in the area is fairly shallow, probably only a few metres below ground surface, and it starts to discharge to spring-fed streams near the south-east end of the subdivision, particularly Knights Stream. CRC are of the opinion that discharge to groundwater, especially through infiltration basins, would be better than direct discharge to the stream. There are no drinking-water wells that are likely to be affected by the development.

Land Ecology

There don't appear to be any wetlands on site. However, there may be lizard habitat.

CRC look forward to continuing to engage collaboratively with John Paterson Estates Limited and Barker & Associates Limited on this Fast-track project. CRC is keen to assist where it can by providing early feedback, noting that CRC is not the decision-maker for the substantive application but rather plays a role of a relevant local authority providing input to assist the applicant, the EPA, and the expert panel. CRC is therefore keen to engage early and constructively to help ensure relevant matters are identified and addressed as efficiently as possible and to support a more efficient consenting process.

Nga mihi nui



Dwayne Daly
Principal Planner
15/05/2026

Christchurch City Council

B&A

Urban & Environmental

Meeting notes

Project:	John Paterson Drive
Date:	10 November 2025
Time:	1-2pm
Location:	Christchurch City Council
Attendees:	Kirk Lightbody (CCC), Michelle ? (CCC), ?? (CCC), Andy Hall (DLS), Kerstin Ghisel (B&A), Ruth Evans (B&A)

Stormwater

- Knights Stream – hardly ever flows.
- Andy – query CCC wetlands – any capacity? Andy to talk to Brian. Remote chance s/w could go to ground.

Wastewater

- Constraints in the pump station. May need an upgrade but think this is probably doable. CCC assume gravity sewer will be fine.
- CCC waiting for growth model (including intensification) to put into WW model. Then will know how much capacity there will be. Estimate 3-6 months for the model to be updated.
- Andy – may find that the capacity in sewer informs density on site. CCC will need to check downstream though, need to consider needs of the surrounding area.
- CCC will not consider onsite attenuation. Need to do the model work first, at this stage not in position to give definitive answer. CCC confident can squeeze in but can't confirm.
- CCC confirmed Springs Road more than full

Water

- CCC – need to show link feeds. May need to upgrade portion of existing.
- Andy – potential to link through to Marshs Road, so will include for water as well.
- CCC – capacity will need to be created at pump stations, this will trigger additional wells. More wells at Wilmers.
- Pipe under motorway. Need to connect to this? CCC – provisional. Unsure what Ian has said, will check back with him. Waiting for as-builts for the pipe.

Other

- Vibration assessment? KL unsure if required for this plan change. Could look at nearby subdivision
- Capacity and demand – Kirk thinks this PC will stack up (off the record).
- Other PPCs already lodged will contribute to capacity shortfall if approved.
- Where is there potential for growth – South-West to the boundary. West of airport is a problem. North-East – Marshlands – but this is marshlands. Also talking to Selwyn, acknowledging that CCC will need more greenfield.
- Density – could do MDRZ, if not then RNN. MDRZ – numbers get too high for infrastructure.

- CCC open to deferred zone given infrastructure constraints. Kirk acknowledges this may be the reality.
- Kirk happy to receive drafts, etc.
- Kirk noted this will be one of the growth areas moving forward. Looking at area plan for all of the South-West
- West – council will need more industrial land. Also affected by the air noise contour. Sydenham likely to be rezoned so need to accommodate 150 ha elsewhere.
- Lots of industrial enquiries through west.
- The Partnership is doing a new capacity assessment – likely to be June. Business side of things already out for CCC.

Meeting notes

Project:	John Patterson Drive
Date:	19 March 2025
Time:	9.30-10.30am
Location:	Christchurch City Council
Attendees:	Justin McDonald (landowner/applicant), Kirk Lightbody (CCC), Darren Botha (CCC), Kerstin Ghisel (B&A), Ruth Evans (B&A)

- Sarah Olliver (CCC) was keen to see this land be rezoned to Residential New Neighbourhood Zoning (RNN) during the last district plan review but at that stage the Regional Policy Statement (RPS) restrictions prevented zoning beyond the urban boundary (Map A).
- CCC has capacity for 8,000 houses within existing greenfield areas, current demand is for around 1,000/ year, i.e. there is eight years supply left.
- CCC will be looking at rezonings, in very early stages of investigations, notification of any plan change likely to be five years away. Looking at all remaining land within the city boundary. Referred to internally as 'the last greenfield plan change'.
- Currently have a 60/40 infill/greenfield split and preference to see this continue.
- The site is not within the spatial plan growth boundary, but CCC only need to have regard to it. CCC was not heavily involved in the spatial plan preparation due to PC14 commitments.
- Key barrier to rezoning right now is the RPS, but noted that the Map A line has been passed in the last few years and ECan appear to be softening their stance on urban expansion. However, this is not yet reflected in the RPS.
- Policy 8 of the National Policy Statement for Urban Development (NPSUD) helps address/skip the RPS issue. (Responsiveness policy for plan changes that add significantly to development capacity).
- Even if a lower yield, significance can come through other avenues as its more about what you providing which is important e.g. provision for wetlands, quality of development, etc.
- Politically, CCC are pulling back on MDRS (medium density residential standards).
- Expects plan changes to be lodged imminently for north Christchurch and industrial in south which are located within the Rural Urban Fringe Zone.
- Highly productive land – ECan position is that the Rural Urban Fringe Zone is not rural for the purposes of the National Policy Statement on Highly Productive Land (NPSHPL). Kirk will send details of ECan contact for NPSHPL discussion.
- Draft RPS s32 reports released in last few weeks.
- Andrew Parrish at ECan is person to talk to regarding urban rezonings.
- New Housing and Business Capacity assessment coming out end of this year/early next year.
- CCC has various statistics available, Kirk will share links/screenshots.
- CCC preference is to look at whole catchment at a high level, including infrastructure requirements, can then sequence subdivision once this is understood.

- Kirk will look at possibility of using streamlined planning process for a private plan change, noting most likely that CCC would need to take it on. Possibility of this if looking at whole catchment rather than site by site.
- Kirk was open to meeting again to discuss a potential plan change and would be happy to obtain council comments on a draft structure plan.

Outlook

Notice of Intention to Lodge Fast-track Referral Application – John Paterson Estates Development

From Kerstin Ghisel s 9(2)(a)
Date Thu 2026-04-16 4:04 PM
To Lightbody, Kirk s 9(2)(a) >; Ward, Sean s 9(2)(a) ;
resourceconsentapplications@ccc.govt.nz <resourceconsentapplications@ccc.govt.nz>

1 attachment (361 KB)
E21189 Subcon R3.pdf;

Hello,

John Paterson Estate Limited wishes to formally notify Christchurch City Council that it intends to lodge a referral application under the Fast-track Approvals Act 2024 ("FTAA") for the John Paterson Estates development ("the Project").

The Project comprises a residential subdivision which will establish:

- Approximately 501 residential lots, ranging in size from approximately 300m² to 1,000m²;
- Retention of four existing dwellings on larger lots ranging from approximately 1,100m² to 2,500m²;
- A new reserve and enhanced riparian margin adjacent to Knights Stream;
- An integrated street and reserve network, including stormwater management areas, to create a well-connected and cohesive neighbourhood;
- Open space throughout the development, including a central neighbourhood reserve (approximately 3,079m²) and stormwater basins with associated wetland areas (approximately 4.6ha) located to the south of the site, with potential integration with existing Council wetlands; and
- A future on-site pump station.

John Paterson Estate Limited considers that the Project will deliver significant regional benefits. Referral of the Project under the FTAA will facilitate its delivery, is unlikely to adversely affect the efficiency of the approvals process, and is consistent with section 22(1) of the FTAA.

As you are aware, John Paterson Estate Limited has already commenced consultation with Christchurch City Council in relation to this Project, including a meeting with Council staff in November 2025 and February 2026 and ongoing correspondence. We appreciate Council's engagement to date.

Approvals

A referral application under the FTAA must specify all approvals sought. The Project will require:

- Schedule 5 approvals under the Resource Management Act 1991;
- Schedule 7 approvals under the Wildlife Act 1953; and
- Schedule 8 approvals under the Heritage New Zealand Pouhere Taonga Act 2014.

Of particular relevance to Christchurch City Council are the approvals that would otherwise be required under the Resource Management Act 1991.

Statutory Notice

The FTAA (as amended on 31 March 2026) requires, prior to lodging a referral application with the Environmental Protection Authority (EPA):

- Written notice to relevant local authorities, iwi authorities, hapū, Treaty settlement entities, and administering agencies; and
- Compliance with the consultation requirements under section 11(1)(a) (where applicable).

In accordance with section 11 of the FTAA, this email constitutes formal notice that John Paterson Estate Limited intends to lodge a referral application for the Project. The application will not be lodged until at least 20 working days from the date of this notice, to allow Christchurch City Council the opportunity to provide feedback.

Project Description

The Project site is located along John Paterson Drive on the south-western edge of Christchurch and comprises approximately 37.7ha of land, including the following properties:

Address	Appellation	Record of Title	Landowner Name	Area (ha)
5 John Paterson Drive	Section 1 Survey Office Plan 560474	1003831	s 9(2)(a) s 9(2)(a)	3.0488
6 John Paterson Drive	Section 10 Survey Office Plan 480694	987857		3.8093
9 John Paterson Drive	Lot 2 DP 318764	73542		3.9991
14 John Paterson Drive	Lot 7 DP 318764	73547		4.324
15 John Paterson Drive	Lot 3 DP 318764	73543		3.9971
19 John Paterson Drive	Lot 4 DP 318764	73544		4.46
20 John Paterson Drive	Lot 6 DP 318764	73546		4.4573
26 John Paterson Drive	Section 16 Survey Office Plan 480694	725470		6.3947

479 Marshs Road, Halswell	Lot 2 DP 81077	CB47A/324	s 9(2)(a)	3.2232

A draft scheme plan is attached to assist in understanding the proposed development.

If you have any questions, please get in touch, and I look forward to hearing from you in respect of this notice.

Thanks,
Kerstin

Ngā mihi | Kind regards,

KERSTIN GHISEL
Senior Associate
s 9(2)(a)
s 9(2)(a)

PO Box 1749,
Christchurch 8140
Level 3, 61 Cambridge Terrace,
Christchurch Central City, Christchurch 8013

B&A
Urban & Environmental

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barker.co.nz

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Minutes

Project: John Paterson Estates Fast Track

Date: 4 February 2026

Time: 10am

Location: CCC

Name	Role/Organisation
Brian Norton	CCC
Sean Ward	CCC
Kirk Lightbody	CCC
Kerstin Ghisel	Barker & Associates
Ruth Evan	Barker & Associates
Andy Hall	DLS

Item	Detail	Action
1	Discuss stormwater management, wetland design/operation, flooding considerations, consenting (incl. fast-track/global consents), and related infrastructure constraints across the JP Drive and Sabys/Candys/Wroots areas.	
2	**Ground conditions & stormwater approach** • Andy advised: o preliminary geotechnical information indicates gravels are close to the surface; groundwater reported to be deeper than ~3 m. o Further work is required to confirm additional suitable infiltration areas. o Intent is to direct roof water to ground in identified areas. o Wetland is located to the south; there is a good fall toward Knights Stream. o Potential flooding issue flagged: investigate capturing/mitigating flooding from the block near the proposed wetland.	
3	**Existing wetland performance & opportunities** Brian advised: • Existing CCC wetland has issues: o Possibly undersized. o Plant die-off noted. o Portions are not receiving/using flow.	

	• Discussion on extending the flow path to improve function. • Current wetland is fenced and not publicly accessible; an easement exists over private property. • Opportunity identified: if a new wetland can enable public accessibility/opening up the area, this would be beneficial.	
4	**Main Street drain** • Drain along Main Street noted as an area for improvement; works/upgrade expected.	
5	**Staging and basin interactions** • Brain agreed the concept generally makes sense. • Need clear assessment of how proposed basins interact with existing basins, and what upgrades/improvements to existing basins are required.	
6	**Consenting / fast-track / vesting** • Fast-track / global consents discussed; expectation is these should be workable. • Ponds are intended to vest as reserves to Christchurch City Council (CCC).	
7	**Flooding risk & downstream effects** • Key requirement: ensure no increase in flooding effects on Busch Land properties. • Note: the pond is proposed at the lowest point with approximately 1.5 m fall.	
8	**Sabys / Candys / Wroots – options and constraints** • Further understanding required (DLS to clarify). • Option being considered: potentially no residential development on Wroots Road.	
9	**Wastewater and transport constraints** • Wastewater model is critical; noted that the model looks ~100 years ahead. • Transport is a significant issue for fast-track applications: o Lack of roads and no planned upgrades is leading to pushback to applicants. • Sean's team is willing to review draft reports and related material.	
10	**Actions / next steps** • DLS (Andy) to: o Confirm/expand geotechnical and infiltration investigation areas.	

	○ Develop assessment of interaction between proposed and existing basins, including any required upgrades to existing basins. • Barker & Associates to: ○ Coordinate draft technical reports (Sean's team available to review). • Ensure flood effect assessment addresses Busch Land properties (no increased flooding).	

14 May 2026

John Paterson Estate Limited
c/- Kerstin Ghisel
Barker and Associates
Level 3, 61 Cambridge Terrace
Christchurch Central
Christchurch 8013

03 941 8999

53 Hereford Street
Christchurch 8013

PO Box 73013
Christchurch 8154

ccc.govt.nz

By email: s 9(2)(a)

Fast-track Approvals Act 2024 – Notification of Intent to Lodge Referral Application

John Paterson Estate Limited – John Paterson Estates Development

1. The Christchurch City Council (CCC) received a notification from John Paterson Estate Limited advising of their intention to lodge a referral application under section 13 of the Fast-track Approvals Act 2024 (FTAA) to subdivide and use land for residential development, dated 16 April 2026.

2. The purpose of this memorandum is to respond to this notification under FTAA section 11(1)(c).

Prior Council engagement

3. CCC Officers and representatives of the applicant have previously met to discuss potential development of the site and means through which this development could be facilitated, however no detailed proposal has previously been circulated to the CCC for comment.

Information provided

4. The information provided with the notification is attached as Appendix 1, being:

   4.1. A description of the proposal;

   4.2. A draft scheme plan.

5. For clarity, it is noted that the following have not been provided:

   5.1. Any information detailing the national or regional benefits anticipated;

   5.2. Any information detailing how the project would be facilitated by a referral to the fast-track approvals process;

   5.3. The number and nature of approvals required and sought under the Resource Management Act 1991;

   5.4. The anticipated commencement and completion dates of work;

   5.5. Whether the project is proposed to be staged;

   5.6. Any anticipated and known adverse effects of the proposal;

   5.7. Any concept stage plans for infrastructure necessary to service the development.

Scope of comments

6. Noting the level of detail provided with the application, the scope of comments provided in the memorandum is of a general nature and not exhaustive.

7. In particular, it is considered that insufficient information has been provided to enable comment in relation to:

7.1. Earthworks;

7.2. Geotechnical matters;

7.3. Infrastructure design within the subdivision area;

7.4. Natural hazards;

7.5. Natural heritage, indigenous biodiversity and ecosystems;

7.6. Use of Highly Productive Land;

7.7. Waterway values.

8. Information to assess and consider these matters is anticipated to be provided at substantive stage, should the application for referral be accepted.

Site and area context

9. The development area includes 9 properties, identified in Table 1 below.

Address	Legal description	Area (ha)
5 John Paterson Drive	Section 1 Survey Office Plan 560474	3.0488
6 John Paterson Drive	Section 10 Survey Office Plan 480694	3.8093
9 John Paterson Drive	Lot 2 DP 318764	3.9991
14 John Paterson Drive	Lot 7 DP 318764	4.324
15 John Paterson Drive	Lot 3 DP 318764	3.9971
19 John Paterson Drive	Lot 4 DP 318764	4.46
20 John Paterson Drive	Lot 6 DP 318764	4.4573
26 John Paterson Drive	Section 16 Survey Office Plan 480694	6.3947
479 Marshs Road	Lot 2 DP 81077	3.2232

Table 1 – Properties comprising subject site

10. All properties are predominantly zoned Rural Urban Fringe, with a small portion of 479 Marshs Road additionally zoned Open Space Water and Margins. A number of overlays are apparent on the site, including:

10.1. Liquefaction Management Area, affecting all properties;

10.2. Water Body Setback from a network waterway (Halswell Junction Outfall), affecting 19 John Paterson Drive, and an Upstream Waterway (Knights Stream), affecting 20 and 26 John Paterson Drive, and 479 Marshs Road.

10.3. Portions of 5, 6, and 19 John Paterson Drive are subject to a designation, P23, for which the New Zealand Transport Agency is the Requiring Authority.

11. The Site is adjacent to the Christchurch Southern Motorway/SH1.

Local and regional planning documents, including spatial strategies

12. As the site is zoned rural, it is not subject to wider spatial strategies seeking to coordinate and facilitate development over a wide area inclusive of multiple property owners.

13. Progressing development on greenfield land that is not subject to area planning risks disjointed development, small and inefficient facilities, and potential for rework required to upgrade undersized infrastructure in future. Such development would be inconsistent with Christchurch District Plan (CDP) Strategic Objectives 3.3.1 *Enabling recovery and facility the future enhancement of the district* and 3.3.8 *Urban growth, form and design*, which broadly seek to enable development in an integrated manner.

14. These provisions are consistent with other local and regional planning documents, in particular:

14.1. The Canterbury Regional Policy Statement (CRPS), which sets the resource management aspirations for the Canterbury Region, with Chapters 5 *Land-use and Infrastructure* and 6 *Recovery and rebuilding of Greater Christchurch* particularly relevant to land use and development. These chapters seek to enable land use and development in greenfield priority areas, as shown in Map A of Chapter 6, where well supported by infrastructure, including strategic connections.

14.2. The Greater Christchurch Spatial Plan[1] (GCSP), which has been adopted by CCC and SDC as the Future Development Strategy under the National Policy Statement on Urban Development 2020, to inform the broad locations in which development is anticipated to inform requirements for development and other infrastructure, and transport corridors. The GCSP identifies areas in which greenfield development is anticipated, as shown in Map 14. The GCSP acknowledges additional greenfield development may be required outside priority areas where a Housing and Business Capacity Assessment identifies a need for development, and the development is well integrated with existing urban areas.

15. The applicant should demonstrate the extent to which the development is consistent with the relevant provisions of these documents when the referral application is lodged.

Infrastructure and servicing constraints

Water supply

16. With regard to the availability of connections to and potential upgrades required for the provision of water supply to the site, Michelle McDonald, Team Leader Asset Planning Water and Wastewater, has noted:

16.1. Christchurch operates a decentralised groundwater-based water supply system. To achieve cost-effective compliance with the Drinking Water Quality Assurance Rules, Christchurch City Council seeks to minimise the need for additional pump stations and treatment plants, while working within the constraints of the existing piped network.

16.2. The proposed John Paterson Development is adjacent to the West Water Supply Zone (WSZ). The nearest pump station and treatment plant is PS1117 Wilmers WS.

16.3. The Three Waters Unit has assessed the capacity of the city's water supply against 50-year growth projections and identified a need for additional supply capacity in the West WSZ. Capacity increases at existing pump station and treatment sites within the West WSZ can be achieved by adding new groundwater wells. Accordingly, Three Waters proposes to increase source capacity at the Wilmers pump station and treatment facility as part of the next Long-Term Plan.

16.4. A new connection to the existing water supply network will require careful planning and likely involve upgrades to existing water mains ahead of their planned renewal schedule.

Wastewater

17. With regard to the availability of connections to and potential upgrades required for the management of wastewater from the site Ms McDonald has noted:

17.1. Christchurch city operates a central wastewater network with wastewater conveyed through a series of pump stations and trunk sewers to the central Christchurch Wastewater Treatment Plant located at Bromley on the eastern edge of the city.

17.2. The Three Waters Unit has commenced a review of the city-wide wastewater master plan in response to updated growth projections that the city could grow by 67,000 residential units over a 50-year planning horizon to support a population of approximately 550,000. Most of the projected growth is expected to be accommodated through urban intensification, with an expected 25% considered for greenfield development.

17.3. Hydraulic modelling of the projected 50-year wastewater demand identifies multiple network deficiencies, including within key trunk sewers and terminal pump stations. As a result, future spatial planning will have to consider decentralized wastewater networks with separate wastewater treatment plants rather than reliance on

[1] https://www.greaterchristchurch.org.nz/assets/Documents/Work-Programme/Greater-Christchurch-Spatial-Plan/Greater-Christchurch-Spatial-Plan-2024.pdf

capacity being available to convey wastewater to the central Christchurch Wastewater Treatment Plant. To avoid major infrastructure upgrades that would be needed to accommodate the 50-year demand, projected growth would need to be reduced by approximately 20,000 residential units. This aligns with the growth portion allocated to greenfield development and is consistent with the fact that infrastructure was designed to service the current zoned city boundaries.

17.4. The proposed rezoning of the John Paterson Development will contribute approximately 500 residential units or 17 Litres per second to the centralized wastewater network. While capacity can be provided in the downstream PS115 Longhurst pump station by upgrading the pumps to render sufficient duty/standby capacity, the development will contribute to capacity constraints further downstream when grouped with other growth. The development will also require recently constructed sewers and lift stations immediately downstream to be upgraded and improved.

17.5. The proposed development cannot be serviced via Springs Road and Halswell Junction Road, as doing so would require a significant upgrade to PS67 Halswell Junction Road pump station and its rising main. Upgrading this pump station would, in turn, necessitate upgrades to the Western Southern Relief Sewer in Springs Road, which would also require the upgrade of the initial section of the Southern Relief Sewer, between Curletts Road and Annex Road.

17.6. Servicing the new development as a local pressure sewer network, as used in the Southwest Halswell greenfield areas, could help limit downstream impacts on the centralized wastewater network, provided individual pump units are restricted from operating during wet weather. However, this approach would result in increased operating costs and property rates, particularly where Council ownership of the pressure sewer units is required. Council ownership is necessary to ensure effective control for ongoing flow attenuation; without it, performance would rely on all individual property owners to maintain service standards and maintenance agreements with third-party pump suppliers. It is not believed that the required level of control could be consistently assured if pressure sewer units are not vested in Council.

Stormwater and land drainage

18. With regard to stormwater Brian Norton, Senior Stormwater Planning Engineer at the Council, has reviewed the information provided and advised the location of the stormwater management facility as shown is not fundamentally opposed.

19. Mr Norton has otherwise noted with regard to land drainage that a portion of the site is subject to flooding, predominantly on the south east edges adjacent existing residential properties accessed via Luxembourg Crescent. If filling is required to enable development, consideration of the effects will be required, and mitigation may be required. This could include compensatory storage elsewhere on the site.

Transport

20. With regard to the existing transport environment and potential effects of a residential development of this scale, Andrew Milne, Team Leader Asset Planning Transport has advised:

20.1. From a public transport serviceability perspective, Christchurch Infrastructure Design Standards require not less than 90% of dwellings to be within 500m from a proposed bus route. Approximate measurements indicate that only a small proportion of the Site meets this standard.

20.2. The closest bus route (Route 7) is a high frequency service (every 10-minutes). As a high frequency route, it is anticipated to draw passengers from a 600m walkable catchment which captures only a small proportion of the site. Development of the site would add to Route 7 patronage, but only in a significant way if the route were to be extended towards the site. As it is the service is overcrowded, and as such, Crown funding to cover the costs of offsetting the additional demand would be required.

20.3. Current-state operation of the road network has been assessed using Christchurch Assignment and Simulation Traffic (CAST) Model, using 2023 base model scenario.

20.4. The modelling indicates that the Springs Road northbound approach to the roundabout is operating at approximately 90% of practical capacity in the morning peak period. This roundabout is provided with a signalled metered approach on Halswell Junction Road to provide opportunity for northbound traffic from Selwyn travelling on the Springs Road to be able to enter the roundabout.

20.5. At the same time the NZTA Christchurch Southern Motorway (CSM) off-ramp to Halswell Junction Road is operating at approximately 69% capacity utilisation in the morning peak. These results indicate that the corridor is already experiencing relatively high levels of demand during the morning peak period, particularly on the Springs Road approach from Selwyn.

20.6. During evening peak times, the CAST base model indicates that the NZTA CSM off-ramp operates at approximately 97% capacity utilisation. Springs Road, in the outbound direction toward Selwyn, is running at 77% saturation and other approaches to the roundabout indicate saturation levels of over 90%. These results indicate that the surrounding network is operating under considerable pressure during evening peak, with limited marginal resilience available to accommodate further traffic demand without significant infrastructure upgrade.

20.7. There are no planned capital projects for upgrades to these intersections.

20.8. The CAST base model indicates that the existing road corridors associated with Springs Road, Halswell Junction Road, and the NZTA Christchurch Southern Motorway off-ramp are currently operating close to their practical capacity, with only limited remaining storage and operational capacity available to accommodate additional development-related traffic demand.

20.9. At the moment, traffic signals operating on the Halswell Junction Road approach during peak periods are used to manage and discharge traffic into the Halswell Junction Road / Springs Road roundabout at controlled intervals. This arrangement creates short traffic gaps that allow vehicles travelling from Selwyn District along Springs Road to access the roundabout.

20.10. However, the outputs from CAST base model suggests that the existing traffic demand is pushing near its practical limit, and any further increase in traffic demand may lead to further congestion and potential spillback effects on downstream road links including the motorway off-ramp.

20.11. Overall, based on the findings of the CAST base model, it is strongly recommended that any future development generating a significant increase in traffic demand, should be subject to careful and comprehensive transport assessment, given the existing operational constraints and limited remaining capacity of the surrounding transport network infrastructure.

Urban design

21. With regard to urban design and integration with existing urban areas, David Hattam, Senior Urban Designer at the Council has reviewed the information provided and noted:

21.1. The provisions of the Residential New Neighbourhood Zone (RNN) are well suited to greenfield development, having been successful in providing for connectivity and a generally good standard of amenity and liveability in new subdivisions. Conditions enabling development in accordance with these provisions would likely be supported by CCC. In terms of the provisions applying within the RNN, the draft and tentative scheme plan demonstrates:

21.1.1. There is a range of lot sizes to provide for housing choice;

21.1.2. There is a connected movement network with small block sizes and good connections and walkability;

21.1.3. There is not an over-reliance on rear sections and rights of way for access.

21.2. Some unique features of the site are the proximity to the motorway and cycleway to the north and west and the waterway (Knights Stream) that runs behind Tongariro Street connecting to John Paterson Drive. There is an easement / reserve of some kind proposed next to it, which broadly mirrors the existing arrangement across the bank. A walkway (Horoeka Reserve) connects this reserve to Knights Stream Park and there are also on-street connections. Also of note is Knights Stream school opposite the park and access to the No.7 frequent bus route. Finaly there is an existing stormwater basin to the northwest, next to the motorway. This is not a high amenity reserve, but is an open space which will impact the area, having some recreation value but may also be a place where antisocial behaviour can occur.

21.3. A weakness of the scheme (or missing information) is that we do not know if there is to be a bridge over the stream. A pedestrian connection opposite Horoeka Reserve would be useful to connect to the park and

school. Otherwise, the southern parts of the development are quite isolated and require long diversions to reach these facilities (ie an extra 500m):

21.4. On a similar note, the development appears to only include local roads. It would be useful to have a general idea of how the surrounding area may develop, and a road hierarchy developed from this. In particular, I would expect a collector road to be provided, probably as an extension of John Paterson Drive, through or around Busch Lane.

21.5. In terms of the maters listed under 8.8.9, being the matters of discretion applicable specifically to subdivision within the RNN:

21.5.1. Integration, Context and Placemaking: Integration with the stream and stormwater is the most obvious issue. This appears to be reasonably well addressed. Another matter is the stormwater basin at the north west edge. Whilst there is a connection about a third of the way along the boundary, it would benefit from an additional one to avoid this becoming an isolated piece of land where anti-social behaviour would be encouraged.

21.5.2. Subdivision Design: There would be a diversity of housing provided for although no comprehensive housing. It would be worth considering some alternative typologies (eg duplex lots) as these are popular elsewhere in Halswell. Corner sites tend to be slightly larger than others. Need to have a better idea of the road hierarchy and function before I can comment on the location of higher densities. There are few rear lots and generally a logical back-to-back pattern of housing.

21.5.3. Movement Networks: note my comments on pedestrian connections.

21.5.4. Public Spaces: there is a good variety of spaces (river, stormwater and parks). Some residents are quite distant from parks (although they are near the stormwater basin instead) but this would be helped with bridge crossings to allow access to existing parks. Roads seem to be 16m wide which is enough for trees but would like to see cross sections.

21.6. The proposal would generally meet the expectations expressed for the RNN with a couple of caveats:

21.6.1. Need for a clear road hierarchy and collector roads;

21.6.2. Need for additional pedestrian link to the stormwater basin at the north-west of the site;

21.6.3. Need to clarify access across Knights Stream;

21.6.4. Consider more variety of typologies (eg sites for duplexes).

Reserves and open space

22. With regard to the provision of parks and open space in new residential subdivisions generally, Peter Barnes, Senior Parks and Policy Planner at the Council has noted:

22.1. The Council has committed to parks provision through the Parks Activity Plan, Public Open Space Strategy 2010 and District Plan ODPs.

22.2. The Council vision is to provide, develop and maintain a publicly accessible network of open space. The Parks Activity Plan and POSS provides Open Space guidelines and Levels of Service. These are important so the Council provides a consistent network of parks city wide, for the community to utilise and enjoy.

22.3. Neighbourhood Parks (of 3000m^2 or greater) (but not a stormwater reserve) provide a rage of opportunities for the community, including open space, green landscapes, meeting places, children's play space and passive recreation. If an adequate number of Neighbourhood Parks are not provided, the community will have to travel significant distances to visit parks in other areas.

22.4. Public open space is becoming increasingly important to support community wellbeing as private open space shrinks.

22.5. The Parks Activity Plan states the Level of Service for Neighbourhood Parks (or indeed other parks, except for Utility Reserves) is a 3000m^2 park located within 500m of 80% of residential lots. In addition, Neighbourhood Parks are provided in urban areas at a rate of at least 1.9ha/1000 population.

23. More specifically, with regard to the provision of reserves within the Site, Mr Barnes has noted an open space reserve of 3000m^2 is a positive contribution, however an additional 3000m^2 reserve is likely to be required to adequately provide recreation opportunities for the surrounding residential area.

Funding of infrastructure upgrades and connections to CCC infrastructure

24. Out of sequence development undermines the strategic and phased approach to planning and creates inefficiencies in infrastructure delivery by diverting funding from planned development. This proposal represents such out-of-sequence development. CCC's position is that infrastructure planning and investment needs to occur at a broader scale to achieve efficiencies and effectiveness of infrastructure provision. As this planning has not yet been undertaken for this area, any development at this stage would be ad hoc and may lock CCC into less optimal infrastructure outcomes.

25. In the case of this development, infrastructure upgrades will be required to enable the development to connect to the wider urban network, particularly in relation to wastewater services. Beyond the capital investment needed to upgrade this infrastructure, ongoing operational expenses will be required for maintenance and service delivery. These costs will largely be borne by the CCC.

26. The current Long-Term Plan makes no provision for either capital or operational expenditure in this area, and these costs are not reflected in the development contributions currently levied. Any decision by CCC to amend these plans to provide infrastructure for this development would require reprioritisation, potentially displacing planned investment in other areas of Christchurch.

27. As the infrastructure required to provide capacity to service this development is not in the current Long-Term Plan or Development Contributions Policy, the CCC has no funding available to provide the infrastructure upgrades. Greenfield development impacts downstream capacity in the wastewater network, if this development was aligned with CCC's area planning, the developer would be required to fund to their share of the cost to provide the infrastructure upgrades with the rest spread over a wider area which the CCC would then recover via development contributions. Funding sources to support transport infrastructure upgrades and public transport improvements to service the site would also need to be identified from sources beyond the CCC capital programme.

28. To address this funding gap identified, the Applicant will need to demonstrate how the upgrades to infrastructure can be achieved such that the development can be appropriately serviced, including both the connections to outfalls and downstream infrastructure where capacity is constrained. If unresolved and unfunded, CCC may refuse (under CCC bylaws[2]) any request for infrastructure connections until adequate capacity exists.

Benefits

29. The whether the development will have national or regional benefits is not clear, nor is the extent of any such benefit. The quantification of benefits should consider:

    29.1. Whether any economic activity is generated by the development, or represents a transfer of economic activity that would occur elsewhere, either within the region or nationally;

    29.2. Any reduction in available downstream infrastructure capacity for zoned land elsewhere in the District, including that enabled by Plan Change 14, enabling greater intensification of existing residential zoned land.

Conclusion

30. It is recommended that the proponent consider and respond to these matters identified above in any referral application. Pre-application meeting processes are available should further input from CCC be sought prior to the referral application being lodged, subject to staff availability.

Francis White
Senior Planner

[2] In particular, the **Water Supply and Wastewater Bylaw 2022** and **Stormwater and Land Drainage Bylaw 2022.**

Authorised by:



Paul Lowe
Manager Resource Consents

Appendix 1 – Information provided with notification

White, Francis

From: Kerstin Ghisel s 9(2)(a)
Sent: Thursday, 16 April 2026 4:04 pm
To: Lightbody, Kirk; Ward, Sean; Resource Consent applications
Subject: Notice of Intention to Lodge Fast-track Referral Application – John Paterson Estates Development
Attachments: E21189 Subcon R3.pdf

Hello,

John Paterson Estate Limited wishes to formally notify Christchurch City Council that it intends to lodge a referral application under the Fast-track Approvals Act 2024 ("FTAA") for the John Paterson Estates development ("the Project").

The Project comprises a residential subdivision which will establish:

- Approximately 501 residential lots, ranging in size from approximately 300m² to 1,000m²;
- Retention of four existing dwellings on larger lots ranging from approximately 1,100m² to 2,500m²;
- A new reserve and enhanced riparian margin adjacent to Knights Stream;
- An integrated street and reserve network, including stormwater management areas, to create a well-connected and cohesive neighbourhood;
- Open space throughout the development, including a central neighbourhood reserve (approximately 3,079m²) and stormwater basins with associated wetland areas (approximately 4.6ha) located to the south of the site, with potential integration with existing Council wetlands; and
- A future on-site pump station.

John Paterson Estate Limited considers that the Project will deliver significant regional benefits. Referral of the Project under the FTAA will facilitate its delivery, is unlikely to adversely affect the efficiency of the approvals process, and is consistent with section 22(1) of the FTAA.

As you are aware, John Paterson Estate Limited has already commenced consultation with Christchurch City Council in relation to this Project, including a meeting with Council staff in November 2025 and February 2026 and ongoing correspondence. We appreciate Council's engagement to date.

Approvals

A referral application under the FTAA must specify all approvals sought. The Project will require:

- Schedule 5 approvals under the Resource Management Act 1991;
- Schedule 7 approvals under the Wildlife Act 1953; and
- Schedule 8 approvals under the Heritage New Zealand Pouhere Taonga Act 2014.

Of particular relevance to Christchurch City Council are the approvals that would otherwise be required under the Resource Management Act 1991.

Statutory Notice

The FTAA (as amended on 31 March 2026) requires, prior to lodging a referral application with the Environmental Protection Authority (EPA):

- Written notice to relevant local authorities, iwi authorities, hapū, Treaty settlement entities, and administering agencies; and
- Compliance with the consultation requirements under section 11(1)(a) (where applicable).

In accordance with section 11 of the FTAA, this email constitutes formal notice that John Paterson Estate Limited intends to lodge a referral application for the Project. The application will not be lodged until at least 20 working days from the date of this notice, to allow Christchurch City Council the opportunity to provide feedback.

Project Description

The Project site is located along John Paterson Drive on the south-western edge of Christchurch and comprises approximately 37.7ha of land, including the following properties:

Address	Appellation	Record of Title	Landowner Name	Area (ha)
5 John Paterson Drive	Section 1 Survey Office Plan 560474	1003831	s 9(2)(a)	3.0488
6 John Paterson Drive	Section 10 Survey Office Plan 480694	987857		3.8093
9 John Paterson Drive	Lot 2 DP 318764	73542		3.9991
14 John Paterson Drive	Lot 7 DP 318764	73547		4.324
15 John Paterson Drive	Lot 3 DP 318764	73543		3.9971
19 John Paterson Drive	Lot 4 DP 318764	73544		4.46
20 John Paterson Drive	Lot 6 DP 318764	73546		4.4573
26 John Paterson Drive	Section 16 Survey Office Plan 480694	725470		6.3947
479 Marshs Road, Halswell	Lot 2 DP 81077	CB47A/324		3.2232

A draft scheme plan is attached to assist in understanding the proposed development.

If you have any questions, please get in touch, and I look forward to hearing from you in respect of this notice.

Thanks,
Kerstin

Ngā mihi | Kind regards,

KERSTIN GHISEL
Senior Associate
s 9(2)(a)

PO Box 1749,
Christchurch 8140
Level 3, 61 Cambridge Terrace,
Christchurch Central City, Christchurch 8013

barker.co.nz

Kerikeri | Whangārei | Warkworth | Auckland | Hamilton | Cambridge | Tauranga | Havelock North | Wellington |
Christchurch | Wānaka & Queenstown

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AMENDMENTS :		
AMENDMENT	DATE	DESCRIPTION

NOTES :

1. Areas and dimensions are approximate only and are subject to final survey and deposit of plans.
2. Service easements to be created as required.
3. This plan has been prepared for so any other parties.

Density Area = 32.782 ha
Number of Lots = 501
Density = 15.28 hh/ha

NORTH

Springs Road

Busch Lane

John Paterson Drive

Halswell Junction Road

Luxembourg Cres.

Tongariro Street

Richmond Avenue

Future Pump Station

Reserve 3079m²

WETLANDS 1.3657ha

FIRST FLUSH BASIN 4967m²

DETENTION BASIN 9780m²

Total Reserve 4.6382ha

Knights Stream

School

Lot 1 DP 76858

Lot 2 DP 76858

Lot 3 DP 76858

Lot 4 DP 76858

Lot 5 DP 76858

Lot 6 DP 76858

Lot 7 DP 76858

Lot 1 DP 303635

Lot 2 DP 81077

Section 10 SO 480694

Section 1 SO 560474

Lot 2 DP 318764

Lot 6 DP 318764

Lot 9 DP 318764

694m²

DAVIE LOVELL-SMITH
PLANNING SURVEYING ENGINEERING

116 Wrights Road P O Box 679 Christchurch 8140. New Zealand
Telephone: 03 379-0793 Website: www.dls.co.nz E-mail: office@dls.co.nz

JOB TITLE:
John Paterson Drive

SHEET TITLE:
Development Site Plan (Section 1 SO 560474, Lot 2 DP 318764, Section 10 SO 480694, Lot 9 DP 318764, Lot 3 DP 318764, Lot 4 DP 318764, Lot 7 DP 318764, Lot 6 DP 318764, Section 16 SO 480694)

DRAWING STATUS
For Discussion Purposes

SCALE : 1:1600@A1 1:3200@A3
DATE : March 2026
CAD FILE : J:\21189\SUBCON\E21189 Subcon R3.dwg
DRAWN : JS
DRAWING No : **E21189**
SHEET No: 1 OF 1
REVISION : **R3**

New Zealand Transport Agency (NZTA)

B&A

Urban & Environmental

Outlook

Notice of Intention to Lodge Fast-track Referral Application – John Paterson Estates Development

From Kerstin Ghisel s 9(2)(a)
Date Thu 2026-04-16 4:10 PM
To Charlotte Niederer s 9(2)(a)

1 attachment (361 KB)
E21189 Subcon R3.pdf;

Hello,

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John Paterson Estate Limited considers that the Project will deliver significant regional benefits. Referral of the Project under the FTAA will facilitate its delivery, is unlikely to adversely affect the efficiency of the approvals process, and is consistent with section 22(1) of the FTAA.

As you are aware, John Paterson Estate Limited has already commenced consultation with NZTA in relation to this Project, including a recent meeting on 2 April 2026. We appreciate the engagement to date.

Approvals

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- Schedule 5 approvals under the Resource Management Act 1991;
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Of particular relevance to the NZTA are the approvals that would otherwise be required under the Resource Management Act 1991.

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A draft scheme plan is attached to assist in understanding the proposed development.

If you have any questions, please get in touch, and I look forward to hearing from you in respect of this notice.

Thanks,
Kerstin

Ngā mihi | Kind regards,

KERSTIN GHISEL
Senior Associate
s 9(2)(a)

PO Box 1749,
Christchurch 8140
Level 3, 61 Cambridge Terrace,
Christchurch Central City, Christchurch 8013

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Minutes

Project: John Paterson Drive - NZTA

Date: **2 April 2026**

Time: 10:00 am

Location: Teams

Attendees:

Name	Role/Organisation
Charlotte Niederer	NZTA
James Long	NZTA
Jeremy	NZTA
Dave Smith	Abley
Kerstin Ghisel	B&A
Maisie Fisher	B&A

Item	Detail	Action
1	Overview of site from Kerstin Overview of consenting process	
2	Update from Dave: - High level assessment to support fast track - 501 lots - Challenging site – land locked, Halswell road is at a high grade - Connections to the west to super proof network. Stream at the south. All connections basically to the east. - Pedestrian connections at the south of the site. - Looking to design the roads to enable public transport loop through the site. - QTP labs have prepared a short report to look at traffic functions of the roading network as a result of the proposed density - Modest development in terms of the Halswell context (1 vehicle movement per 10 seconds) notwithstanding that, further analysis will be needed/undertaken. Comment from Kerstin: - Acoustic engineer involved for setbacks to the motorway and internal acoustic requirements.	

3	Questions from NZTA: - Do the larger lots in the north intend to be developed to a higher density in the future as this may have impacts on traffic density. Kerstin clarified not part of this application. Comment from James: - Modelling for the round about - Round about under pressure, analysis will determine what this can accommodate - Nothing further from James. Jeremy: - Questioned about the bund for impacts on the functionality of the southern motorway - Main comments / further analysis of interest to them is the round abouts. Charlotte: - Can get specific feedback from the network manager at NZTA.	Charlotte to send through comments at the beginning of the following week after easter.
4	Timeframes – referral application aiming for mid April	
5	Acknowledgement by Dave that Springs Rd roundabout is under a bit of pressure at the moment. Shands Rd being a primary route for traffic from Lincoln and upgrades to the network to accommodate this by SDC. Dave asked about potential upgrades that NZTA are aware of. NZTA confirmed not that they are aware of. James highlighted an idea about a potential funding model to optimise parts of the networks. Not something to rely on though as it is in the very early days of the programme and not locked in/funded etc. James highlights that this roundabout could fall under this piece of work but nothing locked in.	
6	Any further information for the referral? Additional meeting to be held when we have more information.	Charlotte highlights that the referral is the place to comment on what they need for the substantive. Nothing else they for referral, looks straight forward from James' perspective.
7	Charlotte as main NZTA contact when the application moves through referral lodgement.	Kerstin to send Charlotte an email prior to lodgement of referral. When Dave has done his work and has a draft ITA

		then we can have another meeting to go through that and include any further comments/info for the substantive. At this stage we will have further information on acoustics.

Department of Conservation

B&A

Urban & Environmental

New Customer Form– Fast-Track

* Required – must be completed

*Name (legal name to appear on invoices) John Paterson Estates Limited.

Trading Name (if different): Urban Estates

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

GST Number (if applicable): NZBN (if applicable): 94 2905 2996 078

*Trading Address (Physical address cannot be a PO Box): 270 Marshs Road, Hornby South,

Post Code 7676

*Email Address for invoices: s 9(2)(a)

*Address for Invoice/ Statement (Postal Address – if different from above) PO Box 69255
Lincoln 7674

Post Code 7674

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

*Phone: s 9(2)(a)

*Contact Person: Celia Wright Mobile Number: s 9(2)(a)

Have you held an account with the Department before: Yes ☐ No ☑

Under what name:

Please turn over to complete the Terms and Conditions

Department of Conservation
Te Papa Atawbai

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: Bradley Wilson **Name:** _____

Designation: _____ **Date:** _____

Department of Conservation
Te Papa Atawhai

Te Kāwanatanga o Aotearoa
New Zealand Government

Fast-Track Pre-Lodgement Consultation Summary

Purpose - This document provides a summary of information from DOC following a pre-lodgement consultation request.

Project Details

Project name:	John Paterson Drive
Engagement type:	Pre-lodgement engagement Referral Application
Applicant/agent:	John Paterson Estates Limited/Urban Estates Kerstin Ghisel, Barker & Associates
Proposal overview:	Residential development of approximately 512 allotments
Location:	John Paterson Drive, Halswell, Christchurch
Date pre-lodgement request received:	11 March 2026 (deposit paid 18 March 2026, preliminary meeting 18 March 2026)
Summary of pre-lodgement Consultation	
Fast-track project lead DOC:	David Greaves – Consultant Fast-track Consents Advisor
DOC specialist input required:	Fast-track Project Lead – David Greaves
DOC Permissions/ Approvals Identified by applicant in pre-lodgement request as potentially required:	• Wildlife approval – potential approval needed for lizard salvage and relocation following on site survey completion.
DOC Commentary on Fast-track approvals and permissions identified: **Note DOC's role in relation to specific**	**Wildlife Approval** The information provided to date sets out that: • The Applicant has undertaken field surveys and reviewed ecological databases. • Most of the Site is in pasture used for grazing stock and is of low botanical value. • There are large trees on the property that may provide habitat for bats.

	Based on the information provided DOC advises that: • A Wildlife Approval is required if there is protected wildlife on site and the project will affect that wildlife. The application for wildlife approval needs to include all the information listed in Schedule 7, Clause 2 (FTAA). • DOC understands that demonstrating 'best practice methods' through documents such as management plans can't be deferred to a subsequent Lizard Management Plan as there is no mechanism for subsequent approvals in the FTAA. As such, any application for a Wildlife approval, must be accompanied by a complete lizard management plan (including assessment of relocation sites). • To obtain a wildlife approval DOC strongly recommends that the applicant undertakes a baseline survey and, if lizards are found to be present, develop a Lizard Management Plan which documents: • The location of any species present and their number and location. It is noted that lizards are extremely difficult to detect unless best practice methods are used; • Actual and potential effect on any lizard species found to be present. • Details of avoidance and mitigation methods. • Methods to salvage and relocate lizards, including identifying and preparing release sites. Methods should be guided by species threat status (noting there are constraints on relocating lizards and specific consideration should be given to providing appropriate relocation sites). • Duration – DOC would anticipate a wildlife approval, if necessary, will be required for activities for the duration of the construction phase. • Further investigation should be undertaken with regard to bat habitat and the potential effects resulting from the removal of habitat. A bat management plan, tree felling protocol and lighting controls may be necessary. • Further investigation should also be undertaken with regard to works in the Knights Stream. A complex freshwater fisheries approval may be necessary.
Treaty partners:	Treaty partners with interests relevant to the project area include: • Ngāi Tahu We encourage the applicant to engage directly with relevant Māori groups as required by section 29 of the Act.

Treaty Settlement implications/considerations:	**Ngāi Tahu Claims Settlement Act 1988** Consideration should be given to the protection of: • Historic resources; • Riparian margins; • Water quality; • Indigenous vegetation; and • Taonga species DOC draws your attention to the table of taonga species (attachment 12.148) of the Ngāi Tahu Claims Settlement Act 1998, which include. • Ti rākau/Cabbage Tree/*Cordyline australis* • Kāhu/Australasian harrier/*Circus approximans* • Karoro/Black backed gull/*Larus dominicanus* • Koparapara or Korimako/Bellbird/*Anthornis melanura melanura* • Pākura or Pūkeko/Swamp Hen or Pukeko/*Porphyrio porphyrio* • Pihoihoi/New Zealand pipit/*Anthus novaeseelandiae* • Pīwakawaka/South Island Fantail/*Rhipidura fuliginosa fuliginosa* • Poaka/Pied stilt/*Himantopus himantopus* • Pūtakitaki/Paradise shelduck/*Tadorna variegata*
Potential Resource Management Act (RMA) considerations and effects: *Note: DOC's role in relation to 53(2)(m)(i) FTAA*	As pre-lodgement consultation was preliminary in nature, very high-level RMA commentary has been provided. Some primary considerations for DOC include: • That the relevant biodiversity and environmental effects will be considered as part of the full and comprehensive AEE included with the future application and shall specifically address the presence and management of lizards, birds, bats and threatened plant species as relevant to the proposal site. • Conditions should be developed and presented to manage any effects on the above. While the current information does not provide enough information to be certain, DOC considers that conditions which relate to the management of light effects on bats may be prudent for this proposal.
DOC Statutory Planning Document considerations in relation to site (e.g. CGP/CMS/CMP):	The following Statutory Planning documents are relevant to the proposal: • Conservation General Policy (2005); • Canterbury (Waitaha) Conservation Management Strategy 2016 The application is not inconsistent with the relevant statutory planning provisions. However, consideration needs to be given to: • The management of any threatened and at-risk species that may be found on the site to ensure their persistence; • Protection of freshwater fisheries, fish habitat and fish passage, if appropriate.
Any specific information requests to applicant(s)/agent for pre-app engagement at this point:	Should the application be referred, the applicant is encouraged to engage with DOC prior to lodging a substantive application, particularly in relation to any wildlife approvals. DOC may also be able to provide commentary on draft conditions for the management of effects on bats and lizards.

Any further information/considerations:	No additional considerations have been identified at this stage.
Additional Notes:	While DOC will assist applicants as much as we can when they engage in pre-lodgement consultation, it is the applicants' responsibility to comply with the FTAA and to ensure they have applied for all permissions they need. Guidance for applying for a wildlife approval under the Fast-track Approvals Act 2024 can be viewed here: Guidance for applying for a wildlife approval DOC encourages the applicant to share draft application documents so that feedback can be provided on how it views alignment with information requirements of Schedule 7 of the FTAA, noting DOC is unable to request further information once a completeness check is commenced by the EPA. Note that a panel will invite the statutory bodies listed in clause 4 of Schedule 7 to comment on the application (NZCA, conservation boards, Fish and Game Council, and Game Animal Council). We encourage applicants to engage with these bodies in advance of filing a substantive application. While DOC will assist applicants as much as we can when they engage in pre-lodgement consultation, it is the applicants' responsibility to comply with the FTAA and to ensure they have applied for all permissions they need. It is recommended that the information provided in any substantive application prepared under the Fast-track Approvals Act 2024 be separated out by the various approvals sought (if multiple approvals required) and all information requirements are addressed for each approval sought. **Lizards** Preliminary environmental reports indicate that skinks have been recorded near the site. Prior to the preparation of the substantive application for a wildlife approval, the applicant should ensure that site surveys are undertaken by a suitably qualified and experienced person to determine the presence, or not, of lizards on the site and specifically address the same in the substantive application documents. A suitable release location should be identified for any lizards proposed to be salvaged and released. **Freshwater** It is noted that the proposal seeks to create a discharge from the proposed stormwater ponds into Knights Stream. This may result in the imposition of structures or the disturbance of the stream banks. Confirmation should be provided in the substantive application of any works proposed within waterways, including enhancement activities. It is recommended that the applicant provide a stocktake, undertaken by a suitably qualified and experienced person, of any current fish barriers onsite in the substantive application and advise of any proposed works to remove or alter them. The

	applicant should be aware of the Freshwater Fisheries Regulations and any approvals that may be required under the same. **Bats** It is recommended that the applicant ensure that site surveys are undertaken by a suitably qualified and experienced person to determine the presence, or not, of bats on the site and specifically address the same in the substantive application documents. Information and protocols for working with bats can be found here: Resources for bat workers: Bats/pekapeka. This information is provided to assist in the development of an effective Bat Management Plan.

Request for Fast-track Pre-lodgement Consultation

Purpose – To request pre-lodgement consultation on fast-track referral or substantive applications as required by the Fast-track Approvals Act 2024.

Instructions:

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

NOTE: DOC will recover the actual and reasonable costs incurred in consulting and assisting you before the application is lodged (whether or not the application is subsequently lodged).

Project Details

Your name: Kerstin Ghisel	**Your role & company:** Planner/Senior Associate, Barker & Associates *(If you are a consultant acting on behalf of the applicant, please include your role and company name)*
Phone number: s 9(2)(a)	**Email:** s 9(2)(a)
***Fast-track applicant's name (Company Name and Trading Name (if different)):** John Paterson Estates Limited / Urban Estates	
***Project name and summary:** John Paterson Drive is a proposed fast-track referral to enable the development of rural land for residential purposes. The proposal is to create approximately 512 residential lots.	
***Project site location and the location of proposed activities within the site (where appropriate):** John Paterson Drive, Halswell. Please see draft scheme plan submitted with this form.	
GPS location and/or map:	
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.* Referral	
Applicant Phone number: s 9(2)(a)	**Applicant email:** brad@urbanestates.nz
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. A Wildlife Act Authority may be required due to the potential for lizards to be present on the site. Advice on this matter has been sought from an ecologist and more information will be shared with the Department of Conservation once this information is available.
Details of any relevant Treaty of Waitangi settlement obligations you are aware of and any engagement you have undertaken with local iwi/hapū: Initial contact has been made with local iwi representatives and we are awaiting next steps.

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)	x
• **Specific permissions under the Freshwater Fisheries Regulations 1983**	
• **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)	

What current interests over the land are you aware of?
Is there any other additional information that may be relevant? (e.g. is the activity in a World Heritage Area?)
Date initially planning to lodge (subject to pre-lodgement consultation discussions): April 2026

Disclaimers:

- The purpose of collecting this information is to enable the Department to respond to your request for pre-lodgement consultation and your application if one is subsequently lodged. The Department will not use this information for any reason not related to that purpose.
- DOC works with others to 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 above (marked with a *), as well as a summary of our response to you, with our Treaty partners, conservation boards, and the New Zealand Conservation Authority. DOC will not carry

our any of your required consultation with these groups on your behalf, nor will we represent their views or the views of others in our pre-lodgement consultation with you. However, if interests are identified early on, this can help support our advice to you.

- However, if any interests are identified early, this can help support DOC's advice to you in the early steps of this application.
- Applicants should be aware that provisions of the Official Information Act may require that some or all information provided to DOC be publicly released.

Outlook

Notice of Intention to Lodge Fast-track Referral Application – John Paterson Estates Development

From Kerstin Ghisel <s 9(2)(a)
Date Thu 2026-04-16 4:19 PM
To David Greaves <s 9(2)(a)

1 attachment (361 KB)
E21189 Subcon R3.pdf;

Hello David

John Paterson Estate Limited wishes to formally notify the Department of Conservation that it intends to lodge a referral application under the Fast-track Approvals Act 2024 ("FTAA") for the John Paterson Estates development ("the Project").

The Project comprises a residential subdivision which will establish:

- Approximately 501 residential lots, ranging in size from approximately 300m² to 1,000m²;
- Retention of four existing dwellings on larger lots ranging from approximately 1,100m² to 2,500m²;
- A new reserve and enhanced riparian margin adjacent to Knights Stream;
- An integrated street and reserve network, including stormwater management areas, to create a well-connected and cohesive neighbourhood;
- Open space throughout the development, including a central neighbourhood reserve (approximately 3,079m²) and stormwater basins with associated wetland areas (approximately 4.6ha) located to the south of the site, with potential integration with existing Council wetlands; and
- A future on-site pump station.

John Paterson Estate Limited considers that the Project will deliver significant regional benefits. Referral of the Project under the FTAA will facilitate its delivery, is unlikely to adversely affect the efficiency of the approvals process, and is consistent with section 22(1) of the FTAA.

As you are aware, John Paterson Estate Limited has already commenced consultation with the Department of Conservation in relation to this Project, including a recent meeting on 18 March 2026. We appreciate the engagement to date.

Approvals

A referral application under the FTAA must specify all approvals sought. The Project will require:

- Schedule 5 approvals under the Resource Management Act 1991;
- Schedule 7 approvals under the Wildlife Act 1953; and
- Schedule 8 approvals under the Heritage New Zealand Pouhere Taonga Act 2014.

Statutory Notice

The FTAA (as amended on 31 March 2026) requires, prior to lodging a referral application with the Environmental Protection Authority (EPA):

- Written notice to relevant local authorities, iwi authorities, hapū, Treaty settlement entities, and administering agencies; and
- Compliance with the consultation requirements under section 11(1)(a) (where applicable).

In accordance with section 11 of the FTAA, this email constitutes formal notice that John Paterson Estate Limited intends to lodge a referral application for the Project. The application will not be lodged until at least 20 working days from the date of this notice, to allow the Department of Conservation the opportunity to provide feedback.

Project Description

The Project site is located along John Paterson Drive on the south-western edge of Christchurch and comprises approximately 37.7ha of land, including the following properties:

Address	Appellation	Record of Title	Landowner Name	Area (ha)
5 John Paterson Drive	Section 1 Survey Office Plan 560474	1003831	s 9(2)(a)	3.0488
6 John Paterson Drive	Section 10 Survey Office Plan 480694	987857		3.8093
9 John Paterson Drive	Lot 2 DP 318764	73542		3.9991
14 John Paterson Drive	Lot 7 DP 318764	73547		4.324
15 John Paterson Drive	Lot 3 DP 318764	73543		3.9971
19 John Paterson Drive	Lot 4 DP 318764	73544		4.46
20 John Paterson Drive	Lot 6 DP 318764	73546		4.4573
26 John Paterson Drive	Section 16 Survey Office Plan 480694	725470		6.3947
479 Marshs Road, Halswell	Lot 2 DP 81077	CB47A/324		3.2232

A draft scheme plan is attached to assist in understanding the proposed development.

If you have any questions, please get in touch, and I look forward to hearing from you in respect of this notice.

Thanks,
Kerstin

Ngā mihi | Kind regards,

KERSTIN GHISEL
Senior Associate
s 9(2)(a)

PO Box 1749,
Christchurch 8140
Level 3, 61 Cambridge Terrace,
Christchurch Central City, Christchurch 8013

B&A
Urban & Environmental

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barker.co.nz

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Mahaanui Kurataiao Limited

B&A

Urban & Environmental

Agenda

Urban & Environmental

Project: John Paterson Drive Fast Track

Date: 19 March 2026

Time: 1:30pm

Attendees: Tayla Spencer (Mahaanui Kurataiao), Brad Wilson (Urban Estates), Celia Wright (Urban Estates), Justin McDonald (Urban Estates), Kerstin Ghisel (B&A), Maisie Fisher (B&A)

Item	Detail	Action
1	Overview of project: - Context within location and Knights stream - 501 residential lots - Reserve areas - Ecological advice – 6m setback, waiting on geotechnical advice for lateral spread. - Stormwater area – basin, first flush, wetland areas and walking routes around it which connect into the reserve adjacent to Knights Stream - Engineering – may require dewatering into Knights Stream - Bridges over Knights Stream would just be for pedestrian access and not for vehicles. - Stormwater likely to be discharged through CCC's global consent (operational and construction). The only thing that would inhibit this would be contamination. DSI would be provided at substantive to determine this. - Areas that the contamination specialist have flagged, related to agriculture uses. Managed under site management plan. - Engaged with heritage NZ, no concerns raised from them. Iwi/archaeology they flagged related to old waterways. Have engaged an archaeologist for this work (have flagged consent may be required under the heritage act).	
2	Pounamu Trails may traverse through the site. Kaitiaki will flag this. Engagement with an archaeologist is the normal route that Mahaanui would take and they are happy to follow their lead on this. Will be requesting an accidental discovery protocol condition.	Tayla to investigate whether anything was found in relation to the construction of the Christchurch southern motorway. Would look at a condition for a cultural monitor to be

Item	Detail	Action
		on site (likely required regardless). Kerstin to touch base with Tayla following receiving the draft archaeological report.
3	Reserve – would look at native planting.	
4	Statutory acknowledgment areas	Tayla to provide to Kerstin to ensure we have covered this off.
5	Timeframes – referral to be lodged next month (April). Further info requested: - Confirmation from CCC around discharging to CCC's global network. We wouldn't have this in terms of the referral application and is something that would happen throughout the substantive.	Kerstin to flag to Tayla when we are looking to lodge (week of).
6	Option for plan change is still open and something that will be determined at a later date.	

Outlook

Notice of Intention to Lodge Fast-track Referral Application – John Paterson Estates Development

From Kerstin Ghisel <K[redacted]
Date Thu 2026-04-16 4:21 PM
To Tayla Spencer [redacted]

1 attachment (361 KB)
E21189 Subcon R3.pdf;

Hello Tayla

John Paterson Estate Limited wishes to formally notify Mahaanui Kurataiao Limited that it intends to lodge a referral application under the Fast-track Approvals Act 2024 ("FTAA") for the John Paterson Estates development ("the Project").

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A draft scheme plan is attached to assist in understanding the proposed development.

If you have any questions, please get in touch, and I look forward to hearing from you in respect of this notice.

Thanks,
Kerstin

Ngā mihi | Kind regards,

KERSTIN GHISEL
Senior Associate
s 9(2)(a)

PO Box 1749,
Christchurch 8140
Level 3, 61 Cambridge Terrace,
Christchurch Central City, Christchurch 8013

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226 Antigua Street, Central Christchurch, Telephone: +64 3 377 4374
Website:www.mahaanuikurataiao.co.nz

PRELIMNARY MANA WHENUA ADVICE

Pre-application advice on Fast Track application
J7919 – John Paterson Drive

To: Urban Estates Limited

Contact: Kerstin Ghisel

1.0 Mana Whenua Statement

Ngāi Tahu holds and exercises rangatiratanga within the Ngāi Tahu Takiwā and has done so since before the arrival of the Crown. The rangatiratanga of Ngāi Tahu resides within the Papatipu Rūnanga. The Crown and Parliament have recognised the enduring nature of that rangatiratanga through:

- Article II of Te Tiriti o Waitangi (Te Tiriti);
- the 1997 Deed of Settlement (Deed of Settlement) between Ngāi Tahu and the Crown; and
- the 1998 Ngāi Tahu Claims Settlement Act (NTCSA) in which Parliament endorsed and implemented the Deed of Settlement.

The contemporary structure of Ngāi Tahu is set down through the Te Rūnanga o Ngāi Tahu Act 1996 (TRoNT Act). Article II of Te Tiriti o Waitangi (Te Tiriti), the TRoNT Act, Ngāi Tahu Claims Settlement Act (NTCSA) 1998, and the 1997 Deed of Settlement (Deed of Settlement) between Ngāi Tahu and the Crown sets the requirements for recognition of tangata whenua in Canterbury.

As recorded in the Crown Apology to Ngāi Tahu in the NTCSA, the Ngāi Tahu Settlement marked a turning point, and the beginning of a "new age of co-operation". The Crown apologised for its "past failures to acknowledge Ngāi Tahu rangatiratanga and mana over the South Island lands within its boundaries" and confirmed that it "recognises Ngāi Tahu as the tāngata whenua of, and as holding rangatiratanga within, the Takiwā of Ngāi Tahu Whānui". This Preliminary Mana Whenua Advice is provided without prejudice to the High Court freshwater claim[1].

Each Papatipu Rūnanga has their own respective takiwā, and each is responsible for protecting the tribal interests in their respective takiwā, not only on their own behalf of their own hapū, but again, on behalf of the entire tribe.

The following Rūnanga hold mana whenua over the project's location, as it is within their takiwā:

- Te Taumutu Rūnanga

[1]Tau & Ors v Attorney-General, HC Christchurch CIV 2020-409-534

2.0 Summary of Proposal

Urban Estates Limited has sought preliminary advice from Mahaanui Kurataiao Ltd (Mahaanui) on their proposed Fast Track application. The application will facilitate the development of land at John Paterson Drive, Halswell, for residential purposes. The land is currently zoned rural under the Christchurch District Plan, and the applicant is looking at a fast-track consent rather than a private plan change to facilitate development on site.

The subdivision will create approximately 501 lots plus some reserve area for stormwater management.

The following response has been made based on the preliminary information provided to Mahaanui by the consultant and the applicant on 19 March 2026, as well as a preliminary site plan provided on 25 February 2026.

No Assessment of Ecological Effects, detailed site plans, or comprehensive proposal documents have been assessed at this time as there were not yet available.

3.0 Preliminary Feedback Disclosure

Mahaanui have been engaged to progress this information through a preliminary round of consultation with the understanding that **the response provided here is incomplete, and that the full impacts on tikanga Māori and mana whenua values cannot be assessed without a formal application.**

This response does not remove the need for mana whenua consultation once the proposal is formalised and the referral application has been made.

4.0 Consultation Methodology

Mahaanui Kurataiao Limited review the application documents and undertake an assessment of the information against the Mahaanui Iwi Management Plan.

A briefing report is prepared for Kaitiaki representatives who have been mandated by the Papatipu Rūnanga they represent to speak on behalf of hapū on environmental issues.

A Mahaanui Kurataiao Limited staff member meets with Kaitiaki representatives to discuss the application and Kaitiaki provide feedback based on Mātauranga Māori.

Preliminary Mana Whenua Advice is provided to outline the relevant policies in the Mahaanui Iwi Management Plan and the feedback provided by Kaitiaki representatives.

The relevant policies and Kaitiaki feedback for this application are provided in the following sections of this report.

5.0 Mahaanui Iwi Management Plan 2013

The Mahaanui Iwi Management Plan (IMP) is a written expression of kaitiakitanga, setting out how to achieve the protection of natural and physical resources according to Ngāi Tahu values, knowledge, and practices. The plan has the mandate of the six Papatipu Rūnanga, and is endorsed by Te Rūnanga o Ngāi Tahu, as the iwi authority.

Natural resources – water (waterways, waipuna (springs), groundwater, wetlands); mahinga kai; indigenous flora and fauna; ngā tūtohu whenua and land - are taonga to mana whenua and they have concerns for activities potentially adversely affecting these taonga. These taonga are integral to the identity of ngā rūnanga mana whenua and they have a kaitiaki responsibility to protect them. The policies for protection of taonga that are of high significance to ngā rūnanga mana whenua are articulated in the IMP.

The policies in this plan reflect what Papatipu Rūnanga support, require, encourage, or actions to be taken with regard to resolving issues of significance in a manner consistent with the protection and enhancement of Ngāi Tahu values, and achieving the objectives set out in the plan.

The relevant Policies of the IMP to this proposal have been identified as:

5.3 WAI MĀORI

TĀNGATA WHENUA RIGHTS AND INTERESTS IN FRESHWATER

WM1.1 Ngāi Tahu, as tāngata whenua, have specific rights and interests, in how freshwater resources should be managed and utilised in the takiwā.

WM1.2 Te Tiriti o Waitangi is the basis for the relationship between Ngāi Tahu and local authorities (and water governance bodies) with regard to freshwater management and governance in the takiwā.

PRIORITIES FOR USE

WM3.1 To advocate for the following order of priority for freshwater resource use, consistent with the *Te Rūnanga o Ngāi Tahu Freshwater Policy Statement (1999):*

(1) That the mauri of freshwater resources (ground and surface) is protected and sustained in order to:
   (a) Protect instream values and uses (including indigenous flora and fauna);
   (b) Meet the basic health and safety needs of humans, specifically the provision of an untreated and reliable supply of drinking water to marae and other communities; and
   (c) Ensure the continuation of customary instream values and uses.

(2) That water is equitably allocated for the sustainable production of food, including stock water, the generation of energy; and

(3) That water is equitably allocated for other abstractive uses (e.g. development aspirations).

WATER QUALITY

WM6.1 To require that the improvement of water quality in the takiwā is recognised as a matter of regional and immediate importance.

WM6.2 To require the water quality in the takiwā is of a standard that protects and provides for the relationship of Ngāi Tahu to freshwater. This means that:

(a) The protection of the eco-cultural system (see box – Eco-cultural systems) is the priority, and land or resource use, or land use change, cannot impact on that system; and
(b) Marae and communities have access to safe, reliable, and untreated drinking water; and
(c) Ngāi Tahu and the wider community can engage with waterways for cultural and social well-being; and
(d) Ngāi Tahu and the wider community can participate in mahinga kai/food gathering activities without risks to human health.

Discharges

WM6.8 To continue to oppose the discharge of contaminants to water, and to land where contaminants may enter water.

WM6.11 Consented discharge to land activities must be subject to appropriate consent conditions to protect ground and surface water, including but not limited to:

(a) Application rates that avoid over saturation and nutrient loading;
(b) Setback or buffers from waterways, wetlands, and springs;
(c) Use of native plant species to absorb and filter contaminants; including riparian and wetland establishment and the use of planted swales; and
(d) Monitoring requirements to enable assessment of the effects of the activity.

Controls on land use activities to protect water quality

WM6.16 To require, in the first instance, that all potential contaminants that may enter the water (e.g. nutrients, sediments and chemicals) are managed <u>on site and at source</u> rather than discharged off site. This applies to both rural and urban activities.

WM6.17 To require the development of stringent and enforceable controls on the following activities given the risk to water quality:

(a) Subdivision and development adjacent to waterways;
(b) Discharge to land activities associated with industry; and
(c) Activities in the bed and margins of waterways, including gravel extraction.

ACTIVITIES IN THE BEDS AND MARGINS OF RIVERS AND LAKES

Riparian areas

WM12.2 To require the protection and restoration of native riparian vegetation along waterways and lakes in the takiwā as a matter of priority, and to ensure that this can occur as a permitted activity.

Use and enhancement of river margins in the built/ urban environment

WM12.4 All waterways in the urban and built environment must have indigenous vegetated healthy, functioning riparian margins.

WM12.5 To require that all waterways in the urban and built environment have buffers or setback areas from residential, commercial, or other urban activity that are:

(a) At least 10 metres, and up to 30 metres; and
(b) Up to 50 metres where the space, such as towards river mouths and in greenfield areas.

WM12.6 In the urban environment, it is accepted that waterways may have existing exotic vegetation along margins (e.g. exotic specimen trees in waterside reserves). However, the objective is still to promote native riparian vegetation, as taonga valued for flood control, the maintenance of water quality, mahinga kai and cultural wellbeing.

Structures in the beds and margins of waterways

WM12.13 To require that any structure, essential or otherwise, in the bed or margin of a waterway (e.g. floodgate) supports and enables passage for migratory indigenous fish species and does not compromise any associated kōhanga.

WETLANDS, WAIPUNA AND RIPARIAN MARGINS

WM13.1 To recognise and protect all wetlands, waipuna and riparian areas as wāhi taonga that provide important cultural and environmental benefits, including but not limited to:

(a) Mahinga kai habitat;
(b) The provision of resources for cultural use;
(c) Cultural well-being;
(d) The maintenance and improvement of water quality; and
(e) Natural flood protection.

WM13.2 To protect, restore, and enhance remaining wetlands, waipuna, and riparian areas by:

(a) Maintaining accurate maps of existing wetlands, waipuna, and riparian margins;
(b) Requiring that the drainage of existing wetlands or waipuna or the destruction of modification of existing native riparian areas be a prohibited activity;
(c) Requiring the use of appropriate fencing, buffers, and setback area to protect wetlands, waipuna, and riparian areas from intensive land use, including stock access and irrigation;
(d) Supporting initiatives to restore wetlands, waipuna, and riparian areas; and
(e) Continuing to educate the wider community and landowners of the taonga value of these ecosystems.

Comment: *Water is a significant cultural resource that connects Ngāi Tahu to the landscape and the culture and traditions of the tūpuna. Wetlands, waipuna and riparian margins are taonga to Ngāi Tahu, providing rich sources of mahinga kai, and treasured for their natural ecosystem functions that protect and improve mauri.*

5.4 PAPATŪĀNUKU

SUBDIVISION AND DEVELOPMENT

Basic principles and guidelines

P4.3 To base tāngata whenua assessments and advice for subdivision and residential land development proposals on a series of principles and guidelines associated with key issues

of importance concerning such activities, as per Ngāi Tahu subdivision and development guidelines.

STORMWATER

P6.1 To require **on-site** solutions to stormwater management in all new urban, commercial, industrial, and rural developments (zero stormwater discharge off site) based on a multi-tiered approach to stormwater management:

(a) Education- engaging greater general public awareness of stormwater and its interaction with the natural environment, encouraging them to take the steps to protect their local environment and perhaps re-use stormwater where appropriate;
(b) Reduce volume entering system - implementing measures that reduce the volume of stormwater requiring treatment (e.g. rainwater collection tanks);
(c) Reduce contaminants and sediments entering system – maximising opportunities to reduce contaminants entering stormwater e.g. oil collection pits in carparks, education of residents, treat the water, methods to improve quality; and
(d) Discharge to land-based methods, including swales, stormwater basins, retention basins, and constructed wet ponds and wetlands (environmental infrastructure), using appropriate native plant species, recognising the ability of particular species to absorb water and filter waste.

P6.2 To oppose the use of existing natural waterways and wetlands, and drains, for the treatment and discharge of stormwater in both urban and rural environments.

P6.3 Stormwater should not enter the wastewater reticulation system in existing urban environments.

P6.4 To require that the incremental and cumulative effects of stormwater discharge are recognised and provided for in local authority planning and assessments.

P6.6 To oppose the use of global consents for stormwater discharges.

DISCHARGE TO LAND

P8.1 To require that discharge to land activities in the takiwā:

(a) Are appropriate to the soil type and slope, and the assimilative capacity of the land on which the discharge activity occurs;
(b) Avoid over-saturation and therefore the contamination of soil, and/or run off and leaching; and
(c) Are accompanied by regular testing and monitoring of one or all of the following soil, foliage, groundwater, and surface water in the area.

P8.2 In the event that the accumulation of contaminants in the soil is such that the mauri of the soil resource is compromised, then the discharge activity must change or cease as a matter of priority.

SOIL CONSERVATION

P9.1 To sustain and safeguard the life supporting capacity of soils, mō tātou, ā, mō kā uri ā muri ake nei.

P9.2 To require the appropriate valuation of soil resources as taonga and as natural capital, providing essential ecosystem services.

P9.3 To protect the land from induced soil erosion as a result of unsustainable land use and development.

CONTAMINATED LAND

P10.1 The management of contaminated land must recognise and provide for specific cultural issues, including:

(a) The location of contaminated sites;
(b) The nature of the contamination;
(c) The potential for leaching and run-off;
(d) Proposed land-use changes; and
(e) Proposed remediation or mitigation work.

P10.2 To require appropriate and meaningful information sharing between management agencies and tāngata whenua on issues associated with contaminated sites.

EARTHWORKS

P11.1 To assess proposals for earthworks with particular regard to:

(a) Potential effects on wāhi tapu and wāhi taonga, known and unknown;
(b) Potential effects on waterways, wetlands and waipuna;
(c) Potential effects on indigenous biodiversity;
(d) Potential effects on natural landforms and features, including ridge lines;
(e) Proposed erosion and sediment control measures; and
(f) Rehabilitation and remediation plans following earthworks.

Risk of damage of modification to sites of significance

P11.2 To require that tāngata whenua are able to identify particular areas whereby earthworks activities are classified as a restricted discretionary activity, with Ngāi Tahu values as a matter of discretion.

P11.3 To use the methods identified in Section 5.8 Policy CL4.6 (Wāhi tapu me wāhi taonga) where an earthworks activity is identified by tāngata whenua as having actual or potential adverse effects on known or unknown sites of significance.

Erosion and sediment control

P11.9 To require stringent and enforceable controls on land use and earthworks activities as part of the resource consent process, to protect waterways and waterbodies from sedimentation, including but not limited to:

(a) The use of buffer zones;
(b) Minimising the extent of land cleared and left bare at any given time; and
(c) Capture of run-off, and sediment control.

Comment: *Land use and development activities in the takiwā must be managed in way that works with the land and not against it. Papatūānuku sustains the people, and the people must in turn ensure their actions do not compromise the life supporting capacity of the environment.*

5.5 TĀNE MAHUTA

INDIGENOUS BIODIVERSITY

TM2.2 To recognise Te Tiriti o Waitangi as the basis for the relationship between central and local government and tāngata whenua with regard to managing indigenous biodiversity, as per duty of active protection of Māori interests and the principle of partnership.

Integrating indigenous biodiversity into the landscape

TM2.8 To require the integration of robust biodiversity objectives in urban, rural land use and planning, including but not limited to:

(a) Indigenous species in shelter belts on farms;
(b) Use of indigenous plantings as buffers around activities such as silage pits, effluent ponds, oxidation ponds, and industrial sites;
(c) Use or indigenous species as street trees in residential developments, and in parks and reserves and other open space; and
(d) Establishment of planted indigenous riparian margins along waterways.

RESTORATION OF INDIGNOUS BIODIVERSITY

TM3.1 To approach restoration of indigenous biodiversity in the takiwā based on the following principles:

(a) Restoration of indigenous biodiversity is about restoring original and natural landscapes, and therefore the mauri of the land; and
(b) Restoration of indigenous biodiversity is about restoring the relationship of Ngāi Tahu to important places and resources; including planning for customary use.

TM3.2 To advocate for an approach to restorations based on *'working with the land rather than against it'.,* including but not limited to:

(a) Establishment of long term, intergenerational vision, and objectives (50 and 100 years ahead); and
(b) Use of natural succession and staged re-planting rather than spraying and burning (e.g. natural succession of indigenous species into areas of gorse and broom; staged underplanting of natives into wetland and lagoon areas full of willow).

Comment: *Ngāi Tahu has a particular interest in indigenous biodiversity, both for its inherent value on the landscape and the ecosystem services it provides, and with regard to mahinga kai. Protection and enhancement of indigenous biodiversity is of high importance to mana whenua.*

5.8 NGĀ TŪTOHU WHENUA

RECOGNISING CULTURAL LANDSCAPES

Recognising cultural landscapes

CL1.1 To require that the local and central government recognise and provide for the ability of tāngata whenua to identify particular landscapes as significant cultural landscapes, reflecting:

(a) Concentration, distribution, and nature of wāhi tapu and wāhi taonga;
(b) Setting within which sites occur and significance of setting;
(c) Significance with regard to association and relationship to place; and
(d) Degree of risk/ threat.

CL1.4 To require that oral tradition and history is considered equally alongside documented evidence when determining the cultural landscape values associated with a particular area or site.

WĀHI TAPU ME WĀHI TAONGA

CL3.1 All taonga within the takiwā of Ngāi Tahu, accidental discovery or otherwise, belong to the Papatipu Rūnanga/ Te Rūnanga o Ngāi Tahu.

Protecting wāhi tapu and wāhi taonga

CL3.8 To require, where a proposal is assessed by tāngata whenua as having the potential to affect wāhi tapu or wāhi taonga, one or more of the following:

(a) Low risk to sites:
(i) Accidental discovery protocol (ADP).

Comment: *Ngā tūtohu whenua, or cultural landscapes, is a concept used to recognise areas and places of particular importance. As a planning tool, cultural landscapes are a culturally meaningful and effective framework for the identification, protection and management of sites and places of significance, the multiple values associated with those sites and places, and the relationship of tāngata whenua to them.*

6.11 TE WAIHORA

TE WAIHORA JOINT MANAGEMENT PLAN

TW3.1 To use the Te Waihora Joint Management Plan alongside the Mahaanui IMP to enable a holistic Ki Uta Ki Tai approach to resolving issues of significance for the Joint Management Area and the wider Te Waihora catchment.

CULTURAL HEALTH OF LOWLAND WATERWAYS AND GROUNDWATER

Water quality

TW7.1 To require that the restoration of water quality in lowland streams is addressed as a matter of priority in the takiwā, to enable Ngāi Tahu and the wider community to fish, swim and engage with our waterways as we once did.

WETLANDS, WAIPUNA AND RIPARIAN MARGINS

TW8.1 To require that the wāhi taonga status of wetlands, waipuna and riparian margins is recognised and provided for in the catchment, as per general policy on Wetlands, waipuna and riparian margins (Section 5.3 Issue WM13).

Comment: *Although Te Waihora continues to be a productive environment, its mauri is severely degraded as a result of a management regime that has consistently prioritised non-Ngāi Tahu values and interests. Land and water use in the catchment must respect the boundaries, availability and limits of our freshwater resources and the need to protect soil and water resources for future generations.*

5.1 Guidance to Moderate Impacts on Mana Whenua Values

The above policies from the Mahaanui Iwi Management Plan provide a framework for assessing the potential negative impacts of the proposed activity on Mana Whenua values and provide guidance on how these effects can be moderated.

Te Taumutu Rūnanga have a unique and abiding interest in the sustainable management of te taiao – the environment. Wai māori (freshwater) is a taonga of Ngāi Tahu, governed under the domain of rangatiratanga and defined by Ngāi Tahu tikanga and ritenga. Te Taumutu Rūnanga as tāngata whenua have customary rights and responsibilities associated with freshwater resources in the region, as expressed through the exercise of manawhenua, rangatiratanga, kaitiakitanga and manaakitanga, and as guaranteed by Te Tiriti o Waitangi.

Opoira (Knights Stream) is a tributary to the Hurutini (Halswell) River, a culturally and environmentally significant waterway for kāinga nohoanga and mahinga kai, particularly for tuna (eels) and manu (birds). The health of upstream waterways directly affects the cultural and environmental health of these downstream waterways, as can be seen throughout the Te Waihora Catchment with inland intensive rural land use a large contributor the current state of Te Waihora.

As the Opoira waterway is significant to Te Taumutu Rūnanga for the above reasons, kaitiaki would like to undertake a site visit to see ground truthing of setback margins provided by the applicant in their development plans. Kaitiaki have indicated that the setback margins are not sufficient for this site and should be at least 10m. Recommendations 13 and 14 are provided below.

Protecting any indigenous and taonga flora and fauna species which may be present on site is of high importance for Te Taumutu Rūnanga. This can involve sufficient setbacks and onsite treatments to ensure appropriate protections and often involves the appropriate site surveys to determine presence of these species. This method of site survey provides certainty for both the applicant and rūnanga regarding which species are present and the best way to ensure they are protected and enhanced. Kaitiaki request that a site survey for indigenous flora and fauna must be undertaken as in recommendation 11 for the provided reasons. Recommendations 10 and 12 are also provided.

Indigenous biodiversity, and landscapes and ecosystems that support it, is a fundamental part of the culture, identity and heritage of Ngāi Tahu. Indigenous vegetation provides a range of benefits such as increasing indigenous habitat throughout the takiwā, binding of soil, nutrient uptake, and carbon sequestration – all of which help support a healthy environment. Regardless of how robust the protection measure for te taiao are during this development, there will still be impacts on cultural and ecological values. Incorporating indigenous biodiversity, particularly in riparian margins and throughout the development can help to offset these impacts and increase the indigenous biodiversity landscape across Waitaha as a whole, as stated in recommendations 7, 8 and 9.

Land use, subdivision and development activities must have appropriate controls to avoid over-saturation, contamination and erosion of soils. Erosion and sediment control is a key issue of concern with regard to earthworks. Activities such as residential land development can leave large areas of land cleared with bare soil exposed, increasing the risk of erosion and the discharge of sediment into waterways, harbours or the sea. Recommendation 2 is provided to ensure appropriate erosion and sediment control measures. This is particularly crucial for any works that may be near to the Opoira.

Any activity that involves ground disturbance has the potential to uncover cultural material or wāhi tapu. How this potential is managed is dependent on the level of risk identified by tāngata whenua. Mahaanui is not able to comment on specific location of any wahi tapu or wahi taonga (including koiwi)

found in the area or adjacent to the site and it is not appropriate to use consent conditions or recommendations from an adjacent activity (i.e. State Highway 76 construction), however confirm unless directed by Heritage New Zealand Pouhere Taonga that an ADP (Appendix 1) is sufficient for this site.

Contaminated land can have adverse effects on the environment, including the potential for contaminants to leach into groundwater. Contaminated land can also have effects on Ngāi Tahu cultural associations. Contaminated sites or areas may be on, near or adjacent to land with mahinga kai, wāhi tapu or historical associations, which is the case for this site containing the Opoira stream. Measures must be taken to ensure protection of the mauri of the soil and waters on site and avoid potential contamination of the site in any way. A detailed site investigation must be undertaken prior to works starting to determine whether any contamination is present on the site. If contamination is found, recommendations 5 and 6 are provided. Recommendation 4 is also provided to ensure no contamination from on-site spills can occur.

Kaitiaki of Te Taumutu Rūnanga have indicated that the historic trail running through the site is Kā ara Tūpuna and indicates a location of historical trade and transport pathways. Kaitiaki note that the design of the development could reflect Kā ara Tūpuna, alongside the *Ngai Tahu Subdivision and Development Guidelines* (Appendix 2) to better align the development with mana whenua values.

Stormwater run-off from urban, industrial and rural environments can have significant effects on water quality and waterway health. Improving stormwater management requires on site, land-based solutions to stormwater disposal, alongside initiatives to reduce the presence of sediments and contaminants in stormwater and reducing the volume of stormwater requiring treatment. Low impact development and low impact urban design are fundamental features of sustainable stormwater management. Stormwater should be treated before discharge, including a minimum of first flush treatment and heavy metal treatment.

6.0 Rūnanga – Affected Party or Not

In terms of this response, Mahaanui Kurataiao has attempted to addresses matters of fundamental concern to Te Taumutu Rūnanga. The fact that Mahaanui Kurataiao has not commented on any particular matter should not be taken as support thereof and Te Taumutu Rūnanga reserves the right to comment on additional matters in a future stage of engagement or when more information becomes available.

The Kaitiaki representatives of Te Taumutu Rūnanga have reviewed this application and provided the recommendations outlined in Section 7.0 to align this proposal more closely with the provisions in the Mahaanui IMP.

7.0 Recommendations and Feedback

The following recommendations should be considered to moderate effects of this proposed activity on mana whenua values:

General and Earthworks:

1. An Accidental Discovery Protocol (ADP) should be in place during all earthworks required to exercise this consent to deal with archaeological finds and protect the interests of mana whenua. This condition does not constitute a response under the Heritage New Zealand Pouhere Taonga Act (HNZPT 2014).
2. An Erosion and Sediment Control Plan for any earthworks required to give effect to this consent should be prepared, implemented, inspected, and maintained in accordance with Environment Canterbury's *Erosion and Sediment Control Toolbox* for Canterbury until such time the site is stabilised.
    a. Erosion and sediment control measures should effectively minimise sediment in stormwater discharged during the construction phase.
    b. If the erosion and sediment controls prove to be inadequate, works should cease until appropriate and effective measures are in place.
3. Measures must be taken to avoid spills of fuel or any other hazardous substances within the site. These measures shall include:
    a. Refuelling of machinery and vehicles must not occur within 20 metres of:
        i. Open excavations;
        ii. Exposed groundwater;
        iii. Surface water bodies; or
        iv. Stormwater devices.
    b. Storing fuel securely or removing fuel from site overnight.
    c. A spill kit must be kept on site that is capable of absorbing the quantity of oil and petroleum products that may be spilt on site at any one time, remains on site at all times.
    d. In the event of a spill of fuel or any other hazardous substance, the spill must be cleaned up as soon as practicable, the area must be inspected and cleaned, and measures taken to prevent a recurrence.
4. A Detailed Site Investigation (DSI) is required to confirm whether the earthworks will be conducted on contaminated land. If contaminated soil is present based on the DSI, a Site Management Plan must be devised, implemented, and monitored by a suitably qualified and experienced person for all remedial works.

If contamination is found:

5. All contaminated soil must be removed and not left insitu.

6. A Site Management Plan must be devised, implemented and managed by a suitably qualified and experienced person to ensure any contaminated material onsite is managed safely and does not migrate into the environment.

Incorporating indigenous biodiversity:

7. Indigenous planting is required to enhance the cultural landscape, increase indigenous habitat, filter sediment and sequester carbon.

    a. Riparian planting should enhance ecological values of the waterway

    b. Plants that mature to a height of at least the width of the waterways should be provided.

8. Indigenous plants should be incorporated into development plans, consistent with the restoration and enhancement of indigenous biodiversity on the landscape.

    a. For example, indigenous species should be used for street trees, open space and reserves, ground cover for swales, stormwater management network, and home gardens.

9. Indigenous species used in planting and landscaping should be appropriate to the local environment and sourced from local seed supplies.

Ecology:

10. If dewatering is required, dewatered groundwater must be tested and treated to ensure the protection of indigenous/taonga species prior to discharge.

11. A site survey for indigenous flora and fauna (taonga species including lizards, birds etc) must be undertaken prior to construction.

    a. If these species are present on the site, a relocation plan must be developed and habitats enhanced.

12. A site survey for wetlands and springs should be undertaken on site by a suitably qualified wetland specialist prior to any works commencing on site.

    a. If the survey determines springs and/or wetlands are located on site, the subdivision plan must be modified in accordance with Consent Conditions X b and X c below.

    b. Any waipuna/springs or artesian flows discovered must be protected, naturalised and not be capped.

    c. Wetland areas on site must be retained and planted with an indigenous riparian margin.

13. A minimum setback of 10m from all waterways must be adhered to for all construction and development on site.

14. The consent holder must not create new impervious surfaces within the waterway setback of 10m along Knights Stream.

Subdivision and Development:

15. The future development of the lots should align with the *Ngāi Tahu Subdivision and Development Guidelines*.
16. The consent holder should incorporate the *Ngāi Tahu Subdivision and Development Guidelines* to the greatest practical extent. The site should incorporate sustainable urban design features with respect to stormwater runoff and greywater reuse including:

    a. Greywater capture and reuse.

    b. Rainwater capture and reuse (i.e., rainwater collection tanks).

    c. Minimising impervious cover (e.g., using permeable paving and maintaining grass cover).

    d. The use of rain gardens and swales (or other land-based methods) planted with appropriate native species, rather than standard curb and channel.

    e. Avoiding the use of building material known to generate contaminants such as copper guttering and roofing.

Stormwater:

17. Stormwater should be treated before discharge, including a minimum of first flush treatment and heavy metal treatment.

Comments:

- Kaitiaki mentioned that they would like to see ground truthing of the setback margins mentioned in the feedback, and have indicated that the setback margins are not enough for this location. These should be at least 10 m.
- Kā ara Tūpuna indicates a vague location of historical trade and transport pathways and note that an ADP is sufficient for this area. Kaitiaki have noted that the design of the development could reflect Kā ara Tūpuna.

On behalf of Mahaanui Kurataiao Ltd, this report has been prepared by Tayla Spencer | Mahaanui Kurataiao Ltd Pou Taiao, and peer reviewed by Angela Burton | Mahaanui Kurataiao Ltd Pou Arataki.

Date: 10 April 2026

This information is provided in good faith for the purpose of engagement on this Fast Track pre-application advice. Parts of this information is sensitive and is shared only to provide context for decision matters. Should a request for information be received by the Council under the Local Government Official Information and Meetings Act 1987 in relation to this information, it is requested that it is withheld in full or in part (in consultation with rūnanga) under section 7(2)(ba) of the Local Government Official Information and Meetings Act 1987.

Appendix 1: Accidental Discovery Protocol (ADP)

PRIOR TO COMMENCEMENT OF ANY WORKS, A COPY OF THIS ADP SHOULD BE MADE AVAILABLE TO ALL CONTRACTORS WORKING ON SITE.

Purpose

This Accidental Discovery Protocol (ADP) sets out the procedures that must be followed in the event that taonga (Māori artefacts), burial sites/kōiwi (human remains), or Māori archaeological sites are accidentally discovered. The Protocol is provided by Te Taumutu Rūnanga. Te Taumutu Rūnanga are the representative body of the tangata whenua who hold mana whenua in the proposed area.

Background

Land use activities involving earthworks have the potential to disturb material of cultural significance to tangata whenua. In all cases such material will be a taonga, and in some cases such material will also be tapu. Accidental discoveries may be indicators of additional sites in the area. They require appropriate care and protection, including being retrieved and handled with the correct Māori tikanga (protocol).

Under the *Heritage New Zealand Pouhere Taonga Act 2014*, an archaeological site is defined as any place associated with pre-1900 human activity, where there is material evidence relating to the history of New Zealand. It is unlawful for any person to destroy, damage or modify the whole or any part of an archaeological site (known or unknown) without the prior authority of the Heritage New Zealand Pouhere Taonga (HNZPT). This is the case regardless of the legal status of the land on which the site is located, whether the activity is permitted under the District or Regional Plan or whether a resource or building consent has been granted. The HNZPT is the statutory authority for archaeology in New Zealand.

Note that this ADP does not fulfil legal obligations under the Heritage New Zealand Pouhere Taonga Act 2014 regarding non-Māori archaeology. Please contact the HNZPT for further advice.

Immediately following the discovery of material suspected to be a taonga, kōiwi or Māori archaeological site, the following steps shall be taken:

1. All work on the site will cease immediately.
2. Immediate steps will be taken to secure the site to ensure the archaeological material is not further disturbed.
3. The contractor/works supervisor/owner will notify the Kaitiaki Rūnanga and the Area Archaeologist of the HNZPT. In the case of kōiwi (human remains), the New Zealand Police must be notified.
4. The Kaitiaki Rūnanga and HNZPT will jointly appoint/advise a qualified archaeologist who will confirm the nature of the accidentally discovered material.

5. If the material is confirmed as being archaeological, the contractor/works supervisor/owner will ensure that an archaeological assessment is carried out by a qualified archaeologist, and if appropriate, an archaeological authority is obtained from HNZPT before work resumes (as per the *Heritage New Zealand Pouhere Taonga Act 2014*).

6. The contractor/works supervisor/owner will also consult the Kaitiaki Rūnanga on any matters of tikanga (protocol) that are required in relation to the discovery and prior to the commencement of any investigation.

7. If kōiwi (human remains) are uncovered, in addition to the steps above, the area must be treated with utmost discretion and respect, and the kōiwi dealt with according to both law and tikanga, as guided by the Kaitiaki Rūnanga.

8. Works in the site area shall not recommence until authorised by the Kaitiaki Rūnanga, the HNZPT (and the NZ Police in the case of kōiwi) and any other authority with statutory responsibility, to ensure that all statutory and cultural requirements have been met.

9. All parties will work towards work recommencing in the shortest possible time frame while ensuring that any archaeological sites discovered are protected until as much information as practicable is gained and a decision regarding their appropriate management is made, including obtaining an archaeological authority under the *Heritage New Zealand Pouhere Taonga Act 2014* if necessary. Appropriate management may include recording or removal of archaeological material.

10. Although bound to uphold the requirements of the Protected Objects Act 1975, the contractor/works supervisor/owner recognises the relationship between Ngāi Tahu whānui, including its Kaitiaki Rūnanga, and any taonga (Māori artefacts) that may be discovered.

IN DOUBT, STOP AND ASK; TAKE A PHOTO AND SEND IT TO THE HNZPT ARCHAEOLOGIST

Contact Details

HNZPT Archaeologist: (03) 357 9615 archaeologistcw@heritage.org.nz

HNZPT Southern Regional Office (03) 357 9629 infosouthern@heritage.org.nz

HNZPT Māori Heritage Advisor (03) 357 9620 pouarahisouth@heritage.org.nz

Kaitiaki Rūnanga:

Te Taumutu Rūnanga: 03 371 2660, taumutu@ngaitahu.iwi.nz

Appendix 2: Ngāi Tahu Subdivision and Development Guidelines

Note: *These guidelines are to be read in conjunction with Policies P4.1, P4.2 and P4.3 within the Mahaanui IMP.*

Cultural landscapes

1.1 A cultural landscape approach is the most appropriate means to identify, assess and manage the potential effects of subdivision and development on cultural values and significant sites [refer Section 5.8 Issue CL1].

1.2 Subdivision and development that may impact on sites of significance is subject Ngāi Tahu policy on Wāhi tapu me wāhi taonga and Silent Files (Section 5.8, Issues CL3 and CL4).

1.3 Subdivision and development can provide opportunities to recognise Ngāi Tahu culture, history and identity associated with specific places, and affirm connections between tāngata whenua and place, including but not limited to:

(i) Protecting and enhancing sites of cultural value, including waterways;

(ii) Using traditional Ngāi Tahu names for street and neighbourhood names, or name for developments;

(iii) Use of indigenous species as street trees, in open space and reserves;

(iv) Landscaping design that reflects cultural perspectives, ideas, and materials;

(v) Inclusion of interpretation materials, communicating the history and significance of places, resources, and names to tāngata whenua; and

(vi) Use of tāngata whenua inspired and designed artwork and structures.

Stormwater

2.1 All new developments must have on-site solutions to stormwater management (i.e. zero stormwater discharge off site), based on a multi-tiered approach to stormwater management that utilises the natural ability of Papatūānuku to filter and cleanse stormwater and avoids the discharge of contaminated stormwater to water [refer to Section 5.4, Policy P6.1].

2.2 Stormwater swales, wetlands and retention basins are appropriate land-based stormwater management options. These must be planted with native species (not left as grass) that are appropriate to the specific use, recognising the ability of particular species to absorb water and filter waste.

2.3 Stormwater management systems can be designed to provide for multiple uses. For example, stormwater management infrastructure as part of an open space network can provide amenity values, recreation, habitat for species that were once present on the site, and customary use.

2.4 Appropriate and effective measures must be identified and implemented to manage stormwater run-off during the construction phase, given the high sediment loads that stormwater may carry as a result of vegetation clearance and bare land.

2.5 Councils should require the upgrade and integration of existing stormwater discharges as part of stormwater management on land rezoned for development.

2.6 Developers should strive to enhance existing water quality standards in the catchment downstream of developments, through improved stormwater management.

Earthworks

3.1 Earthworks associated with subdivision and development are subject to the general policy on Earthworks (Section 5.4 Issue P11) and Wāhi tapu me wāhi taonga (Section 5.8, Issue CL3), including the specific methods used in high and low risk scenarios for accidental finds and damage to sites of significance.

3.2 The area of land cleared and left bare at any time during development should be kept to a minimum to reduce erosion, minimise stormwater run-off and protect waterways from sedimentation.

3.3 Earthworks should not modify or damage beds and margins of waterways, except where such activity is for the purpose of naturalisation or enhancement.

3.4 Excess soil from sites should be used as much as possible on site, as opposed to moving it off site. Excess soil can be used to create relief in reserves or buffer zones.

Water supply and use

4.1 New developments should incorporate measures to minimise pressure on existing water resources, community water supplies and infrastructure, including incentives or requirements for:

(i) low water use appliances and low flush toilets;

(ii) grey water recycling; and

(iii) rainwater collection.

4.2 Where residential land development is proposed for an area with existing community water supply or infrastructure, the existing supply or infrastructure must be proven to be able to accommodate the increased population prior to the granting of subdivision consent.

4.3 Developments must recognise, and work to, existing limits on water supply. For example, where water supply is an issue, all new dwellings should be required to install rainwater collection systems.

Waste treatment and disposal

5.1 Developments should implement measures to reduce the volume of waste created within the development, including but not limited incentives or requirements for:

(i) Low water use appliances and low flush toilets;

(i) Grey water recycling; and

(ii) Recycling and composting opportunities (e.g. supporting zero waste principles).

5.2 Where a development is proposed for an area with existing wastewater infrastructure, the infrastructure must be proven to be able to accommodate the increased population prior to the granting of the subdivision consent.

5.3 New rural residential or lifestyle block developments should connect to a reticulated sewage network if available.

5.4 Where new wastewater infrastructure is required for a development:

(i) The preference is for community reticulated systems with local treatment and land-based discharge rather than individual septic tanks; and

(ii) Where individual septic tanks are used, the preference is a wastewater treatment system rather than septic tanks.

Design guidelines

6.1 New developments should incorporate low impact urban design and sustainability options to reduce the development footprint on existing infrastructure and the environment, including sustainable housing design and low impact and self-sufficient solutions for water, waste, energy such as:

(i) Position of houses to maximise passive solar gain;

(ii) Rainwater collection and greywater recycling;

(iii) Low energy and water use appliances;

(iv) Insulation and double glazing; and

(v) Use of solar energy generation for hot water.

6.2 Developers should provide incentives for homeowners to adopt sustainability and self-sufficient solutions as per 6.1 above.

6.3 Urban and landscape design should encourage and support a sense of community within developments, including the position of houses, appropriately designed fencing, sufficient open spaces, and provisions for community gardens.

6.4 Show homes within residential land developments can be used to showcase solar hot water, greywater recycling and other sustainability options, and raise the profile of low impact urban design options.

Landscaping and open space

7.1 Sufficient open space is essential to community and cultural wellbeing, and the realization of indigenous biodiversity objectives, and effective stormwater management.

7.2 Indigenous biodiversity objectives should be incorporated into development plans, consistent with the restoration and enhancement of indigenous biodiversity on the landscape.

7.3 Indigenous biodiversity objectives to include provisions to use indigenous species for:

(i) street trees;

(ii) open space and reserves;

(iii) native ground cover species for swales;

(iv) stormwater management network; and

(v) home gardens.

7.4 Indigenous species used in planting and landscaping should be appropriate to the local environment, and where possible from locally sourced seed supplies.

7.5 Options and opportunities to incorporate cultural and/or mahinga kai themed gardens in open and reserve space can be considered in development planning (e.g. pā harakeke as a source of weaving materials; reserves planted with tree species such as mātai, kahikatea and tōtara could be established with the long-term view of having mature trees available for customary use).

7.6 Developers should offer incentives for homeowners to use native species in gardens, including the provision of lists of recommended plants to avoid, discounts at local nursery, and landscaping ideas using native species.

Whitiora Centre Limited

B&A

Urban & Environmental

Outlook

Re: Notice of Intention to Lodge Fast-track Referral Application – John Paterson Estates Development

From Kerstin Ghisel s 9(2)(a)
Date Tue 2026-04-21 1:54 PM
To Kyle Davis s 9(2)(a) z>
Cc Rachael Pull s 9(2)(a) Consents <consents@whitiora.org.nz>; Ruiha Johnson s 9(2)(a) >

Hello Kyle

Thanks for your email. I have been liaising with Ruiha on this project but I needed to formally email through our notice of intention to lodge our fast track referral.

Thanks
Kerstin

Ngā mihi | Kind regards,

KERSTIN GHISEL
Senior Associate
s 9(2)(a)

B&A
Urban & Environmental

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From: Kyle Davis s 9(2)(a)
Sent: 21 April 2026 12:01 PM
To: Kerstin Ghisel s 9(2)(a)
Cc: Rachael Pull s 9(2)(a) ; Consents <consents@whitiora.org.nz>; Ruiha Johnson s 9(2)(a) >
Subject: RE: Notice of Intention to Lodge Fast-track Referral Application – John Paterson Estates Development

You don't often get email from kyle.davis@whitiora.org.nz. Learn why this is important

Kia ora Kerstin,

Whitiora (ltd) is pleased to make your acquaintance. I've cc'd in the specific contact avenues for consenting projects, within our organisation. Feel free to get in touch when suits.

Ngā mihi

From: Rachael Pull s 9(2)(a) >
Sent: Friday, April 17, 2026 5:04 PM
To: Kerstin Ghisel s 9(2)(a)
Cc: Kyle Davis s 9(2)(a)
Subject: RE: Notice of Intention to Lodge Fast-track Referral Application – John Paterson Estates Development

You don't often get email from rachael.pull@ngaitahu.iwi.nz. Learn why this is important

Kia ora Kerstin

As per our previous correspondence, it is recommended that you engage with Kyle Davis on behalf of Ngāi Tūāhuriri as the rūnanga holding rangatiratanga within the subject area.

I note that the questions raised in the previous letter are also not addressed yet.

Ngā mihi
Rachael.

From: TTW s 9(2)(a)
Sent: Friday, 17 April 2026 4:02 p.m.
To: Rachael Pull s 9(2)(a)
Subject: FW: Notice of Intention to Lodge Fast-track Referral Application – John Paterson Estates Development

Fast track email for John Paterson Estates

Angela

From: Kerstin Ghisel s 9(2)(a)
Sent: Thursday, 16 April 2026 4:30 p.m.
To: TTW s 9(2)(a)
Subject: Notice of Intention to Lodge Fast-track Referral Application – John Paterson Estates Development

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Caution: This is an EXTERNAL email. Please consider safe cyber security practices.

Hello

John Paterson Estate Limited wishes to formally notify Ngai Tahu that it intends to lodge a referral application under the Fast-track Approvals Act 2024 ("FTAA") for the John Paterson Estates development ("the Project").

The Project comprises a residential subdivision which will establish:

- Approximately 501 residential lots, ranging in size from approximately 300m² to 1,000m²;
- Retention of four existing dwellings on larger lots ranging from approximately 1,100m² to 2,500m²;
- A new reserve and enhanced riparian margin adjacent to Knights Stream;
- An integrated street and reserve network, including stormwater management areas, to create a well-connected and cohesive neighbourhood;
- Open space throughout the development, including a central neighbourhood reserve (approximately 3,079m²) and stormwater basins with associated wetland areas (approximately 4.6ha) located to the south of the site, with potential integration with existing Council wetlands; and
- A future on-site pump station.

John Paterson Estate Limited considers that the Project will deliver significant regional benefits. Referral of the Project under the FTAA will facilitate its delivery, is unlikely to adversely affect the efficiency of the approvals process, and is consistent with section 22(1) of the FTAA.

As you are aware, John Paterson Estate Limited has already commenced consultation with both Mahaanui Kurataiao Limited and Whitiora Centre Limited for this Project, including attending meetings held recently in March 2026 to discuss the proposal, along with various email correspondance. We thank them for their time in participating in these sessions and for the feedback.

Approvals

A referral application under the FTAA must specify all approvals sought. The Project will require:

- Schedule 5 approvals under the Resource Management Act 1991;
- Schedule 7 approvals under the Wildlife Act 1953; and
- Schedule 8 approvals under the Heritage New Zealand Pouhere Taonga Act 2014.

Statutory Notice

The FTAA (as amended on 31 March 2026) requires, prior to lodging a referral application with the Environmental Protection Authority (EPA):

- Written notice to relevant local authorities, iwi authorities, hapū, Treaty settlement entities, and administering agencies; and
- Compliance with the consultation requirements under section 11(1)(a) (where applicable).

In accordance with section 11 of the FTAA, this email constitutes formal notice that John Paterson Estate Limited intends to lodge a referral application for the Project. The application will not be lodged until at least 20 working days from the date of this notice, to allow Ngai Tahu the opportunity to provide feedback.

Project Description

The Project site is located along John Paterson Drive on the south-western edge of Christchurch and comprises approximately 37.7ha of land, including the following properties:

Address	Appellation	Record of Title	Landowner Name	Area (ha)
5 John Paterson Drive	Section 1 Survey Office Plan 560474	1003831	s 9(2)(a)	3.0488
6 John Paterson Drive	Section 10 Survey Office Plan 480694	987857		3.8093
9 John Paterson Drive	Lot 2 DP 318764	73542		3.9991
14 John Paterson Drive	Lot 7 DP 318764	73547		4.324

			s 9(2)(a)	
15 John Paterson Drive	Lot 3 DP 318764	73543		3.9971
19 John Paterson Drive	Lot 4 DP 318764	73544		4.46
20 John Paterson Drive	Lot 6 DP 318764	73546		4.4573
26 John Paterson Drive	Section 16 Survey Office Plan 480694	725470		6.3947
479 Marshs Road, Halswell	Lot 2 DP 81077	CB47A/324		3.2232

A draft scheme plan is attached to assist in understanding the proposed development.

If you have any questions, please get in touch, and I look forward to hearing from you in respect of this notice.

Thanks,
Kerstin

Ngā mihi | Kind regards,

KERSTIN GHISEL
Senior Associate
s 9(2)(a)
s 9(2)(a)

B&A
Urban & Environmental

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Christchurch 8140
Level 3, 61 Cambridge Terrace,
Christchurch Central City, Christchurch 8013

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Outlook

Re: Whitiora response - John Patterson Drive Development

From Ruiha Johnson s 9(2)(a)
Date Wed 2026-03-25 9:29 AM
To Kerstin Ghisel s 9(2)(a)

Kia ora Kerstin,

There are no other rūnanga for this area and no Māori Land blocks in the general vicinity. Te Rūnanga o Ngāi Tahu will be listed on a section 17 report however engagement should be with specific rūnanga for projects such as this.

Kā mihi

Ruiha Johnson

Enviromental Advisor
Whitiora Centre

s 9(2)(a)
s 9(2)(a)
351 Lincoln Road, Addington 8024

WHITIORA

From: Kerstin Ghisel s 9(2)(a) >
Sent: Tuesday, 24 March 2026 11:43 am
To: Consents s 9(2)(a)
Subject: Re: Whitiora response - John Patterson Drive Development

Thank you Ruiha for this information.
Can I also just double check the relevant Treaty settlement entities as we need to include this within the referral application.

We have also consulted with MKT and just wanted to double check if we should be engaging with anyone else.

Thanks
Kerstin

Ngā mihi | Kind regards,

KERSTIN GHISEL
Senior Associate
s 9(2)(a)

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From: Consents <consents@whitiora.org.nz>
Sent: 20 March 2026 2:40 PM
To: Kerstin Ghisel s 9(2)(a)
Subject: Whitiora response - John Patterson Drive Development

Kia ora Kerstin,

Thanks for reaching out to Whitiora and making time to meet with me earlier in the week. Whitiora do appreciate pre-application engagement on projects such as this.

As discussed, I've looked at the initial scheme design and checked the location against our maps. Based on the location, site characteristics and nature of works we would be happy to wait until a referral application is lodged to undertake a full review. Cost recovery for our time could then be covered by the set fee as per the Fast Track Act.

A main point of interest for us would be how the development interacts with surface water bodies. It is Whitiora's position that surface water bodies should not form site boundaries. An issue arises where future landowners seek resource consents to encroach into district plan waterway setbacks when optimising their own on-site building. It is Whitiora's view that the size, alignment and layout of sections should not give rise to this scenario. To guarantee protection from encroachment the waterways should be planted on both sides and the setback be subject to some form of legal mechanism for protection.

Other matters of interest and concern to Ngāi Tūāhuriri Rūnanga also include:

- The management of earthworks including:
  - Run-off from exposed earthworks into waterways causing contaminants to enter the waterway;
  - Dust nuisance;
  - Accidental discovery of Māori artefacts or sites of pre-European origin.
- The availability and efficient use of water.
- Reticulation of wastewater.
- Stormwater management.
- Protection of surface waterbodies and the habitat they provide for fish and invertebrates.
- The use of indigenous and taonga species as part of landscape treatments.

Ket things that we would like to see information on:

- The proposed stormwater management system;
- The proposed mechanism to protect waterway margins;
- The presence of fish within the water race and any recommendations from an ecologist on the management of fish during construction; and
- Confirmation on the presence of any springs within the site.

Let me know if you have any questions at this stage and let me know once you have a date confirmed to lodge the referral application.

Kā mihi

Ruiha Johnson

Enviromental Advisor
Whitiora Centre

s 9(2)(a)

s 9(2)(a)

351 Lincoln Road, Addington 8024

WHITIORA

From: Kerstin Ghisel s 9(2)(a)
Sent: Wednesday, 4 March 2026 7:42 pm
To: Consents <consents@whitiora.org.nz>
Subject: Re: New Form Submission

Kia ora Ruiha

Please find attached the draft scheme plan.

Thanks
Kerstin

Ngā mihi | Kind regards,

KERSTIN GHISEL
Senior Associate
s 9(2)(a)

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From: Consents <consents@whitiora.org.nz>
Sent: 04 March 2026 3:01 PM
To: Kerstin Ghisel s 9(2)(a)
Subject: Re: New Form Submission

You don't often get email from consents@whitiora.org.nz. Learn why this is important

Kia ora,

Apologies, the attachment didn't come through - can you re-send them?

Kā mihi

Ruiha Johnson
Enviromental Advisor
Whitiora Centre
s 9(2)(a)
351 Lincoln Road, Addington 8024

WHITIORA

From: Whitiora Admin <Admin@whitiora.org.nz>
Sent: Thursday, 26 February 2026 8:11 am
To: Consents <consents@whitiora.org.nz>
Subject: FW: New Form Submission

Sarah-Jane Paki
Kaitiaki Tari | Whitiora Centre
s 9(2)(a)
351 Lincoln Road, Addington 8024

WHITIORA

From: Website Form Submission <no-reply-forms@webflow.com>
Sent: Wednesday, 25 February 2026 2:10 pm
To: Whitiora Admin <Admin@whitiora.org.nz>
Subject: New Form Submission

You just received a new form submission on your website Whitiora.
Client/Org Name: Urban Estates
Postal Address: 270 Marshs Road, Christchurch
Contact Person Name: Kerstin Ghisel
Contact Person s 9(2)(a)
Contact Person s 9(2)(a)
Name of Project/Job: John Paterson Drive Fast Track
Location of Project/Job: JOhn Paterson Drive, Halswell
Description of Project/Job: Our client, Urban Estates Limited, is looking to develop land at John Paterson Drive, Halswell, for residential purposes. The land is currently zoned rural under the Christchurch District Plan and the applicant is looking at a fast-track consent and a private plan change to facilitate development of the site. We are in the early stages of preparing background reports and seeking supporting information from various specialists. A working version of the draft scheme plan is attached and we are happy to share further information with you as the project progresses. We would value any feedback on the proposal that you may wish to share. We are also happy to meet with you to discuss the proposal in more detail. It would be appreciated if any feedback you wish to share could be provided by 27 March 2026 (20 working days).
Does the project/job require a resource consent or other form of application?: Yes
Details of resource consent or other application required: Consent is required from CCC and the CRC

Checkbox: true

Number of submissions received
1/unlimited this month
February 1st – February 28th

Need more submissions?
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Outlook

Notice of Intention to Lodge Fast-track Referral Application – John Paterson Estates Development

From Kerstin Ghisel s 9(2)(a)
Date Thu 2026-04-16 4:22 PM
To Ruiha Johnson s 9(2)(a)

1 attachment (361 KB)
E21189 Subcon R3.pdf;

Hello Ruiha

John Paterson Estate Limited wishes to formally notify Whitiora Centre Limited that it intends to lodge a referral application under the Fast-track Approvals Act 2024 ("FTAA") for the John Paterson Estates development ("the Project").

The Project comprises a residential subdivision which will establish:

- Approximately 501 residential lots, ranging in size from approximately 300m² to 1,000m²;
- Retention of four existing dwellings on larger lots ranging from approximately 1,100m² to 2,500m²;
- A new reserve and enhanced riparian margin adjacent to Knights Stream;
- An integrated street and reserve network, including stormwater management areas, to create a well-connected and cohesive neighbourhood;
- Open space throughout the development, including a central neighbourhood reserve (approximately 3,079m²) and stormwater basins with associated wetland areas (approximately 4.6ha) located to the south of the site, with potential integration with existing Council wetlands; and
- A future on-site pump station.

John Paterson Estate Limited considers that the Project will deliver significant regional benefits. Referral of the Project under the FTAA will facilitate its delivery, is unlikely to adversely affect the efficiency of the approvals process, and is consistent with section 22(1) of the FTAA.

As you are aware, John Paterson Estate Limited has already commenced consultation with Whitiora Centre Limited in relation to this Project, including a recent meeting on 16 March 2026. We appreciate the engagement to date.

Approvals

A referral application under the FTAA must specify all approvals sought. The Project will require:

- Schedule 5 approvals under the Resource Management Act 1991;
- Schedule 7 approvals under the Wildlife Act 1953; and
- Schedule 8 approvals under the Heritage New Zealand Pouhere Taonga Act 2014.

Statutory Notice

The FTAA (as amended on 31 March 2026) requires, prior to lodging a referral application with the Environmental Protection Authority (EPA):

- Written notice to relevant local authorities, iwi authorities, hapū, Treaty settlement entities, and administering agencies; and
- Compliance with the consultation requirements under section 11(1)(a) (where applicable).

In accordance with section 11 of the FTAA, this email constitutes formal notice that John Paterson Estate Limited intends to lodge a referral application for the Project. The application will not be lodged until at least 20 working days from the date of this notice, to allow Whitiora Centre Limited the opportunity to provide feedback.

Project Description

The Project site is located along John Paterson Drive on the south-western edge of Christchurch and comprises approximately 37.7ha of land, including the following properties:

Address	Appellation	Record of Title	Landowner Name	Area (ha)
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6 John Paterson Drive	Section 10 Survey Office Plan 480694	987857		3.8093
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26 John Paterson Drive	Section 16 Survey Office Plan 480694	725470		6.3947
479 Marshs Road, Halswell	Lot 2 DP 81077	CB47A/324		3.2232

A draft scheme plan is attached to assist in understanding the proposed development.

If you have any questions, please get in touch, and I look forward to hearing from you in respect of this notice.

Thanks,
Kerstin

Ngā mihi | Kind regards,

KERSTIN GHISEL
Senior Associate
s 9(2)(a)

PO Box 1749,
Christchurch 8140
Level 3, 61 Cambridge Terrace,
Christchurch Central City, Christchurch 8013

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Te Runanga o Ngai Tahu (TroNT)

B&A

Urban & Environmental

16 April 2026

Response – John Paterson Drive Residential Development

Kerstin Ghisel
B&A
s 9(2)(a)
On behalf of Urban Estates Limited

Tēnā koe Kerstin

RESPONSE TO THE APPLICANT- John Paterson Drive Residential Development (Referral Application under Fast Track Approvals Act 2024)

Te Rūnanga o Ngāi Tahu (**Te Rūnanga**) provides this response regarding your proposal for the John Paterson Drive Residential **Development** under the Fast-Track Approvals Act 2024 (FTAA).

Based on the email dated 27 February 2026 with the attachment (Drawing E21189), it our understanding that you are in the initial stages of considering developing land at John Paterson Drive and may undertake a private plan change and lodge an application for referral under the FTAA.

The expectation of Te Rūnanga is that full consultation will occur with the relevant Papatipu Rūnanga (as outlined below) before the lodgement of any application. This includes access to detail information. This will also enable you to fill the requirements of section 13 (4) of the FTAA[1]. Without sufficient information Te Rūnanga nor Papatipu Rūnanga are unable to provide a response.

Ngāi Tahu:

Te Rūnanga is the statutorily recognised representative tribal body of Ngāi Tahu whānui (as provided by section 15 of the Te Rūnanga o Ngāi Tahu Act 1996 (**TRONT Act**)) and was established as a body corporate on 24 April 1996 under section 6 of the TRONT Act. Te Rūnanga encompasses 18 Papatipu Rūnanga, who uphold the mana whenua and mana moana of their rohe. Te Rūnanga is responsible for managing, advocating, and protecting, the rights and interests inherent to Ngāi Tahu as mana whenua. Notwithstanding its statutory status as the representative voice of Ngāi Tahu whānui "for all purposes", Te Rūnanga accepts and respects the right of individuals and Papatipu Rūnanga to provide their own responses.

Accordingly, while Te Rūnanga provides this overarching response, we emphasise that Papatipu Rūnanga are distinct treaty settlement entities in their own right, with their own mandates, responsibilities, cultural knowledge, and decision-making structures. Engagement with Te Rūnanga does not replace or diminish the requirement for you, as the applicant, to undertake robust, early, and meaningful consultation with each of the Papatipu Rūnanga whose takiwā and interests intersect with the project area and the wider environment.

[1] As per changes to take affect 31 March 2026.

Papatipu Rūnanga who have shared interests across this area are collectively referred to in this response as 'Papatipu Rūnanga' are:

Te Ngāi Tūāhuriri Rūnanga	The takiwā of Ngāi Tūāhuriri Rūnanga centres on Tuahiwi and extends from the Hurunui to Hakatere, sharing an interest with Arowhenua Rūnanga northwards to Rakaia, and thence inland to the Main Divide.

The Regional Environmental Entity whom are usually the main contact for Papatipu Rūnanga in the project area are:

Rūnanga	Regional Environmental Entity
Ngāi Tūāhuriri	Whitiora Contact: s 9(2)(a)

Te Rūnanga o Ngāi Tahu engagement

Te Rūnanga acknowledges that Urban Estates Limited has begun consultation with Te Rūnanga. For clarification, the claims area and Treaty Settlement Provisions that shape this response have been summarised in the appendices. The initial comments on the proposal are:

- Te Rūnanga, will not consider consultation complete until Papatipu Rūnanga have also been engaged and the results of that engagement are known.
- Based in the draft plan attached there appear to be no spatially defined settlement mechanisms within the immediate vicinity of the location potentially impacted by the proposed development. However as outlined below, there may be a tribal settlement property impacted downstream of the proposed development.
- Te Rūnanga is concerned about how the project will protect Settlement Taonga Species or enhance mahinga kai given Knights Stream is within the development area. The development is approximately 500 m from the Te Waihora Cultural Landscape/Values Management Area planning overlay in the Canterbury Land and Water Regional Plan. This layer includes Knights Stream, feeding into Te Waihora, a tribal settlement property and taonga.
- It is also noted that an artificial lake may be a part of the proposal, as the lake in the "plan" does not appear on aerial maps.

This response is provided without prejudice to:

- Legal action Ngāi Tahu and its Papatipu Rūnanga are currently undertaking, or any other claims or allegations made, against the Crown.[2].

[2] *Tau & Ors v Attorney-General,* HC Christchurch CIV 2020-409-534.

- Any existing arrangements by Papatipu Rūnanga regarding how they may or may not be involved in the development of this application. It is the exception of Te Rūnanga that mana whenua input will continue to be sought to the extent and in a manner that Papatipu Rūnanga has indicated they wish to be involved.

Based on the very limited information provided, and provided engagement occurs with Papatipu Rūnanga, it is unlikely that further engagement is required with Te Rūnanga. However, this may change if further information, including the concerns expressed above, indicate that Treaty settlement mechanisms are potentially impacted by the proposal or further engagement with Te Rūnanga is required.

Ngā mihi



Maru Rout
Programme Leader – Mauri
Te Rūnanga o Ngāi Tahu

Address for Service:

Rachael Pull

Senior Environmental Advisor– Te Ao Tūroa

Email: s 9(2)(a)

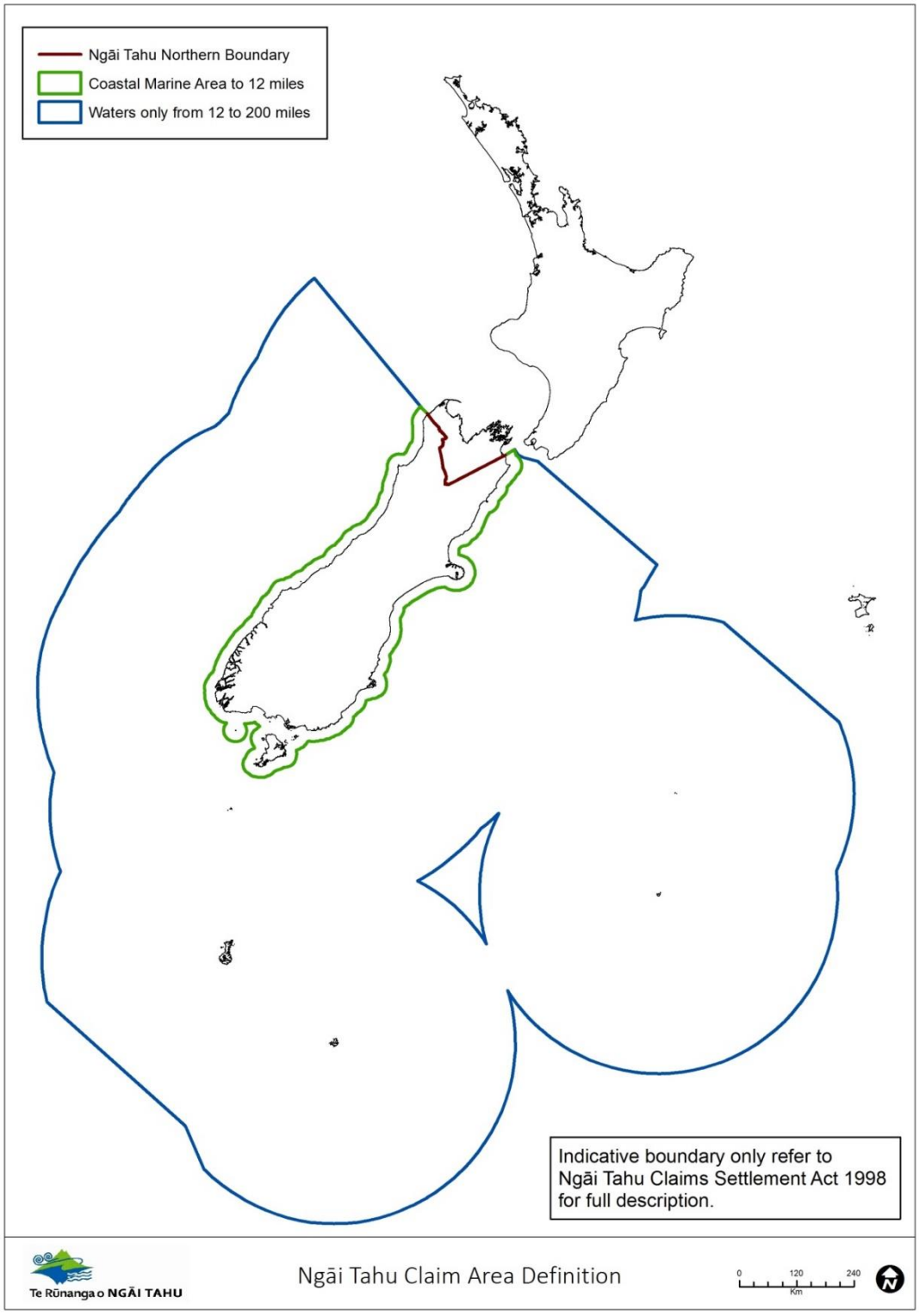
s 9(2)(a)

Attachments

Appendix One - Ngāi Tahu claim area

Appendix Two – Te Rūnanga o Ngāi Tahu settlement provisions considered under the Fast Track Act

APPENDIX ONE: Ngāi Tahu Claim area



APPENDIX TWO: Te Rūnanga o Ngāi Tahu settlement provisions considered under the Fast Track Act

The contemporary relationship between the Crown and Ngāi Tahu is defined by three core documents; Te Tiriti o Waitangi (**the Treaty**), the Ngāi Tahu Deed of Settlement 1997 (**Deed of Settlement**) and the Ngāi Tahu Claims Settlement Act 1998 (**NTCSA**). These documents form an important legal relationship between Ngāi Tahu and the Crown.

Of significance, the Deed of Settlement and NTCSA confirmed the rangatiratanga of Ngāi Tahu and its relationship with the natural environment and whenua within the takiwā. In particular applicants are advised that the following provisions inform principles that are to be embedded into the engagement and assessments provided for Fast Track applications. The extent and form of how those principles are embedded can only be undertaken with guidance and advice from the relevant Ngai Tahu entities for this takiwā include:

- The Crown's apology
- Rangatiratanga
- Taonga Species - Schedule 97 and Schedule 98
- Mahinga Kai

In addition to the settlement provisions, the application must also identify the parcels of Māori land, marae, and identified wāhi tapu within the project area. It is expected that the applicant engage with Papatipu Runanga to identify the appropriate way to meet this obligation of the Fast Track Act and review the following Iwi Management Plans:

- Mahaanui Iwi Management Plan 2013
- Te Rūnanga o Ngāi Tahu Freshwater Policy

Outlook

Notice of Intention to Lodge Fast-track Referral Application – John Paterson Estates Development

From Kerstin Ghisel s 9(2)(a)
Date Thu 2026-04-16 4:29 PM
To TTW s 9(2)(a)

1 attachment (361 KB)
E21189 Subcon R3.pdf;

Hello

John Paterson Estate Limited wishes to formally notify Ngai Tahu that it intends to lodge a referral application under the Fast-track Approvals Act 2024 ("FTAA") for the John Paterson Estates development ("the Project").

The Project comprises a residential subdivision which will establish:

- Approximately 501 residential lots, ranging in size from approximately 300m² to 1,000m²;
- Retention of four existing dwellings on larger lots ranging from approximately 1,100m² to 2,500m²;
- A new reserve and enhanced riparian margin adjacent to Knights Stream;
- An integrated street and reserve network, including stormwater management areas, to create a well-connected and cohesive neighbourhood;
- Open space throughout the development, including a central neighbourhood reserve (approximately 3,079m²) and stormwater basins with associated wetland areas (approximately 4.6ha) located to the south of the site, with potential integration with existing Council wetlands; and
- A future on-site pump station.

John Paterson Estate Limited considers that the Project will deliver significant regional benefits. Referral of the Project under the FTAA will facilitate its delivery, is unlikely to adversely affect the efficiency of the approvals process, and is consistent with section 22(1) of the FTAA.

As you are aware, John Paterson Estate Limited has already commenced consultation with both Mahaanui Kurataiao Limited and Whitiora Centre Limited for this Project, including attending meetings held recently in March 2026 to discuss the proposal, along with various email correspondance. We thank them for their time in participating in these sessions and for the feedback.

Approvals

A referral application under the FTAA must specify all approvals sought. The Project will require:

- Schedule 5 approvals under the Resource Management Act 1991;
- Schedule 7 approvals under the Wildlife Act 1953; and
- Schedule 8 approvals under the Heritage New Zealand Pouhere Taonga Act 2014.

Statutory Notice

The FTAA (as amended on 31 March 2026) requires, prior to lodging a referral application with the Environmental Protection Authority (EPA):

- Written notice to relevant local authorities, iwi authorities, hapū, Treaty settlement entities, and administering agencies; and
- Compliance with the consultation requirements under section 11(1)(a) (where applicable).

In accordance with section 11 of the FTAA, this email constitutes formal notice that John Paterson Estate Limited intends to lodge a referral application for the Project. The application will not be lodged until at least 20 working days from the date of this notice, to allow Ngai Tahu the opportunity to provide feedback.

Project Description

The Project site is located along John Paterson Drive on the south-western edge of Christchurch and comprises approximately 37.7ha of land, including the following properties:

Address	Appellation	Record of Title	Landowner Name	Area (ha)
5 John Paterson Drive	Section 1 Survey Office Plan 560474	1003831	s 9(2)(a)	3.0488
6 John Paterson Drive	Section 10 Survey Office Plan 480694	987857		3.8093
9 John Paterson Drive	Lot 2 DP 318764	73542		3.9991
14 John Paterson Drive	Lot 7 DP 318764	73547		4.324
15 John Paterson Drive	Lot 3 DP 318764	73543		3.9971
19 John Paterson Drive	Lot 4 DP 318764	73544		4.46
20 John Paterson Drive	Lot 6 DP 318764	73546		4.4573
26 John Paterson Drive	Section 16 Survey Office Plan 480694	725470		6.3947
479 Marshs Road, Halswell	Lot 2 DP 81077	CB47A/324		3.2232

A draft scheme plan is attached to assist in understanding the proposed development.

If you have any questions, please get in touch, and I look forward to hearing from you in respect of this notice.

Thanks,
Kerstin

Ngā mihi | Kind regards,

KERSTIN GHISEL
Senior Associate
s 9(2)(a)
s 9(2)(a)

PO Box 1749,
Christchurch 8140
Level 3, 61 Cambridge Terrace,
Christchurch Central City, Christchurch 8013

Urban & Environmental

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Heritage New Zealand

B&A

Urban & Environmental

Outlook

101 Sabys Road and John Paterson Drive

From Fast Track <fasttrack@heritage.org.nz>
Date Wed 2026-05-13 4:16 PM
To Kerstin Ghisel s 9(2)(a)

1 attachment (5 MB)
Draft conditions MR042026.docx;

You don't often get email from fasttrack@heritage.org.nz. Learn why this is important

Kia ora Kerstin

Thank you for the notification in relation to the above Fast track projects.

We note the following:

101 Sabys Road

- Based on a desktop review of the location, there appears to have been human activity prior to 1900
- We recommend consulting a suitably qualified archaeologist to confirm this and the potential for archaeological material to be present
- If the works may modify or destroy an archaeological site, then an authority will be required prior to any works beginning
- An authority can be applied for under the Heritage New Zealand Pouhere Taonga Act 2014, or as a part of a fast-track application

John Paterson Drive

- We understand you will be applying for an archaeological authority as a part of this fast-track application
- Based on a desktop review there appear to be swampy areas and a creek bordering the southeast of the site
- Archsite does show a midden site (M36/37) recorded along the swampy margins of a connected creek approx. 900m northeast. This site was recorded during the construction of the ChCh Southern Motorway.
- The regional archaeologist advised there may be potential for Māori archaeological sites, especially along the creek.
- The project will need to be assessed by a suitably qualified archaeologist in order to assess effects on any potential subsurface archaeological sites.

We recommend any application includes an archaeological management plan, which must be approved by Heritage New Zealand prior to exercising the authority. We can either approve the management plan during the fast-track process or include a condition setting out what information needs to be included in the management plan.

Any authority that is granted will be subject to conditions. To assist with your understanding of appropriate conditions, attached are commonly used conditions that we adapt to each authority.

In our experience it is good to discuss conditions early with the aim of presenting an agreed set of conditions to the Expert Panel.

Mihi ana

Fast-track Team | Heritage New Zealand Pouhere Taonga

Tairangahia a tua whakarere; Tatakihia nga reanga o amuri ake nei - Honouring the past; Inspiring the future

https://www.heritage.org.nz/

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ARCHAEOLOGICAL AUTHORITY

AUTHORITY DETAILS

Authority Number:

Determination Date: **Expiry Date:**

Authority Holder:

Postal Address:

Archaeological Sites: List recorded sites and potential subsurface archaeological sites

Location: Legal Description of all parcels

Section 45 Approved Person:

Landowner Consent: To be provided/ Landowner consent has been provided to Heritage New Zealand Pouhere Taonga to satisfy clause 6(1) of Schedule 8 Fast-track Approvals Act 2024.

DETERMINATION

The FTAA Expert Consenting Panel grants/declines an archaeological authority pursuant to section 81 of the Fast Track Approvals Act 2024 and section 48 of the Heritage New Zealand Pouhere Taonga Act 2014 in respect of the archaeological sites described above, within the areas specified in the location above, to [authority holder] for [description of proposal/works] (archaeological works), subject to the following conditions:

CONDITIONS OF AUTHORITY

No.	Condition
Before Works	
1	**Start Work Notification** The Authority Holder must advise Heritage New Zealand Pouhere Taonga (HNZPT) and [tangata whenua] of the date when archaeological works will begin at least two working days before archaeological works start.
2	**Archaeological Management Plan** The authority must be exercised in accordance with the Archaeological Management Plan (AMP). The purpose of the AMP is to outline procedures for day-to-day activities that may affect archaeological sites, including provisions for:

DRAFT CONDITIONS 2026

a) Methods to protect sites from damage;
b) procedures for any archaeological investigation or recording of archaeological information;
c) the role, responsibility and level of authority of the s45 approved person and any other person appointed to undertake archaeological work on their behalf. Names and contact details of all other persons whom the s45 approved person appoints must be stated in the management plan;
d) timeframes for archaeological work;
e) protocols for the unexpected discovery of archaeological material;
f) on-site briefing by the s45 approved person (who may appoint a person to carry out the briefing on their behalf) for contractors about the archaeological work required and how to identify archaeological sites during works. The management plan must state who will be carrying out the briefings;
g) the responsibilities of contractors with regard to notification of archaeological sites;
h) requirements for stand down periods to enable archaeological work;
i) mechanisms for dispute resolution;
j) emergency contact details for the s45 approved person, Heritage New Zealand Pouhere Taonga, and Iwi.

The AMP must be submitted to HNZPT for approval prior to the commencement of any earthworks. No earthworks shall commence until HNZPT has given its written approval of the AMP.

The Authority Holder may update the AMP by submitting the amended AMP in writing to HNZPT for its written approval.

OR if AMP is approved prior to grant

All works must be undertaken in accordance with the Archaeological Management Plan prepared by [name] titled "*Title*" dated [date prepared] (AMP).

The Authority Holder may update the AMP by submitting the amended AMP in writing to HNZPT for its written approval.

Archaeological Research and Mitigation Strategy

The Authority Holder shall prepare an Archaeological Research and Mitigation Strategy (Strategy).

The Strategy shall include:

(i) the research objectives that archaeological investigations should address and the methodologies to be followed to achieve those objectives. The research objectives shall be informed by regional and national research themes.

(ii) Provision for review and feedback by [tangata whenua] prior to submission to HNZPT, including for any potential amendments after approval

DRAFT CONDITIONS 2026

	At least 20 Working Days before starting Project Works, the Strategy shall be submitted to HNZPT for written approval. The approved Strategy shall be implemented and complied with for the duration of the Authority. The Authority Holder may update the Strategy by submitting the amended Strategy in writing to HNZPT for written approval. **OR if Strategy is approved prior to grant** All works must be undertaken in accordance with the Archaeological Research and Mitigation Strategy prepared by [name] titled "*Title*" dated [date prepared] (Strategy). The Authority Holder may update the Strategy by submitting the amended Strategy in writing to HNZPT for its written approval.
4	**Landowner Consent** The Authority Holder must provide HNZPT with the written consent of all landowners of the land subject to this Authority prior to any archaeological works commencing.
5	**Site Briefing** The Authority Holder must ensure that all contractors working on the project are briefed on site by the section 45 approved person (who may appoint a person to carry out the briefing on their behalf) prior to any archaeological works commencing. The briefing must include the possibility of encountering archaeological evidence, how to identify possible archaeological sites, the archaeological work required by the conditions of this authority, and contractors' responsibilities with regard to discovering archaeological evidence.
During Works	
6	**Tikanga** Archaeological work must be undertaken in conformity with any tikanga Māori protocols agreed between the Authority Holder and [tangata whenua]
7	**Kōiwi Discovery** If any kōiwi (human remains) are encountered, all works must cease within 20 metres of the discovery. HNZPT, New Zealand Police, and [tangata whenua] must be advised immediately. Any steps following must be undertaken in accordance with Guidelines for Kōiwi Tangata/Human Remains (AGS8 2014) and no further work in the area may take place until future actions have been agreed by all parties.
8	**Monitoring**

DRAFT CONDITIONS 2026

	Any earthworks that may affect an archaeological site must be monitored by the section 45 approved person, who may appoint a person to carry out the monitoring on their behalf in accordance with accepted archaeological practice, the AMP, and the Strategy.
9	**Investigation** Any archaeological evidence encountered during the exercise of this Authority must be investigated, recorded and analysed in accordance with accepted archaeological practice. An archaeological investigation must be carried out in accordance with the Strategy prior to earthworks commencing. The aims of the investigation shall be to investigate, research and analyse archaeological evidence in accordance with accepted archaeological practice to gather information about the historical and cultural heritage of New Zealand. Prior to any earthworks, an archaeological investigation must be undertaken, in accordance with section 52(2) of the Act, based on the Strategy. The aims of the investigation shall be to investigate, research and analyse archaeological stratigraphy, features and remains in accordance with accepted archaeological practice to gather information about the historical and cultural heritage of New Zealand. The building must be investigated, recorded and analysed prior to demolition to document and recover information about construction, alteration and use through time. This is to be undertaken to a minimum standard of Level I/II/III recording as defined in Guidelines for the Investigation and Recording of Buildings and Standing Structures (AGS1 2018).
10	**Protection of Sites** The authority holder shall take the following measures to ensure that sites are protected: a) Sites shall be clearly marked by the s45 approved person who may appoint a person to carry out this activity on their behalf prior to works commencing; b) No vehicles or machinery shall traverse or be parked on sites. c) Sites shall be covered with clean fill to a minimum depth of X and not disturbed during works; d) No excavations shall take place within Y meters of [specify sites /areas].
11	**Annual Reporting – if authority duration is longer than 5 years** Annually from the date of issue of this authority, the Authority Holder must submit to Heritage New Zealand Pouhere Taonga a written report containing a summary of the progress of the activity and any archaeological findings.
After Works	
12	**Work Completion Notification** The Authority Holder shall advise HNZPT and [tangata whenua] of the completion of archaeological works within five working days of completion.

DRAFT CONDITIONS 2026

13	**Completion of Archaeological Siteworks** Within 20 working days of the completion of on-site archaeological work associated with this authority, the Authority Holder shall ensure that: (a) An interim report, to the satisfaction of HNZPT, following the Archaeological Report Guideline (AGS12 2023) is submitted to HNZPT for inclusion in the HNZPT Archaeological Reports Digital Library. (b) Site records are updated or submitted to the NZAA Site Recording Scheme.
14	**Archaeological Records** Within 12 months of the completion of the on-site archaeological work, the Authority Holder shall ensure that a final report, completed following the Archaeological Report Guideline (AGS12 2023), is emailed to HNZPT for inclusion in HNZPT's Archaeological Reports Digital Library, and to [tangata whenua]. A copy must also be provided to the NZAA Central Filekeeper.

DRAFT CONDITIONS 2026

Outlook

Notice of Intention to Lodge Fast-track Referral Application – John Paterson Estates Development

From Kerstin Ghisel s 9(2)(a)
Date Thu 2026-04-16 4:24 PM
To Nigel Bruer <s 9(2)(a)

1 attachment (361 KB)
E21189 Subcon R3.pdf;

Hello Nigel

John Paterson Estate Limited wishes to formally notify Heritage New Zealand that it intends to lodge a referral application under the Fast-track Approvals Act 2024 ("FTAA") for the John Paterson Estates development ("the Project").

The Project comprises a residential subdivision which will establish:

- Approximately 501 residential lots, ranging in size from approximately 300m² to 1,000m²;
- Retention of four existing dwellings on larger lots ranging from approximately 1,100m² to 2,500m²;
- A new reserve and enhanced riparian margin adjacent to Knights Stream;
- An integrated street and reserve network, including stormwater management areas, to create a well-connected and cohesive neighbourhood;
- Open space throughout the development, including a central neighbourhood reserve (approximately 3,079m²) and stormwater basins with associated wetland areas (approximately 4.6ha) located to the south of the site, with potential integration with existing Council wetlands; and
- A future on-site pump station.

John Paterson Estate Limited considers that the Project will deliver significant regional benefits. Referral of the Project under the FTAA will facilitate its delivery, is unlikely to adversely affect the efficiency of the approvals process, and is consistent with section 22(1) of the FTAA.

As you are aware, John Paterson Estate Limited has already commenced consultation with Heritage New Zealand in relation to this Project, including a recent meeting on 2 March 2026. We appreciate the engagement to date.

Approvals

A referral application under the FTAA must specify all approvals sought. The Project will require:

- Schedule 5 approvals under the Resource Management Act 1991;
- Schedule 7 approvals under the Wildlife Act 1953; and
- Schedule 8 approvals under the Heritage New Zealand Pouhere Taonga Act 2014.

Statutory Notice

The FTAA (as amended on 31 March 2026) requires, prior to lodging a referral application with the Environmental Protection Authority (EPA):

- Written notice to relevant local authorities, iwi authorities, hapū, Treaty settlement entities, and administering agencies; and
- Compliance with the consultation requirements under section 11(1)(a) (where applicable).

In accordance with section 11 of the FTAA, this email constitutes formal notice that John Paterson Estate Limited intends to lodge a referral application for the Project. The application will not be lodged until at least 20 working days from the date of this notice, to allow Heritage New Zealand the opportunity to provide feedback.

Project Description

The Project site is located along John Paterson Drive on the south-western edge of Christchurch and comprises approximately 37.7ha of land, including the following properties:

Address	Appellation	Record of Title	Landowner Name	Area (ha)
5 John Paterson Drive	Section 1 Survey Office Plan 560474	1003831	s 9(2)(a)	3.0488
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479 Marshs Road, Halswell	Lot 2 DP 81077	CB47A/324		3.2232

A draft scheme plan is attached to assist in understanding the proposed development.

If you have any questions, please get in touch, and I look forward to hearing from you in respect of this notice.

Thanks,
Kerstin

Ngā mihi | Kind regards,

KERSTIN GHISEL
Senior Associate
s 9(2)(a)
s 9(2)(a)

PO Box 1749,
Christchurch 8140
Level 3, 61 Cambridge Terrace,
Christchurch Central City, Christchurch 8013

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Ministry for the Environment

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Outlook

Notice of Intention to Lodge Fast-track Referral Application – John Paterson Estates Development

From Kerstin Ghisel s 9(2)(a)
Date Thu 2026-04-16 4:26 PM
To Admin Agency FTAA <adminagencyftaa@mfe.govt.nz>

1 attachment (361 KB)
E21189 Subcon R3.pdf;

Hello

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The Project comprises a residential subdivision which will establish:

- Approximately 501 residential lots, ranging in size from approximately 300m² to 1,000m²;
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- A future on-site pump station.

John Paterson Estate Limited considers that the Project will deliver significant regional benefits. Referral of the Project under the FTAA will facilitate its delivery, is unlikely to adversely affect the efficiency of the approvals process, and is consistent with section 22(1) of the FTAA.

As you are aware, John Paterson Estate Limited has previously emailed the Ministry for the Environment for this Project on 11 March provide details of the proposal along with a draft scheme plan.

Approvals

A referral application under the FTAA must specify all approvals sought. The Project will require:

- Schedule 5 approvals under the Resource Management Act 1991;
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- Schedule 8 approvals under the Heritage New Zealand Pouhere Taonga Act 2014.

Statutory Notice

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A draft scheme plan is attached to assist in understanding the proposed development.

If you have any questions, please get in touch, and I look forward to hearing from you in respect of this notice.

Thanks,
Kerstin

Ngā mihi | Kind regards,

KERSTIN GHISEL
Senior Associate
s 9(2)(a)
s 9(2)(a)

PO Box 1749,
Christchurch 8140
Level 3, 61 Cambridge Terrace,
Christchurch Central City, Christchurch 8013

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Outlook

Proposed Fast Track - John Paterson Drive

From Kerstin Ghisel s 9(2)(a)
Date Wed 2026-03-11 2:26 PM
To AdminAgencyFTAA@mfe.govt.nz <AdminAgencyFTAA@mfe.govt.nz>

1 attachment (247 KB)
draft concept plan.pdf;

Good afternoon,

This email is to request consultation with the Ministry for the Environment in relation to a proposed fast-track referral application.

The referral is for a residential development on rural land at Halswell, within Christchurch City Council. The proposal includes:

- Approximately 512 residential lots designed to meet demand in this area for standalone residential housing;
- A comprehensive infrastructure strategy that demonstrates how the sites can be serviced via a mix of onsite and reticulated systems;
- Stormwater / flood management;
- Ecological enhancements of Knights Stream;
- Active transport connections to surrounding networks;
- Strong connection to existing residential zoned land to the east.

We are aiming to lodge the referral application in April and would welcome any feedback from the Ministry ahead of finalising the application documents.

Please advise next steps for consultation with the Ministry for the Environment, or if you have any questions in relation to the above.
Thanks
Kerstin

Ngā mihi | Kind regards,

KERSTIN GHISEL
Senior Associate
s 9(2)(a)

PO Box 1749,
Christchurch 8140
Level 3, 61 Cambridge Terrace,
Christchurch Central City, Christchurch 8013

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