

26-BRF-02377

9 October 2026

To Brad Wilson
John Paterson Estates Limited
s 9(2)(a)

c/o: Kerstin Ghisel
Barker & Associates Limited
s 9(2)(a)

Dear Brad and Kerstin

Notice of Decisions on application for referral of the John Paterson Estates project under the Fast-track Approvals Act 2024

This notice of decisions is for an application received from John Paterson Estates Limited for referral of the John Paterson Estates project (the project) under the Fast-track Approvals Act 2024 (the Act) that has been accepted by the Minister for Infrastructure (the Minister) under section 21 and referred under section 26.

The project is described as being subdivision and establishment of residential neighbourhood at John Paterson Drive, Halswell, Christchurch. The project will include construction of key infrastructure to enable the future development of each lot.

Key components of the project include:

- a) subdivision of approximately 38 hectares of Rural Urban Fringe zoned land into approximately 510 residential lots
- b) an enhanced riparian margin adjacent to Knights Stream
- c) an integrated street and reserve network incorporating stormwater management
- d) associated public, and/or developer-led infrastructure.

The project will require the proposed approvals:

- e) resource consent under the Resource Management Act 1991.
- f) archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014
- g) Wildlife Act authority under the Wildlife Act 1953.
- h) approval under the Freshwater Fisheries Regulations 1983.

The project can only be accepted if the Minister is satisfied the criteria in section 22 is met, which includes being satisfied the project is an infrastructure or development project that would have significant regional or national benefits and referring the project to the fast-track approvals process would facilitate the project, including by enabling it to be processed in a more timely and

cost-effective way than under normal processes and is unlikely to materially affect the efficient operation of the fast-track approvals process.

Decision on referral application

The Minister has decided to accept the referral application for the whole project as he is satisfied it meets the criteria in section 22 (s 21(1)(c)) and to refer the project to the fast-track approvals process under section 26(2)(a).

Reasons for accepting referral application

1. The Minister is satisfied the project:
 - (a) is an infrastructure or development project that would have significant regional or national benefits; and
 - (b) referring the project to the fast-track approvals process –
 - (i) would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes; and
 - (ii) is unlikely to materially affect the efficient operation of the fast-track approvals process.
2. The Minister is satisfied that:
 - (a) the project is a development project that would have significant regional or national benefits as it:
 - (i) will increase the supply of housing (s22(2)(a)(iii)): (approximately 510 additional houses)
 - (ii) will deliver significant economic benefits (s22(2)(a)(ix)): at a regional level associated with planning, infrastructure provision and residential construction, as demonstrated by the applicant's economic assessment, being an estimated:
 - (a) 1,330 FTE years of employment
 - (b) \$114 million in wages
 - (c) \$191 million GDP impact
 - (b) referring the project:
 - (i) would facilitate it, including by enabling it to be processed in a more timely and cost-effective way than under normal processes, on the basis of its non-complying activity status under the Christchurch District Plan meaning it would likely need to pursue a private plan change under normal processes, and that multiple approvals can be obtained under the single approvals process (22(1)(b)(i))
 - (ii) is unlikely to materially affect the efficient operation of the fast-track approvals process, being a residential development in the vicinity of a wider growth area on Christchurch's urban rural fringe (22(1)(b)(ii)).

The Minister is satisfied that there is no reason they must decline the project under section 21(3) of the FTAA.

Specified matters for accepted referral application

1. John Paterson Estates Limited, who lodged the referral application, as the person authorised to lodge a substantive application for the project under section 27(2) of the Act.

2. Pursuant to section 27(3)(b)(ii), the following information must be submitted by the application with a substantive application for the project:
 - (a) an infrastructure capacity assessment, considering the downstream network and Christchurch Wastewater Treatment Plant capacity to service this development (relative to existing urban growth that has been planned for through the District Plan)
 - (b) description of any offsite infrastructure upgrades required to service the project, including water, wastewater (network and treatment plant), and roading, including how this will be funded, and any alignment with existing CCC's maintenance, renewal, and upgrade programmes
 - (c) an Integrated Transport Assessment, including consideration of impacts on existing key intersections throughout Halswell and State Highway 76 / Christchurch Southern Motorway
 - (d) a stormwater assessment that considers full flood attenuation and any impact on Christchurch City Council's global consent for flood compliance.
3. In relation to a substantive application for the project, pursuant to section 27(3)(b)(iii), the panel must invite comments from the following groups, in addition to those specified in section 53: New Zealand Transport Agency Waka Kotahi.
4. Under section 28(3)(d)(ii) of the Act, a deadline of two years from the date of issue of this letter applies for lodging the substantive application.

Other matters

Under section 28 of the Act, the Secretary for the Environment must also give written notice of decisions made by the Minister on an accepted referral application to the parties specified in Appendix 1 of this letter.

If you have any queries about this notice of decisions, please email to referral@fasttrack.govt.nz and include the name of the lead contact – Oliver Sangster or phone 0800 FASTRK (0800 225 537).

Yours sincerely



Max Gander-Cooper

Acting Manager – Fast-track Operations

Appendix 1: Section 28 – Notice of Minister’s decision on accepted referral application

Section 28(1)(ii) – Anyone invited to comment on the application

<i>Relevant local authorities</i>	Canterbury Regional Council Christchurch City Council
<i>Relevant portfolio Ministers</i>	Minister for the Environment Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development Minister of Conservation Minister for Arts, Culture and Heritage Associate Minister of Housing
<i>Relevant administering agencies</i>	Department of Conservation Heritage New Zealand Pouhere Taonga
<i>The Māori groups under s17(d)</i>	Mahaanui Kurataiao Limited Te Ngāi Tūāhuriri Rūnanga Te Rūnanga o Ngāi Tahu Te Taumutu Rūnanga Whitiora Centre Limited
<i>Any other persons under s17(5)</i>	Chief Executive of NZ Transport Agency Waka Kotahi Minister for Regional Development Minister for Economic Growth

Section 28(2) – Other parties for an accepted referral application

<i>The Panel Convener</i>	Including all the information received by the Minister as required by section 28(4)
<i>Any iwi authorities or Treaty settlement entities (other than those that must be notified as identified above) that the Minister considers have an interest in the matter</i>	No additional iwi authorities or Treaty settlement entities have been identified beyond those listed above.
<i>Environmental Protection Authority (EPA)</i>	Including all the information received by the Minister as required by section 28(4)
<i>Relevant administering agencies</i>	As identified above