



FTAA-2605-1235: Application received for referral of the project under the Fast-track Approvals Act 2024 – Stage 1 decisions

Project Name: John Paterson Estates

Date submitted:	3 June 2026	Tracking #: 26-BRF-01521	
Security level:	In-Confidence	MfE priority:	Urgent

	Action sought:	Response by:
To Hon Chris Bishop, Minister for Infrastructure	Decisions on recommendations in Table A	10 June 2026

Actions for Minister's Office staff	Return the signed briefing to: FTAreferrals@mfe.govt.nz Send email to Ministers to invite written comments
Number of appendices: 3	Appendices: 1. Statutory framework summary 2. Application documents for John Paterson Estates project 3. List of the Māori groups referred to in section 18(2)

Ministry for the Environment contacts:

Position	Name	Cell phone	1 st contact
Principal Author	Rebecca Burton		
Manager	Stephanie Frame	s 9(2)(a)	✓
General Manager	Ilana Miller	s 9(2)(a)	

Project location

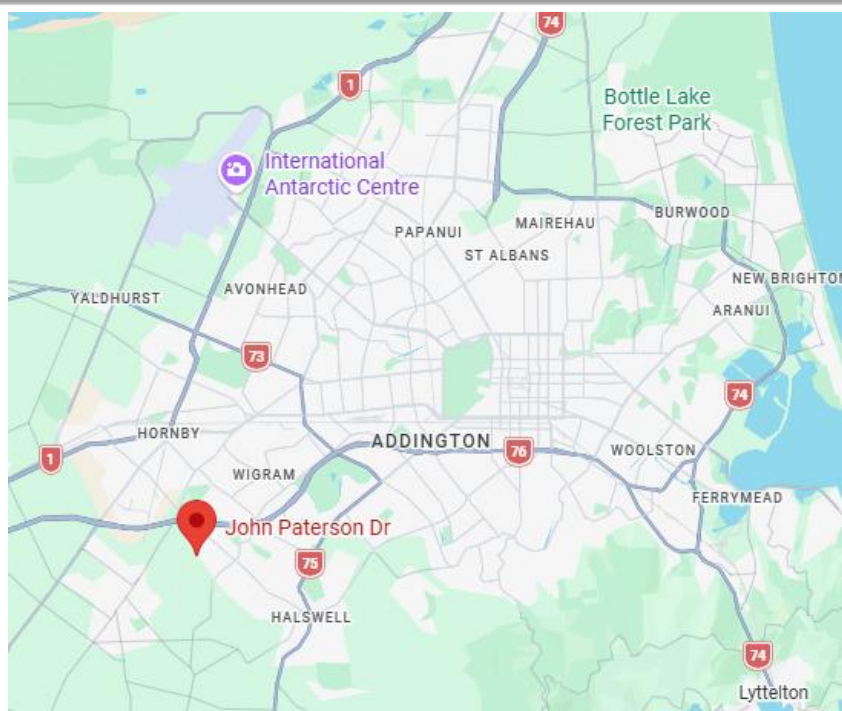


Figure 1; General location of the proposed project (identified by the red marker).

Key Messages

1. This briefing seeks your initial decisions on an application from John Paterson Estates Limited (the applicant) to refer the John Paterson Estates project (the project) under the Fast-track Approvals Act 2024 (the Act) to the fast-track approvals process.
2. At this stage you can either decline an application for the reasons set out section 21, or provide the application to, and invite comments from, the parties identified in section 17. If you do not decline the application, you will receive a further briefing following receipt of comments, to inform your final decision on whether to refer the project.
3. The project involves the subdivision of 37.7 hectares of Rural Urban Fringe zoned land to establish a residential neighbourhood at John Paterson Drive, Halswell located on the south-western edge of Christchurch. The project will include construction of key infrastructure to enable the future development of each lot.
4. Key components of the project include:
 - a. the subdivision of 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. a future onsite pump station.
5. The project will require the proposed approvals:
 - a. resource consent under the Resource Management Act 1991.
 - b. an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014
 - c. a wildlife authority under the Wildlife Act 1953
 - d. approval under the Freshwater Fisheries Regulations 1983 for the construction of a dam

or culvert in Knights Stream.

6. We have undertaken initial analysis of the referral application, and this is presented along with our considerations and recommendations in Table A.
7. We have decided the application is complete and complies with section 14 of the Act. As the application complies with section 13 requirements, it may be capable of satisfying the criteria in section 22 and does not appear to involve an ineligible activity. The applicable fee and levy have been paid.
8. We recommend you progress consideration of the referral application to the next stage of analysis (Stage 2) and invite written comments from the parties prescribed in section 17(1) of the Act being:
 - a. Christchurch City Council and Canterbury Regional Council as the relevant local authorities
 - b. The Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development
 - c. The Minister of Conservation, Minister for Arts, Culture and Heritage and the Associate Minister of Housing, as the other relevant portfolio Ministers
 - d. Heritage New Zealand, Pouhere Taonga and the Department of Conservation as the relevant administering agencies
 - e. the parties in Appendix 3 as the other identified Māori groups.

Action sought

9. Please indicate your decisions on the recommendations in Table A.

Signature

A handwritten signature in blue ink, appearing to read 'S Frame', is written over a light blue rectangular background.

Stephanie Frame
Manager – Fast-track Operations

Table A: Stage 1 analysis

	Project Name		Applicant		Project Area	
Project details	John Paterson Estates (the project)		John Paterson Estates Limited (the applicant)		John Paterson Drive, Halswell The site is located across nine lots and Record of Titles (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).	
Project description	The project involves the subdivision of 37.7 hectares of Rural Urban Fringe zoned land to establish a residential neighbourhood at John Paterson Drive, Halswell located on the south-western edge of Christchurch. The project will include construction of key infrastructure to enable the future development of each lot. Key components of the project include: - the subdivision of approximately 510 residential lots - an enhanced riparian margin adjacent to Knights Stream. - construction of streets and infrastructure - establishment of reserves - a future onsite pump station. The applicant is seeking the following approvals through the fast-track approvals process: - resource consent under the Resource Management Act 1991 - an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 - a wildlife authority under the Wildlife Act 1953 - approval under the Freshwater Fisheries Regulations 1983 for the construction of any dam or culvert in Knights Stream					
Notification and/or consultation undertaken	As required by section 11, the applicant has:					
	Notified in writing, the relevant local authorities	Notified in writing, the relevant iwi authorities, hapū and Treaty settlement entities	Consulted, the relevant MACA groups	Consulted, ngā hapū o Ngāti Porou	Notified in writing, the relevant administering agencies	Notified in writing, the holder of land to be exchanged
	- Christchurch City Council - Canterbury Regional Council	- Mahaanui Kurataiao Limited - Whitiora Centre Limited - Te Rūnanga o Ngāi Tahu	Not Applicable	Not Applicable	- Heritage New Zealand Pouhere Taonga - Department of Conservation	Not Applicable
Section 22 assessment criteria						
The project is an infrastructure or development project that would have significant regional or national benefits [section 22(1)(a)]	You <u>may</u> consider any of the following matters, or any other matters the Minister considers relevant: <i>The project has been identified as a priority project in a central or local government, or sector plan or strategy or a central government infrastructure priority list [s22(2)(a)(i)]</i> The applicant notes that the project is not listed as a priority project, however, considers that it fits well with the strategic intent and lens of the need to increase housing supply in the Christchurch Region. In this regard, the applicant asserts that the project aligns with the FTAA purpose of accelerating projects that deliver significant regional benefits. <i>Will increase the supply of housing, address housing needs, or contribute to a well-functioning urban environment (within the meaning of policy 1 of the National Policy Statement on Urban Development 2020) [s22(2)(a)(iii)]</i> The applicant highlights that the project will provide approximately 510 residential lots, each serviced and accessible, thus enabling approximately 510 new residential units to be constructed. The economic assessment submitted as part of the application states that a Housing Capacity Assessment (HCA) completed by Christchurch City Council (CCC) identifies approximately 7,600 greenfield dwellings remain citywide and with recent uptake rates, this supply is likely to be exhausted in the medium term. This is supported by a Christchurch greenfield HCA has been prepared by Colliers (Attachment 3 of the application) which also concludes that the current stock of greenfield land will be exhausted in the short to medium term between 5.2 years and 6.2 years. The applicant considers that the increased provision of greenfield residential land will enable an increase in housing capacity within Christchurch.					

	The applicant considers that the project improves the responsiveness of the housing market to demand and directly supports the National Policy Statement for Urban Development (NPS-UD) by providing sufficient development capacity to meet demand. As a master-planned development, the proposal provides for coordinated infrastructure delivery, connected transport networks, and access to employment and services, all of which are key components of a well-functioning urban environment. <i>Will deliver significant economic benefits [s22(2)(a)(iv)]</i> The economic report submitted as part of the application quantifies the economic impacts of the development and estimates the following economic benefits as a result of the project; • employment for more than 337 full-time equivalent workers over five years • approximately \$114 million in wages and salaries • approximately \$191 million in GDP within Canterbury. <i>Will support climate change mitigation, including the reduction or removal of greenhouse gas emissions [s22(2)(a)(vii)]</i> The applicant considers that the project will integrate active transport connections, pedestrian and cycle infrastructure, and linkages to existing and planned public transport networks which will support modal shift and reduce reliance on private vehicles. Overall, the applicant considers that the design and location of the project encourages active transport and will contribute to reduced transport-related greenhouse gas emissions. The applicant considers that the building and infrastructure design can be energy-efficient and comply with the current Building Code requirements, with the opportunity to integrate renewable energy solutions and low-emissions technologies. The applicant notes that the coordinated provision of three-waters and other infrastructure services also enables more efficient and lower-emission servicing compared to dispersed development patterns. <i>Is consistent with local or regional planning documents, including spatial strategies [s22(2)(a)(x)]</i> The applicant considers that the project upholds the following plans and strategies: <u>Greater Christchurch Spatial Plan</u> The applicant has noted that the plan identifies Halswell as having experienced significant residential growth over the past decade and continues to function as an important greenfield growth area within Christchurch's south-western urban sector. The applicant highlights that the project is located directly adjacent to the existing residential urban area and forms part of the logical outward expansion of Halswell. The applicant considers that the project aligns with the spatial planning direction for Greater Christchurch by enabling planned, infrastructure-supported urban growth contiguous with the existing urban environment. <u>Canterbury Regional Policy Statement (CRPS)</u> The applicant believes that the project is consistent with the CRPS as it; • enables housing growth within a logical and contiguous expansion of the Halswell urban area; • supports a consolidated and well-planned urban form within Greater Christchurch; Promotes integrated planning of land use, transport and infrastructure networks; and • manages the urban-rural interface more effectively than dispersed rural-residential development. <u>Canterbury Land and Water Regional Plan (CLWRP)</u> The applicant has completed an assessment against the CLWRP and considers that the project upholds the CLWRP by adopting an integrated, infrastructure-led and environmentally responsive design. The applicant has stated that any potential adverse effects on freshwater systems, natural hazards and land quality can be appropriately avoided, remedied or mitigated. <u>Christchurch District Plan (CDP)</u> The applicant has completed an assessment of the project against the CDP and believes that the project is consistent with the Objectives and Policies of the CDP as it enables an increase in housing capacity on land contiguous with the existing Halswell urban area, contributing to meeting anticipated housing demand and supporting a well-functioning urban environment. <u>Mahaanui Iwi Management Plan 2013 (IMP)</u> The applicant has completed an assessment against the IMP and considered that the project is consistent with the objectives and policies. The applicant considers that the project provides an opportunity to enhance riparian condition, improve stormwater management, protect groundwater, maintain fish passage and recognise cultural values within the Huritini catchment.
Referring the project to the fast-track approvals process [section 22(1)(b)]	<i>Would facilitate the project, including by enabling it to be processed in a more timely and cost-effective way than under normal processes [s22(1)(b)(i)]</i> The applicant has stated that the ability to apply for a comprehensive range of consenting requirements within one application that is considered by one panel, offers significant efficiencies in planning and specialist inputs, whilst also supports strategically integrated decision-making. The applicant considers that the project would likely be a fully notified application under the Resource Management Act 1991 which would significantly slow down the consenting process and add to cost, considering the appeal rights enabled under the standard RMA process. The applicant notes that timeframes are shorter and stricter under the FTAA, resulting in significantly less time for obtaining resource consent and efficiencies for the project. <i>Is unlikely to materially affect the efficient operation of the fast-track approvals process [s22(1)(b)(ii)]</i>

	The applicant considers that project will not materially impact the intent or efficient operation of the FTAA process. The applicant has undertaken a number of assessments ensuring the required information is available or the substantive process this reducing any delays in the process.		
Minister invites comments	<i>You must copy the application to, and invite written comments from [s17(1)]:</i> a. relevant local authorities: – Canterbury Regional Council – Christchurch City Council b. the Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development c. other relevant portfolio Ministers: - Minister of Conservation – the project requires wildlife approval under the Wildlife Act 1953 and approval under the Freshwater Fisheries Regulations 1983 - Minister for Arts, Culture and Heritage - the project requires approval under the Heritage New Zealand Pouhere Taonga Act 2014 - Associate Minister of Housing – the project involves a subdivision resulting in approximately 510 residential lots d. relevant administering agencies: – Department of Conservation - the project requires approval under the Wildlife Act 1953 and approval under the Freshwater Fisheries Regulations 1983 – Heritage New Zealand Pouhere Taonga – the project requires approval under the Heritage New Zealand Pouhere Taonga Act 2014 e. the Māori groups identified in Appendix 3.	<i>You may copy the application to, and invite written comments from, any other person [s17(5)]:</i> We recommend you invite comments from the following additional persons, for the specified reasons: a. Chief Executive of NZ Transport Agency Waka Kotahi – the project adjoins the Christchurch Southern Motorway (SH76) and part of the project site is subject to a NZTA designation. b. Minister for Regional Development – the project involves a development within the Canterbury Region c. Minister for Economic Growth – the project is intended to provide economic benefits to the Christchurch District and Canterbury Region.	<i>The Minister may request further information about a referral application from the applicant, the relevant local authorities, or the relevant administering agencies to be provided within the time frame specified in the request.</i> Not applicable
Recommendations			Minister's decision
a. Note that section 25 of the Act permits you to decline the referral application without inviting comments from the parties under section 17.			Noted
b. Note that you have not yet provided the application to, nor sought any written comments on it from, the parties listed in section 17(1) but that you are required to do so if you do not decline the application under section 21 of the Act.			Noted
c. Note that section 17(5) of the Act permits you to forward an application to, and invite written comments from, any other person.			Noted
d. Note that if comments have been sought and provided within the required time frame you are required to consider it, along with the referral application, before deciding to decline the application.			Noted
e. Note that section 20 of the Act permits you to request further information from the applicant or relevant local authorities or relevant administering agencies at any time before you decide whether to accept or decline an application.			Noted
f. Agree to progress the John Paterson Estates project to our Stage 2 analysis (invite written comments and request section 18 Treaty report).			Yes / No
g. Agree to provide the application to, and invite written comments from:			
i. Canterbury Regional Council and Christchurch City Council as the relevant local authorities under section 17(1)(a)			Yes / No
ii. the Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development under section 17(1)(b)			Yes / No
iii. Minister of Conservation, Minister for Arts, Culture and Heritage, and the Associate Minister of Housing as the other relevant portfolio Ministers under section 17(1)(b)			Yes / No
iv. Department of Conservation and Heritage New Zealand Pouhere Taonga as the relevant administering agencies under section 17(1)(c)			Yes / No
v. the parties in Appendix 3 as the identified Māori groups under section 17(1)(d)			Yes / No
vi. any parties you are required to invite comments from under section 17(1)(d) and (e) who may be subsequently identified			Yes / No
h. Agree to provide the application to and invite written comments from the following additional persons under section 17(5):			

i. Chief Executive of NZ Transport Agency Waka Kotahi	Yes / No
ii. Minister for Regional Development	Yes / No
iii. Minister for Economic Growth	Yes / No
i. Note that you have agreed to delegate to the Secretary for the Environment your responsibility to send all correspondence, other than to Ministers.	Noted
j. Agree to send the email to invite written comments from Ministers.	Yes / No

Signed:

Hon Chris Bishop
Minister for Infrastructure

Date:

Appendix 1: Statutory framework summary

1. You are the sole decision maker for referral applications. If you accept a referral application, then the whole or part of the project will be referred to the fast-track approvals process.
2. If a Treaty settlement, the Marine and Coastal Area (Takutai Moana) Act 2011, the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, a Mana Whakahono ā Rohe or a joint management agreement provides for consideration of any document or procedural requirements, you must, where relevant:
 - a. give the document the same or equivalent effect through this process as it would have under any specified Act; and
 - b. comply with any applicable procedural requirements.
3. You must decline a referral application if:
 - a. you are satisfied the project does not meet the referral criteria in s22
 - b. you are satisfied the project involves an ineligible activity (s5)
 - c. you consider you do not have adequate information to inform your decision.
4. You may decline an application for any other reason, including those set out in s21(5) and even if the application meets the s22 referral criteria.
5. You can decline an application before or after inviting comments under s17(1). However, if comments have been sought and provided within the required time frame, you must consider them, along with the referral application, before deciding to decline the application.
6. If you do not decline a referral application at this initial stage you must copy the application to, and invite written comments from:
 - a. the relevant local authorities
 - b. the Minister for the Environment, the Minister for Māori Crown Relations: Te Arawhiti, and the Minister for Māori Development
 - c. any other relevant portfolio Ministers
 - d. the relevant administering agencies
 - e. the Māori groups identified by the responsible agency
 - f. the owners of Māori land in the project area (if applicable)
 - g. you may provide the application to and invite comments from any other person.
7. You can request further information from an applicant, any relevant local authority or any relevant administering agency at any time before you decide to decline or accept a referral application (see section 20 of the Act).
8. However, if further information has been sought and provided within the required time frame you must consider it, along with the referral application, before deciding to decline the application.

Appendix 2: Application documents for the John Paterson Estates project

Appendix 3: List of the Māori groups referred to in section 18(2)

Name of group	Type of group (section of Act)
Mahaanui Kurataiao Limited	Entity owned by Papatipu Rūnanga – other Māori group with relevant interests (s18(2)(k))
Te Ngāi Tūāhuriri Rūnanga	Ngāi Tahu Papatipu Rūnanga –Treaty settlement entity (s18(2)(a))
Te Rūnanga o Ngāi Tahu	iwi authority (s18(2)(a)), Treaty settlement entity (s18(2)(a) – Ngāi Tahu Claims Settlement Act 1998)
Te Taumutu Rūnanga	Ngāi Tahu Papatipu Rūnanga –Treaty settlement entity (s18(2)(a); tangata whenua for customary fisheries regulations (s18(2)(h))
Whitiora Centre Limited	Entity owned by Papatipu Rūnanga – other Māori group with relevant interests (s18(2)(k))