

19 June 2026

FTAA-2605-1235

Stefanie Rixecker
Chief Executive Officer
Canterbury Regional Council

By email: s 9(2)(a)

Dear Stefanie,

Invitation to provide written comments on the referral application for the John Paterson Estates project under the Fast-track Approvals Act 2024

Note: Comments must be received by **13 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from John Paterson Estates Limited (the applicant) for the John Paterson Estates project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A of this letter.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. *Section 22* of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

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

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

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

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

resource consent under the RMA. If no such consents exist, please provide written confirmation.

In addition, under section 17(3)(b), Canterbury Regional Council **may** also provide other comments, but only if those comments are relevant to the application and the decision on the application that the Minister is required to make under section 21.

The requirement for any other comments to be **relevant** is new, made through the Fast-track Approvals Amendment Act 2025. This change was made to ensure comments from organisations that recover costs from applicants are focused on matters relevant to the Minister's **referral** decision and do not stray into peripheral matters that are not material to that decision or are overly technical or detailed where this level of input is not justified as being relevant to the decision. This is particularly important to help manage cost escalations which may otherwise be borne by applicants and/or ratepayers, without adding value to the Minister's decision on whether to refer the application.

Note that consideration of this referral application under these criteria is more limited than the detail required to be considered during a substantive application stage. Comments should therefore be limited to matters relevant to the referral criteria. Please refrain from providing overly detailed comments, which are not relevant to the referral decision.

You may have a later opportunity to provide further detail in comments on a substantive application (for example, site specific constraints or conditions), if the project is referred to an independent expert panel.

To this end, please ensure any comments you choose to provide are specific to this particular referral application, and linked to the Minister's decision-making criteria as set out in sections 21 and 22 of the Act. In this regard, we are particularly interested in comments you might have on the following matters:

3. *identification of significant adverse effects that may be generated by the project.*
4. *if the project aligns with the Regional Policy Statement, Regional Plan, or any strategy or spatial planning document.*
5. *whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act)*
6. *whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).*

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

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

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

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz. For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

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

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Cc:

Anna Stewart - s 9(2)(a)

Melanie Weaver - s 9(2)(a)

David Sluter - s 9(2)(a)

Admin Email - fasttrack@ecan.govt.nz

Appendix A – Project summary details

Application number	FTAA- 2605-1235
Project name	John Paterson Estates
Applicant name	John Paterson Estates Limited
Location	John Paterson Drive, Halswell Legal description: 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 summary details	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

19 June 2026

FTAA-2605-1235

Mary Richardson
Chief Executive
Christchurch City Council

By email: s 9(2)(a)

Dear Mary,

Invitation to provide written comments on the referral application for the John Paterson Estates project under the Fast-track Approvals Act 2024

Note: Comments must be received by **13 July 2026, 11.59PM**.

A referral application has been received by the Minister for Infrastructure (the Minister) from John Paterson Estates Limited (the applicant) for the John Paterson Estates project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A of this letter.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. *Section 22* of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

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

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

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

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

In addition, under section 17(3)(b), Christchurch City Council **may** also provide other comments, but only if those comments are relevant to the application and the decision on the application that the Minister is required to make under section 21.

The requirement for any other comments to be **relevant** is new, made through the Fast-track Approvals Amendment Act 2025. This change was made to ensure comments from organisations that recover costs from applicants are focused on matters relevant to the Minister's **referral** decision and do not stray into peripheral matters that are not material to that decision or are overly technical or detailed where this level of input is not justified as being relevant to the decision. This is particularly important to help manage cost escalations which may otherwise be borne by applicants and/or ratepayers, without adding value to the Minister's decision on whether to refer the application.

Note that consideration of this referral application under these criteria is more limited than the detail required to be considered during a substantive application stage. Comments should therefore be limited to matters relevant to the referral criteria. Please refrain from providing overly detailed comments, which are not relevant to the referral decision.

You may have a later opportunity to provide further detail in comments on a substantive application (for example, site specific constraints or conditions), if the project is referred to an independent expert panel.

To this end, please ensure any comments you choose to provide are specific to this particular referral application, and linked to the Minister's decision-making criteria as set out in sections 21 and 22 of the Act. In this regard, we are particularly interested in comments you might have on the following matters:

2. *Identification of significant adverse effects that may be generated by the project.*
3. *If the project aligns with the District Plan, or any strategy or spatial planning document.*
4. *whether you consider the project may involve an ineligible activity, and if so, why (as defined in section 5 of the Act)*
5. *whether you consider any of the reasons to decline a referral application may be applicable to this application, and if so why (under section 21(5) of Act).*

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

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

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

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz. For assistance with the application portal or to update your account details, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Yours sincerely

A handwritten signature in black ink, appearing to read 'S. Frame', with a stylized, cursive script.

Stephanie Frame

Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA- 2605-1235
Project name	John Paterson Estates
Applicant name	John Paterson Estates Limited
Location	John Paterson Drive, Halswell Legal description: 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 summary details	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

19 June 2026

FTAA-2605-1235

Penny Nelson
Director General
Department of Conservation

By email: s 9(2)(a)

Dear Penny,

Invitation to provide written comments on the referral application for the John Paterson Estates project under the Fast-track Approvals Act 2024

Note: Comments must be received by **13 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from John Paterson Estates Limited (the applicant) for the John Paterson Estates project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A of this letter.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. *Section 22* of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

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

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

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

The requirement for any other comments to be **relevant** is new, made through the Fast-track Approvals Amendment Act 2025. This change was made to ensure comments from organisations

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that recover costs from applicants are focused on matters relevant to the Minister's **referral** decision and do not stray into peripheral matters that are not material to that decision, or are overly technical or detailed where this level of input is not justified as being relevant to the decision. This is particularly important to help manage cost escalations which may otherwise be borne by applicants and/or taxpayers, without adding value to the Minister's decision on whether to refer the application.

Note that consideration of this referral application under these criteria is more limited than the detail required to be considered during a substantive application stage. Comments should therefore be limited to matters relevant to the referral criteria. Please refrain from providing overly detailed comments, which are not relevant to the referral decision.

You may have a later opportunity to provide further detail in comments on a substantive application (for example, site specific constraints or conditions), if the project is referred to an independent expert panel.

To this end, please ensure any comments you choose to provide are specific to this particular referral application, and linked to the Minister's decision-making criteria as set out in sections 21 and 22 of the Act. In this regard, we are particularly interested in comments you might have on the following matters:

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

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

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

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

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz.

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

Yours sincerely

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

Stephanie Frame

Manager – Fast-track Operations

Cc: Amelia Taaka - s 9(2)(a) [REDACTED]
Grace Masterton - s 9(2)(a) [REDACTED]
Jenni Fitzgerald - s 9(2)(a) [REDACTED]
Doc Fast-track email - fast-track@doc.govt.nz

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA- 2605-1235
Project name	John Paterson Estates
Applicant name	John Paterson Estates Limited
Location	John Paterson Drive, Halswell Legal description: 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 summary details	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

19 June 2026

FTAA-2605-1235

Manaia Cunningham
Mahaanui Kurataiao Limited

By email: s 9(2)(a)

Tēnā koe Manaia,

Invitation to provide written comments on the referral application for the John Paterson Estates project under the Fast-track Approvals Act 2024

Note: Comments must be received by **13 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from John Paterson Estates Limited (the applicant) for the John Paterson Estates project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A of this letter.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

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

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

If you wish to provide written comments, these must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

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

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

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

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz.

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

Nāku noa, nā

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

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

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Project summary details	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

19 June 2026

FTAA-2605-1235

Peter Richardson
Director
Heritage NZ Pouhere Taonga

By email: s 9(2)(a)

Dear Peter,

Invitation to provide written comments on the referral application for the John Paterson Estates project under the Fast-track Approvals Act 2024

Note: Comments must be received by **13 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from John Paterson Estates Limited (the applicant) for the John Paterson Estates project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A of this letter.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. *Section 22* of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

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

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

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

The requirement for any other comments to be **relevant** is new, made through the Fast-track Approvals Amendment Act 2025. This change was made to ensure comments from organisations

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that recover costs from applicants are focused on matters relevant to the Minister's **referral** decision and do not stray into peripheral matters that are not material to that decision, or are overly technical or detailed where this level of input is not justified as being relevant to the decision. This is particularly important to help manage cost escalations which may otherwise be borne by applicants and/or taxpayers, without adding value to the Minister's decision on whether to refer the application.

Note that consideration of this referral application under these criteria is more limited than the detail required to be considered during a substantive application stage. Comments should therefore be limited to matters relevant to the referral criteria. Please refrain from providing overly detailed comments, which are not relevant to the referral decision.

You may have a later opportunity to provide further detail in comments on a substantive application (for example, site specific constraints or conditions), if the project is referred to an independent expert panel.

To this end, please ensure any comments you choose to provide are specific to this particular referral application, and linked to the Minister's decision-making criteria as set out in sections 21 and 22 of the Act. In this regard, we are particularly interested in comments you might have on the following matters:

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

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

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

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

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz.

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

Yours sincerely

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

Stephanie Frame

Manager – Fast-track Operations

Cc: Andrew Coleman - s 9(2)(a) [REDACTED]
Victoria Trow - s 9(2)(a) [REDACTED]
Angelica Pablo - s 9(2)(a) [REDACTED]

Appendix A: Project summary details

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Application number	FTAA- 2605-1235
Project name	John Paterson Estates
Applicant name	John Paterson Estates Limited
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Project summary details	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

19 June 2026

FTAA-2605-1235

Brett Gliddon
Chief Executive Officer
New Zealand Transport Agency – Waka Kotahi

By email: s 9(2)(a)

Dear Brett,

Invitation to provide written comments on the referral application for the John Paterson Estates project under the Fast-track Approvals Act 2024

Note: Comments must be received by **13 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from John Paterson Estates Limited (the applicant) for the John Paterson Estates project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A of this letter.

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

I write under delegation from the Minister and in accordance with section 17(5) of the Act. You have been identified as an “any other person” for the purposes of this section, as the project adjoins the Christchurch Southern Motorway (SH76) and part of the project site is subject to a NZTA designation. Accordingly, I invite you to provide written comments on the referral application, a copy of which is available to you via the portal.

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

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

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

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

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

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Yours sincerely

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Stephanie Frame

Manager – Fast-track Operations

Cc: Waka Kotahi EnvironmentalPlanning@nzta.govt.nz
Nicola Foran s 9(2)(a)
Lauren Barnett s 9(2)(a)
Kate Bonifacios 9(2)(a)

Appendix A: Project summary details

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Applicant name	John Paterson Estates Limited
Location	John Paterson Drive, Halswell Legal description: 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 summary details	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

19 June 2026

FTAA-2605-1235

Tuahiwi Marae
Te Ngai Tuahuriri Runanga

By email: s 9(2)(a)

Tēnā koe Tuahiwi,

Invitation to provide written comments on the referral application for the John Paterson Estates project under the Fast-track Approvals Act 2024

Note: Comments must be received by **13 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from John Paterson Estates Limited (the applicant) for the John Paterson Estates project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A of this letter.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

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

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

If you wish to provide written comments, these must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery)

Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#). The process for applying for a contribution fee payment as a Māori consultation group is outlined here: [Applying for a contribution fee payment](#).

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

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

Alternatively, if you wish to email your feedback or have any queries about this letter, please email to referral@fasttrack.govt.nz.

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

Nāku noa, nā

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

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA- 2605-1235
Project name	John Paterson Estates
Applicant name	John Paterson Estates Limited
Location	John Paterson Drive, Halswell Legal description: 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 summary details	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

19 June 2026

FTAA-2605-1235

Rachel Pull
Te Rūnanga o Ngāi Tahu

By email: s 9(2)(a)

Tēnā koe Rachel,

Invitation to provide written comments on the referral application for the John Paterson Estates project under the Fast-track Approvals Act 2024

Note: Comments must be received by **13 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from John Paterson Estates Limited (the applicant) for the John Paterson Estates project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A of this letter.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

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

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

If you wish to provide written comments, these must be received within **15 working days** of receipt of this letter and copy of the application (refer to the due date above). The Minister is not required to consider information received outside of this time frame. Comments received will inform the Minister's considerations in making decisions on whether to accept the referral application. If a decision is made to refer the project, any comments received may assist in determining the information that must be submitted with the substantive application.

If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery)

Regulations 2025. For general information about contribution fees and invoices refer to the Fast-track webpage on [Cost recovery for agencies](#). The process for applying for a contribution fee payment as a Māori consultation group is outlined here: [Applying for a contribution fee payment](#).

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

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

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

Nāku noa, nā



Stephanie Frame

Manager – Fast-track Operations

Cc: Lisa Mackenzie - s 9(2)(a)
Deidre Francis - s 9(2)(a)
Te Rūnanga o Ngāi Tahu - ttw@ngaitahu.iwi.nz

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA- 2605-1235
Project name	John Paterson Estates
Applicant name	John Paterson Estates Limited
Location	John Paterson Drive, Halswell Legal description: 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 summary details	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

19 June 2026

FTAA-2605-1235

Te Taumutu Rūnanga

By email: taumutu@ngaitahu.iwi.nz

Tēnā koe,

Invitation to provide written comments on the referral application for the John Paterson Estates project under the Fast-track Approvals Act 2024

Note: Comments must be received by **13 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from John Paterson Estates Limited (the applicant) for the John Paterson Estates project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A of this letter.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

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

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If you provide written comments as a **Māori consultation group**, you may be entitled to a financial contribution of \$2,000 (excluding GST) under Schedule 2 of the Fast-Track Approvals (Cost Recovery) Regulations 2025. For general information about contribution fees and invoices refer to the Fast-

track webpage on [Cost recovery for agencies](#). The process for applying for a contribution fee payment as a Māori consultation group is outlined here: [Applying for a contribution fee payment](#).

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

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

Nāku noa, nā

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

Stephanie Frame
Manager – Fast-track Operations

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA- 2605-1235
Project name	John Paterson Estates
Applicant name	John Paterson Estates Limited
Location	John Paterson Drive, Halswell Legal description: 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 summary details	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

19 June 2026

FTAA-2605-1235

Ruiha Johnson
Advisor/Coordinator
Whitiora Centre Limited

By email: s 9(2)(a)

Tēnā koe Ruiha,

Invitation to provide written comments on the referral application for the John Paterson Estates project under the Fast-track Approvals Act 2024

Note: Comments must be received by **13 July 2026, 11.59PM.**

A referral application has been received by the Minister for Infrastructure (the Minister) from John Paterson Estates Limited (the applicant) for the John Paterson Estates project (the project) under the Fast-track Approvals Act 2024 (the Act). Project summary details are in Appendix A of this letter.

The purpose of the Act is to facilitate the delivery of infrastructure and development projects with significant regional or national benefits. [Section 22](#) of the Act sets out the criteria that inform the Minister's decision-making process on referral applications.

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

Nāku noa, nā

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

Stephanie Frame
Manager – Fast-track Operations

Cc: Whitiora Centre Admin - admin@whitiora.org.nz
Nicola Rykers - s 9(2)(a) [REDACTED]
Tania Wati - consents@whitiora.org.nz

Appendix A: Project summary details

Appendix A – Project summary details

Application number	FTAA- 2605-1235
Project name	John Paterson Estates
Applicant name	John Paterson Estates Limited
Location	John Paterson Drive, Halswell Legal description: 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 summary details	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