

Response ID ANON-URZ4-5FTZ-X

Submitted to Fast-track approval applications  
Submitted on 2024-05-03 15:55:28

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:  
Peebles Group on behalf of 880 Main North Road Limited

2 Contact person

Contact person name:  
Richard Peebles

3 What is your job title

Job title:  
CEO of Peebles Group

4 What is your contact email address?

Email:  
s 9(2)(a)

5 What is your phone number?

Phone number:  
s 9(2)(a)

6 What is your postal address?

Postal address:  
  
PO Box 1026, Christchurch 8140

7 Is your address for service different from your postal address?

No

Organisation:

Contact person:

Phone number:

Email address:

Job title:

Please enter your service address:

Section 1: Project location

Site address or location

Add the address or describe the location:

Line 1: The property is located on the south-eastern side of Main North Road.  
Line 2: 71, 73, 81, 91 and 96 Tyrone Street; 860, 874, 880, 888, 940 and 1000 Main North Road.  
Suburb/City: Belfast, Christchurch  
Region: Canterbury  
Postcode: 8051  
Country: New Zealand

File upload:

Attachment 1.pdf was uploaded

Upload file here:

Scheme Plan.pdf was uploaded

Do you have a current copy of the relevant Record(s) of Title?

Yes

upload file:

Attachment 2 Records of Title.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

- 880 Main North Road Limited
- Balance Developments Limited
- Natrodale Farm Limited
- Kristy Ann Inwood
- Christchurch City Council

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur

Please write your answer here:

The applicant is the owner of 81 and 91 Tyrone Street, and 874 and 880 Main North Road, and has agreements in place with the property owners of the remaining properties which form the 'site' shown in Figure 1 of Attachment 1.

## Section 2: Project details

What is the project name?

Please write your answer here:

Belfast Residential and Stormwater Management Area Development

What is the project summary?

Please write your answer here:

To provide for the regionally significant residential development of approximately 46.9 hectares on what is currently industrial zoned land in Belfast, Christchurch. The project will enable 454 residential lots in total, allowing for a range of housing densities to be established.

The project will also provide a regionally significant stormwater management area ('SMA') which will provide stormwater treatment for approximately 120ha of existing developed catchment.

What are the project details?

Please write your answer here:

Purpose: The project's purpose is to deliver a regionally significant supply of 324 new residential sites that meets demand within Christchurch City and delivers necessary upgrades of three waters infrastructure to the surrounding land, including the creation of a regionally significant stormwater management area in partnership with the Christchurch City Council.

Objectives: The objectives include:

- Providing additional residential sites to meet growing and unmet demands for residential housing in this location, given there is no market demand for industrial.
- Enabling the provision of regionally significant infrastructure in the form of a stormwater management area which will enable development of the surrounding industrial and residential land, and treating stormwater discharge from an existing untreated catchment.
- Creating job opportunities and stimulating economic growth.
- Integrating with existing residential areas nearby and adjacent, undeveloped residential land to the north to ensure a consolidated development.

Activities: The project activities primarily involve subdivision and land development to create the specified residential sites and associated infrastructure development, including roads, utilities, and other necessary facilities. This would facilitate subsequent development activity, including the construction of residential dwellings and the implementation of landscaping and environmental management measures. Stormwater infrastructure is also proposed.

Describe the staging of the project, including the nature and timing of the staging

Please write your answer here:

Authorisations are being sought in relation to the entire proposal, and the project is ready to commence immediately upon receiving the relevant approval.

Stage One works will encompass the preparation of the stormwater management area by excavation, using the excavated material to build up and preload the rest of the site, to allow for residential development works to commence twelve months after.

The stormwater management area will likely be completed within one year, the first stage of residential development (100 sections) completed six months after, with approximately 100 lots per year thereafter

What are the details of the regime under which approval is being sought?

Please write your answer here:

- Resource Management Act 1991 - resource consent
- Christchurch City Council land use and subdivision consent.
- Canterbury Regional Council consents with respect to earthworks, dewatering, diversion of water, discharge consents.

If you seeking approval under the Resource Management Act, who are the relevant local authorities?

Please write your answer here:

- Christchurch City Council
- Canterbury Regional Council

What applications have you already made for approvals on the same or a similar project?

Please write your answer here:

No applications have been made towards the approval of this project.

Is approval required for the project by someone other than the applicant?

Yes

Please explain your answer here:

Approvals would also be required from the Christchurch City Council in regards infrastructure connections.

If the approval(s) are granted, when do you anticipate construction activities will begin, and be completed?

Please write your answer here:

The project is ready to commence immediately upon approval.

Detailed Design: Stage one detailed design will start immediately on approval(s) and is anticipated to take three months.

Procurement: Contractor tendering and engagement is anticipated to take one month.

Funding: The applicant has funds reserved and assigned for the delivery of this project. The applicant is ready to commence development immediately once the necessary approvals for the project are issued.

Site Works Commencement: Will be able to commence within three months following relevant approvals being obtained.

Stage one will likely involve the preparation of the stormwater management area by excavation, using the excavated material to build up the rest of the site, preloading it, to allow residential land development works to commence 12 months after. The stormwater management area could be completed within 12 months, the first stage of residential development (100 sections) completed six months following that, and then at a rate of 100 lots per year thereafter.

Subsequent Stages would follow a similar timeline, although could be developed concurrently in the same year as required to satisfy market demand.

It is anticipated the project would be completed within three – four years from approval.

### Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Persons likely to be affected by the project include:

- Christchurch City Council (as the relevant local authority)
- Canterbury Regional Council (as the relevant regional authority)
- Mahaanui Kurataio Limited as the relevant iwi authority for Ngāi Tahu and Te Ngai Tūāhuriri Rūnanga as the relevant iwi authority

Detail all consultation undertaken with the persons referred to above. Include a statement explaining how engagement has informed the project.

Please write your answer here:

Consultation with the persons referred to above is detailed as follows:

- Christchurch City Council – consultation and engagement has occurred with the City Council in respect of the provision of the status and timing of the proposed SMA.

Engagement with the persons above has informed the project in the following way:

- Christchurch City Council – enabled the stormwater basin and wetland area to be incorporated as part of the fast-track application.

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Describe any processes already undertaken under the Public Works Act 1981 in relation to the land or any part of the land on which the project will occur:

Please write your answer here:

Not applicable.

## Section 4: Iwi authorities and Treaty settlements

What treaty settlements apply to the geographical location of the project?

Please write your answer here:

The Ngāi Tahu Claims Settlement Act 1998 applies to the geographical region within which the project is located. However, there are no statutory acknowledgement areas relevant to, or affected by this project. The Act is aimed at redressing historical grievances of the Ngāi Tahu iwi against the Crown. In summary, its key principles and provisions include:

1. Apology: The Act includes an apology from the Crown to Ngāi Tahu for historical breaches of the Treaty of Waitangi and for other injustices suffered by Ngāi Tahu.
2. Redress: Ngāi Tahu received financial and non-financial redress as compensation for past grievances. This includes monetary settlements, the transfer of Crown-owned land, and the establishment of cultural, environmental, and economic initiatives to benefit Ngāi Tahu.
3. Cultural Redress: The Act recognizes Ngāi Tahu's cultural, spiritual, and historical connection to certain areas of land and natural resources. It provides for the return of specific culturally significant sites and the protection of customary rights.
4. Governance: The Act establishes mechanisms for the representation and participation of Ngāi Tahu in the management of natural resources, conservation areas, and other matters affecting the iwi's interests. This includes the creation of entities such as Te Rūnanga o Ngāi Tahu to oversee the iwi's affairs.
5. Co-Management: It promotes co-management arrangements between Ngāi Tahu and government agencies for the management of conservation lands, fisheries, and other natural resources within Ngāi Tahu's traditional territory.
6. Settlement Process: The Act outlines the process for negotiating and implementing the settlement, including mechanisms for dispute resolution and the establishment of a historical account of Ngāi Tahu's grievances.
7. Future Relations: The Act aims to establish a framework for ongoing cooperation and partnership between Ngāi Tahu and the Crown, recognising the importance of building a positive relationship based on mutual respect and understanding.

The subject site is located within an area of cultural significance to Ngāi Tahu, noting it is within a Silent File area under the Christchurch District Plan.

Mana Whenua will be engaged as part of the development to provide guidance, in particular to be provided the opportunity to act as cultural monitors during the earthworks phase of the development. Accidental Discovery Protocol will be in place for the duration of the works. In addition, appropriate sediment controls will be in place to prevent runoff reaching waterways (consistent with Environment Canterbury's Erosion and Sediment Controls), planting of indigenous vegetation, particularly within riparian margins of waterways and within the stormwater basin area, and incorporation of sustainable urban design features to manage stormwater runoff from the development.

Are there any Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provisions that are relevant to the project?

No

If yes, what are they?:

Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?

No

If yes, what are they?:

Is the project proposed on any land returned under a Treaty settlement or any identified Māori land described in the ineligibility criteria?

No

Has the applicant has secured the relevant landowners' consent?

Yes

Is the project proposed in any customary marine title area, protected customary rights area, or aquaculture settlement area declared under s 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004 or identified within an individual iwi settlement?

No

If yes, what are they?:

Has there been an assessment of any effects of the activity on the exercise of a protected customary right?

No

If yes, please explain:

Upload your assessment if necessary:

No file uploaded

## Section 5: Adverse effects

What are the anticipated and known adverse effects of the project on the environment?

Please describe:

Infrastructure: Significant three waters infrastructure upgrades will be provided as part of this proposal, including in partnership with Christchurch City Council, a stormwater management area to serve the development which will also enable future development of the wider industrial zone. Currently, approximately 120ha of developed land is discharging into the environment untreated. Therefore, the stormwater management area will provide treatment of the water to ensure it is discharged to the environment in a clean and filtered state. The large wetland area is in a location where it was historically wetland/swap before being farmed, as such the project will contribute to reestablishing the pre-settlement environment. Approval of this application would enable significant improvements to the surrounding environment, in terms of opening up additional development capacity and improving environmental outcomes.

The attached statement prepared by Inovo Projects (Attachment 4) confirms that there is sufficient capacity in the existing infrastructure adjacent to the site to accommodate the proposed development Any adverse effects associated with infrastructure establishment and servicing can be adequately avoided or mitigated.

Economic effects: Economic benefits will arise in the form of additional employment, income and expenditure generated by the proposal, including increased economies of scale, increased competition, reduced unemployment and underemployment. The project will also increase competition and choice in residential housing markets in a manner that is strongly and directly consistent with the NPS-UD.

As above, the approval of the application would enable the development of the surrounding industrial zone, thereby providing increased economic benefits which would be greater than the development site alone.

Transportation costs will be internalised to future residents, or externalised in respect of potential road accidents, congestion, greenhouse gas emissions (which are likely to be similar to alternative residential development sites within the Christchurch District).

Natural hazards and contaminated land: Any adverse effects associated with natural hazards and/or contaminated land (namely flooding and potential soil contamination) can be adequately avoided or mitigated. Part of the site is located within the Flood Management Area of the Christchurch District Plan and setting of minimum finished lot levels (and minimum floor levels for future buildings) will ensure effects of flood events are adequately mitigated. Geotechnical investigations of the site indicate that ground remediation works such as pre-loading can be completed to make the land suitable for residential development, and it is proposed that the material excavated as part of the SMA will be repurposed to provide fill for the development of the residential component of the site.

The site is not located on the Listed Land Use Register as having previous HAIL activities, and land investigations previously carried out for the site have confirmed that there is no evidence of contamination that would prevent any development or use of the site in future.

Transport: As part of the subdivision, a number of new local roads are proposed which will be designed in accordance with applicable standards. In terms of the existing network, the land is already zoned for urban purposes and any adverse effects of the proposed development will be able to be appropriately mitigated such that any impacts on the surrounding road network are avoided. Good pedestrian and cycle connections within and to adjoining sites are provided and the site is well located in respect of existing and planned infrastructure to accommodate walking and cycling trips.

Landscape and visual effects and amenity values: Any adverse effects associated with visual and landscape effects can be adequately avoided or mitigated and there are no significant landscape values on the site or nearby warranting particular management, particularly when acknowledging the site is already zoned for urban purposes. Effects on broader amenity values are similarly considered to be less than minor and consistent with what is anticipated for a greenfield subdivision.

Urban design and urban form: The project is considered to provide an appropriate standard of urban design and urban form and deliver a well-functioning urban environment as sought by the NPS-UD. In particular, the proposal will:

- a. Have and enable a variety of homes that meet the needs, in terms of type, price, and location, of different households, and would enable Māori to express their cultural traditions and norms, to the extent relevant to the site context. This is relevant in a localised and Greater Christchurch context.
- b. Provide access to suitably located and sized business sectors, recognising local facilities in close proximity to the project site, accessibility to business activities in Belfast and the wider offerings in Greater Christchurch.
- c. Provide good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport noting the preceding point and the findings in the transport assessment.
- d. Support the competitive operation of land and development markets by adding greater competition to the Christchurch residential land market, with the corresponding reduction in housing cost being a contributing factor to 'well-functioning urban environments.
- e. Support reductions in greenhouse gas emissions (at a local scale), through the provision of a greenfield subdivision within 1km of a Key Activity Centre (Belfast) and with excellent connectivity and accessibility to the existing public transport network and local, township and regional services and amenities).
- f. Achieve resilience to the likely current and future effects of climate change through: the site's distance from coastal and low lying areas susceptible to sea level rise and storm surges; the land's resilience to heavy rainfall events/frequency following the proposed surcharging of the land, and the potential for building and landscape design to address increased mean temperatures or amplification of heat extremes. In a Greater Christchurch context, the site has considerable advantages over greenfield or intensification growth in flood prone coastal and low-lying areas.

Ecological effects: Effects on ecology will be able to be managed and enhanced through the development, particularly in relation to naturalisation of the existing Wilsons Drain, riparian planting, and the establishment of new wetland habitat. The proposal will result in significant positive effects to the existing habitat, noting that 5.15ha of wetland will be created as part of the stormwater management. There are no known wetland values on the site (with the effects on any wetland values in any case being offset as a part of the development).

As stated above, the provision of the stormwater management area will result in improvements to the existing environment, noting that it will result in the treatment of stormwater (which is currently being discharged from a 120ha catchment without any treatment). Any adverse ecological effects can be adequately avoided or mitigated, and the ecological values of the existing waterways and riparian margins will be considerably improved.

Reverse sensitivity: The proposal provides for noise sensitive activities, albeit in an area already planned for urban growth. The stormwater basin and wetland area will provide a significant buffer and separation distance to the State Highway 74 and industrial land to the south. No reverse sensitivity effects anticipated from the approval of the proposal.

Loss of agricultural production: The site is currently Industrial zoned land in the Operative District Plan and for this reason the proposal will not result in any loss of versatile soil.

Upload file:

Attachment 4 Infrastructure Memo.pdf was uploaded

## Section 6: National policy statements and national environmental standards

What is the general assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard?

Please write your answer here:

The National Policy Statement on Urban Development 2020:

The National Policy Statement on Urban Development 2020 (NPS-UD) is of particular relevance and the project strongly aligns with this.

The proposal supports Objective 1 by creating a well-functioning urban environment that enhances housing supply and choice. It addresses Objective 2 by fostering competitive land and development markets, thereby improving housing affordability. The project aligns with Objective 3 by supporting residential growth near employment centres and transport networks in areas with high housing demand. It meets Objective 4 by responding to the evolving needs of communities. Despite potential tension between responsiveness and strategic planning, the project meets Objective 6 by integrating decisions with infrastructure planning and funding. It supports Objective 8 by including provisions for alternative transport modes and demonstrating resilience to climate change effects. Additionally, the project aligns with NPS-UD policies by providing diverse housing options, supporting businesses, ensuring accessibility, promoting competition in land markets, and addressing climate change resilience. Overall, the project contributes positively to well-functioning urban environments and addresses key objectives and policies outlined in the NPS-UD.

The National Environmental Standard for Freshwater 2020:

The proposal may involve earthworks within 100m of wetlands to facilitate the development. However, due to the proposal's contribution to a well-functioning urban environment and the proposed waterbody restoration and enhancement works and associated net-gains in wetland across the site (5.15ha gain), the proposed works are considered acceptable and consistent with the outcomes sought in the NES-F.

The National Policy Statement for Freshwater Management 2020:

The National Policy Statement for Freshwater Management 2020 (NPS-FM) is of relevance to this application due the works in proximity of existing waterways.

The project aligns with Policy 1 by protecting and enhancing existing waterways and offsetting any loss of wetlands through restoration. It adheres to Policy 2 by involving Tangata Whenua in freshwater management and considering Māori freshwater values. The project follows Policy 3's integrated approach to freshwater management, considering the effects of land use and development on a whole-of-catchment basis. It aligns with Policy 4 by managing freshwater as part of New Zealand's response to climate change, demonstrating resilience through flood hazard mitigation and stormwater capacity maintenance. The project complies with Policy 5 by improving the health of degraded water bodies and maintaining or improving other freshwater ecosystems. It adheres to Policy 6 by resulting in a net gain of wetland area. Finally, it aligns with Policies 7, 8, and 9 by avoiding loss of river extent and values, protecting outstanding water bodies, and restoring habitats of indigenous freshwater species.

Other policy documents

Given the particulars of the land and the project, the following NPS are not relevant: the New Zealand Coastal Policy Statement, NPS for Renewable Electricity Generation 2011, NPS for Electricity Transmission 2008, NPS for Greenhouse Gases from Industrial Process Heat 2023.

No practices or effects are anticipated that would be inconsistent with the NPS for Indigenous Biodiversity 2023.

Whilst the land is classified as highly productive land, it is already zoned for urban (industrial) use and therefore the proposal is consistent with the National Policy Statement for Highly Productive Land (NPS-HPL), to the extent that it is relevant.

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## Section 7: Eligibility

Will access to the fast-track process enable the project to be processed in a more timely and cost-efficient way than under normal processes?

Yes

Please explain your answer here:

Fast tracking this project would enable development works to commence on Stage 1 in late 2024, including the provision of regionally significant infrastructure and housing in a timely manner.

If this project is unsuccessful in this fast-tracking application, the timing of the commencement is less certain and unlikely to occur until late-2026 (or later). No resource consent application has been lodged to Christchurch City Council and several consents will also be required from the Canterbury Regional Council. This process alone is anticipated to take an additional two to three years.

Such slow speed, high cost and uncertainty associated with these conventional planning processes is a significant deterrent to investors, has opportunity costs (from not enabling development and business activity in the interim) and in some way or another has continued to the current shortage of residential land, and high house prices. The applicant needs more certainty at an earlier stage than the other processes can offer in order to be able to make certain decisions and investments in relation to the project.

In addition, Fast-tracking this project under the Fast Track Approvals Bill 2024 would bring several specific benefits:

1. Accelerated Commencement: Fast-tracking would enable the project to commence in late 2024. Without fast-tracking, the project is unlikely to start until 2027 due to the time-consuming conventional planning processes.

2. Investor Attraction: The slow speed, high cost, and uncertainty associated with conventional planning processes can deter investors. Fast-tracking provides more certainty at an earlier stage, making the project more attractive to investors.
3. Opportunity Cost Reduction: Fast-tracking reduces opportunity costs associated with delays. Enabling development and business activity sooner, captures opportunities that would otherwise be lost or delayed whilst awaiting the conclusion of lengthy planning processes.
4. Addressing Residential Land Shortage: The project directly addresses the current shortage of residential land in the locality, recognising that whilst the site is zoned for industrial purposes there is no market demand for this use. Fast-tracking this application will also enable the construction of the regionally significant stormwater basin to occur, which in turn will enable increased development in the immediate area.
5. Economic Growth and Job Creation: The project will stimulate economic growth and create jobs, both during construction and through subsequent establishment of residential activity. Fast-tracking would bring these benefits to the community sooner.

In summary, fast-tracking this project would accelerate its benefits, attract investors, reduce opportunity costs, address industrial land shortage, and stimulate economic development and job creation.

What is the impact referring this project will have on the efficient operation of the fast-track process?

Please write your answer here:

Referring this project will not negatively impact on the efficient operation of the fast-track process for the following reasons:

1. Project Alignment with Bill's Purpose: The proposed project aligns with the bill's core purpose, which is to expedite infrastructure and development projects with significant regional or national benefits. This alignment means that the project is exactly the type of initiative the fast-track process was designed to handle.
2. Clear Objectives and Scope: The project's objectives are well-defined: deliver up to 454 residential lots that are well connected and consolidated to an existing residential environment. Provide for the construction of regionally significant infrastructure in the form of a significant Storm Water Management Areas to serve the existing developed environment and enable development of the surrounding area. Clarity in project scope ensures that decision-makers can assess its merits efficiently without unnecessary delays.
3. Efficient Use of Resources: By fast-tracking a project that is ready to commence and has clear regional benefits, the decision-making body can focus its resources on projects that are ready to proceed, rather than spending time on projects that are not yet ready or do not align with the Bill's purpose.
4. Maintaining Momentum: Fast-tracking this project could help maintain the momentum of the fast-track process, demonstrating its effectiveness and reinforcing its purpose. This could boost the confidence of stakeholders in the process, leading to its more widespread adoption and ultimately improving its efficiency.

Has the project been identified as a priority project in a:

Other

Please explain your answer here:

The subject land is specifically identified for urban development, being zoned Industrial General in the Christchurch District Plan. There is no market demand for industrial development in this location, hence the application for a residential development of the site.

The area proposed for the stormwater management area is identified as part of Christchurch City Council's Ōtūkaikino Stormwater Management Plan. Consultation occurred on this Draft Plan in early 2023, with Council accepting the Plan at Council Meeting on 21 June 2023. The project area is also identified as a Greenfield Priority Area in the Canterbury Regional Policy Statement.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

The project will deliver regionally significant infrastructure insofar as it will provide for a significant increase in residential housing in this locality and will provide for a regionally significant stormwater basin which will assist in facilitating development in the immediate surrounds. The stormwater basin and associated wetland areas will also have positive, catchment-wide ecological benefits.

Enabling this infrastructure upgrade will deliver the following benefits:

1. Residential growth in a strategic location: The proposed residential development, and associated infrastructure upgrades will facilitate residential growth in this location as well as enabling future intensification in the immediate area.
2. Economic Impact: The project is expected to stimulate economic growth and create jobs, both during construction and through the subsequent establishment of business activity. This aligns with the national goal of economic development and job creation.

3. Strategic location: The proposed development is close to existing residential development, commercial centres and transport infrastructure, including active transport. The development is located in an area of Christchurch that has been signalled for residential growth and will provide a more efficient use of the existing land, noting there is no market demand for industrial development in this location.

5. NPS-UD Capacity Considerations: The NPS-UD requires careful consideration of the demand for different types and locations of residential land, providing for choices that will meet the needs of people and communities and future generations for a range of residential environments. The proposal specifically responds to a particular demand for a type and location of residential land in this area of the District.

Will the project:

increase the supply of housing, address housing needs, contribute to a well-functioning urban environment

Please explain your answer here:

Increased Housing Supply:

The project's primary purpose is to deliver a regionally significant supply of up to 454 new residential dwellings in a consolidated and well-connected location. By creating these sites, it directly contributes to increasing housing supply. Overly restrictive planning rules have been a barrier to building more homes where they are needed most. The proposed project aims to overcome this challenge by providing additional housing in a consolidated and well-connected environment which is close to existing commercial centres and the Central City.

Addressing Housing Needs:

The shortage of housing in New Zealand is a critical issue. The project's focus on housing sufficiency directly addresses this need. By enabling the creation of new residential sites, the project contributes to meeting the demand for housing in the Belfast area, Christchurch District and Greater Christchurch.

Well-functioning Urban Environment:

The project will contribute to well-functioning urban environments by (among other things): Providing a variety of house size and lot size to provide choice; Creating a street hierarchy providing different modal allocation; Continuing a well-connected network which combines with the green network and existing facilities connecting to key destinations (school, parks, childcare, town centre); Creating a high level of legibility through street hierarchy; Prioritising walking and cycling with a mix of on-road, separate, and off-road facilities to promote active transport modes; Creating streets with a high level of amenity; Providing a quantity of greenspace and facilities appropriate for the future population; Integrating the green and movement networks to create a high level of connectivity, amenity and active travel options; and Providing for a Regionally Significant stormwater basin including associated wetland habitat and restoration/naturalisation of an existing waterway network.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

The project delivers significant economic benefits in the following ways:

1. Increased Housing Supply:

The creation of 454 residential dwellings directly contributes to increasing housing supply. More available housing options attracts new residents, stimulates local economies, and generates economic activity.

2. Projected Growth:

The subject site is already zoned for residential growth, and there is a demand for residential in this location. The residential development will attract investment, create jobs, and contribute to the local economy.

3. Infrastructure Upgrades:

The proposal includes the construction of a regionally significant stormwater basin and associated wetland area which will provide for the need for essential infrastructure in this locality and future-proof the infrastructure needs for development and intensification of the wider area. The infrastructure upgrades will also have benefits to the existing ecological values of the area.

4. Employment /job creation

The project will create jobs and increase employment in the region. A significant amount of work will be made available, particularly with regard to the construction of the project. In addition, the residential development will bring expenditure, incomes and employment opportunities for local businesses and residents within the Christchurch District and also Greater Christchurch businesses and residents.

6. Overall Economic Impact:

By addressing housing needs and improving infrastructure the project enhances the economic vitality of Belfast and the Christchurch District. Economic benefits include increased job creation and business growth.

In summary, the proposed project has the potential to deliver significant economic benefits by fostering growth, improving infrastructure, and meeting housing demands.

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

Will the project support development of natural resources, including minerals and petroleum?

No

Please explain your answer here:

Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions?

Yes

Please explain your answer here:

The project supports climate change mitigation through its distance from coastal and low lying areas susceptible to sea-level rise and storm surges, its resilience to heavy rainfall events/frequency, and the potential for landscape provision in streets, open spaces and residential sites to mitigate increased mean temperatures or amplification of heat extremes.

The project will seek to reduce both embodied and operational greenhouse gas emissions. This will be achieved in a number of ways including:

- Locating the development as close as possible to public transport routes and common travel destinations such as schools and supermarkets;
- Planting trees and shrubs as part of the development (i.e. enabling carbon sequestration through biological processes);
- Ensuring that low carbon materials are used during the building phase (for example through encouraging greater use of timber);
- Minimising paved areas in the development as much as possible;
- Minimising the use of fossil fuel in the buildings;
- Encouraging the uptake of solar on buildings through the design of buildings as 'solar ready';
- Encouraging energy efficient building design;
- Ensuring residential homes are 'EV ready' through adequate electrical capacity provision in garages;
- Considering communal gardens or composting facilities; and
- Considering the installation of solar panels on any community facilities that are developed.

The proposed provision for alternative transport modes, connectivity and accessibility, and the potential for servicing by public transport also supports reductions in greenhouse gas emissions and resilience to climate change.

Will the project support adaptation, resilience, and recovery from natural hazards?

Yes

Please explain your answer here:

The project site strongly supports resilience from natural hazards. The land is not susceptible to sea-level rise or storm surges. Flooding and liquefaction risks are able to be addressed and mitigated through the subdivision design and proposed land treatment. A geotechnical assessment of the land indicates that the land is generally suitable for housing, subject to pre-loading, site-specific foundation design, and future land damage from liquefaction is low.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

There are no significant environmental issues applicable to the project, noting the proposal will result in significant improvements. The subject land is already zoned for urban purposes (albeit industrial) and the balance is in pastoral use on land that is not classified as highly productive land (given its urban zoning). The existing waterway network will be realigned, restored and enhanced as part of the development.

The site is within the urban area, well connected to the transport network and the proposed subdivision has a compact and linear urban form that effectively integrates with established residential areas. The project is a logical form and location for urban development.

Is the project consistent with local or regional planning documents, including spatial strategies?

Yes

Please explain your answer here:

As noted above, the land is already zoned for urban purposes in the District Plan and is recognised as part of the urban area in the Regional Policy Statement. The land is also recognised for urban purposes in the Greater Christchurch Spatial Plan that was adopted in March 2024 by all Partner Councils (Christchurch City Council, Selwyn District Council, Waimakariri District Council and Environment Canterbury).

Anything else?

Please write your answer here:

The applicant is happy to provide any additional information, or copies of expert reports, if requested.

Does the project includes an activity which would make it ineligible?

No

If yes, please explain:

## Section 8: Climate change and natural hazards

Will the project be affected by climate change and natural hazards?

No

If yes, please explain:

The site is resilient to the likely current and future effects of climate change accounting for its distance from coastal and low-lying areas susceptible to sea-level rise and storm surges and the technical assessments undertaken to date confirming the land's resilience to heavy rainfall events/frequency.

The project site is not subject to any notable natural hazards. A geotechnical assessment of the land indicates that the land is generally suitable for housing, subject to site-specific foundations, and future land damage from liquefaction is low.

## Section 9: Track record

Please add a summary of all compliance and/or enforcement actions taken against the applicant by any entity with enforcement powers under the Acts referred to in the Bill, and the outcome of those actions.

Please write your answer here:

There have been no compliance and/or enforcement actions taken against the applicant by any entity with enforcement powers under the Acts referred to in the Bill.

Load your file here:

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## Declaration

Do you acknowledge your submission will be published on environment.govt.nz if required

Yes

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Please write your name here:

Richard Peebles

Important notes