

Response ID ANON-URZ4-5FQV-Q

Submitted to Fast-track approval applications

Submitted on 2024-05-03 14:11:32

Submitter details

Is this application for section 2a or 2b?

2B

1 Submitter name

Individual or organisation name:

Urban Estates Ltd

2 Contact person

Contact person name:

Justin McDonald

3 What is your job title

Job title:

Director

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:

262 Marshs Road

RD 6

Christchurch 7676

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

Yes

Organisation:

Anthony Harper

Contact person:

Gerard Cleary

Phone number:

s 9(2)(a)

Email address:

gerard.cleary@ah.co.nz

Job title:

Partner

Please enter your service address:

PO Box 2646

Christchurch 8140

Section 1: Project location

Site address or location

Add the address or describe the location:

5-26 John Paterson Drive, Halswell Christchurch
See attached plan for location

File upload:

John Paterson Drive Location Plan.pdf was uploaded

Upload file here:

No file uploaded

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

Yes

upload file:

John Paterson Drive Titles.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

1003831 - LNV Trustees Limited -Section 1 SO 560474
987857- Duncan Cotterill Christchurch Trustee (2017) Limited, Grant Phillip England, Halie Sharleen Kellaway - Section 10 SO 480694,
73542 - Andrew Nicholas Heazlewood, Graham Charles Heazlewood, LNV Trustees Limited - Lot 2 DP 318764
73547 - San-Tsun Yu - Lot 7 DP318764
73543 - Bromac Lodge Limited - Lot 3 DP318764
73544 - Peter Ian Cullen, Aiko Harcourt, Martin Richard Harcourt - Lot 4 DP 318764
73546 - Mercantile Sword Trustee Limited, Neil Morton Sword- Lot 6 DP318764
725470 - Mercantile Sword Trustee Limited, Neil Morton Sword - Sec 16 SO 480694

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:

This application is being made by the Applicant on behalf of all of the owners.
The project will be undertaken by the Applicant in a joint venture with the owners

Section 2: Project details

What is the project name?

Please write your answer here:

John Paterson Drive

What is the project summary?

Please write your answer here:

The Applicants propose to undertake a residential subdivision of the subject land that is anticipated to yield approximately 500 residential allotments, associated roads and reserves

What are the project details?

Please write your answer here:

The land is currently in a mix of pasture and rural lifestyle. The project seeks to develop the site to provide for a residential neighbourhood containing approximately 500 residential sites which will be available for the construction of dwellings.

The construction of the residential development will include:

- Construction of a transport network with associated pedestrian footpaths, shared paths and cycleways
- The installation of reticulated water, wastewater and stormwater systems and reticulated power and telecommunications.

The development will have areas set aside for stormwater management purposes and local neighbourhood parks.

The proposed servicing of the site is set out below:

Water Supply - Water supply for this development will need to be confirmed by been modelling that is underway. The site is anticipated to be serviced from the Wilmers Road Reservoir. At the time of the Southern Motorway construction, NZTA provided a DN250 PE100 water main down Springs Road to

this site. The connection of this main to the Council system is imminent. Connection may also be made to the adjacent Knights Stream Development where a 150mm connection has been provided near the John Paterson Dr/Richmond Ave intersection.

Wastewater - Wastewater capacity for this development will need to be confirmed by modelling that is underway. It is expected that flows will be directed to an existing 225mm pipe at the corner of Tongariro St and Harz St. There is capacity in the infrastructure at the connection point, but capacity downstream is being checked. If there are some capacity issues, then they may be able to be relieved by attenuating the sewer flows on site and pumping out when the downstream flows are low.

Stormwater - There are natural overland stormwater flow paths tracing through the site. These flowpaths will be directed to future road alignments and into the adjacent headwaters of Knights Stream. Stormwater discharge will be to ground or by way of treatment and storage before being discharged to Knights Stream. It is expected that the site will be permitted to use the Councils Global Stormwater Discharge Consents. The stormwater facility will be located at the southern end of the site adjacent to the stream.

Power and Communications - It is considered that power supply and telecommunications will be able to be provided by utility companies as a matter of course.

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

Please write your answer here:

Once all consents and approvals are in place, the development is anticipated to be staged over a period of 5 years, with an anticipated 100 lots being created each year. This will be dependent on market demand.

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

Please write your answer here:

Resource Management Act 1991 - resource consents:

- Subdivision Consent under s11 RMA
- Landuse consent under s9 RMA
- Consent under Clause 9 of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011
- Landuse consent under s9 and s13 RMA
- Water permit under s14 RMA
- Discharge consent under s15 RMA

Wildlife Act 1953 - wildlife permit under S53

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

Please write your answer here:

Christchurch City Council
Environment Canterbury

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 with regards to this or a similar project by the submitter.

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

Yes

Please explain your answer here:

The Applicant is undertaking a JV with the owners. As such the owners should be party to the approval.

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

Please write your answer here:

If approvals are granted it is anticipated that construction would begin as soon as practical for the time of year.

The development will be privately funded.

The following are the key milestones for each stage of the development, acknowledging that some stages overlap:

1. Detailed Engineering Design & Approval – 3 Months
2. Pre-Construction Commencement works - 1 Month
3. Construction Phase – 6 months

4. Completion Phase (obtaining titles) – 4 Months

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

The relevant local authorises for this project are:

- Christchurch City Council
- Environment Canterbury

The relevant Iwi Authority for this project is:

- Te Rūnanga of Ngāi Tahu

Adjoining neighbours in Busch Lane & 333 Springs Road

Adjoining neighbours in Luxembourg Crescent & Tongariro Street

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 has been undertaken by the current owners and the Applicant and their advisors over the last 2-3 years with the Christchurch City Council only. This has included discussions with senior policy planners and the servicing arms of the City Council. This consultation has informed the need to undertake the development of the site through the fast track process as the timeframes to obtain zoning for development through conventional policy planning pushes the ability to develop this land for housing out by 4-5 years.

No consultation in relation to this site has been undertaken by Applicant with Environment Canterbury or Te Rūnanga of Ngāi Tahu or adjoining neighbours.

Upload file here:

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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 application site is within the rohe of Ngāi Tūāhuriri Rūnanga and Te Taumutu Rūnanga are two of eighteen Ngāi Tahu regional papatipu rūnanga, constituted under the Te Rūnanga o Ngāi Tahu Act 1996. Ngāi Tahu's treaty claim was settled in 1998, by the Ngāi Tahu Claims Settlement Act 1998.

The settlement of Ngāi Tahu's treaty claim does not directly relate to the applicant's land, but to the wider Canterbury area.

The site does not involve any statutory acknowledgement areas

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?

No

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:

Please see the attached file for the Clause 14(3)(e) assessment

Upload file:

JPDrive Clause 14(3)(e) Assessment.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:

Please see the attached file for the Clause 14(3)(f) assessment

File upload:

JPDrive Clause 14(3)(f) Assessment.pdf was uploaded

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:

The site has previously been subject to submission to the Christchurch Replacement District Plan in 2014 by the current owners seeking its rezoning for residential purposes. Due to the limitations on developing land that is not identified as greenfield in Chapter 6 of the Canterbury Regional Policy Statement, the Independent Hearings Panel could not at that time consider the rezoning.

The restrictions contained in the Canterbury Regional Policy Statement still apply today, albeit they need to be assessed in light of the provisions of the National Policy Statement on Urban Development. The current pathway that the subject land could become available for development is for the CRPS to be updated, then a private plan change would be required, followed by the applications for the necessary subdivision, landuse and discharge consents and wildlife permits.

Environment Canterbury have advised that they anticipate notification of a draft regional policy statement for public submission in December 2024. It is expected that that process could take 2-3 years to complete, excluding any legal challenges. Once any relevant provisions are beyond legal challenge, the private plan change process would also take 1-2 years and would also be subject to legal challenge.

The above process would take approximately 3-5 years before an application could be made for the necessary consents.

Given the recently inflationary pressures to construction costs and other living expenses, it is anticipated that the costs of developing and financing the site would also increase over this time period.

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

Please write your answer here:

It is not anticipated that this project will impact on the efficient operation of the fast-track process.

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

Not Answered

Please explain your answer here:

No

Will the project deliver regionally or nationally significant infrastructure?

Not Answered

Please explain your answer here:

Not applicable

Will the project:

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

Please explain your answer here:

The development of the application site will provide significant additional housing capacity within southwest Christchurch. The residential development of the application site is anticipated to provide for 500 sites, which will assist in meeting the needs of the local community.

Of the land approved for residential development in December 2017, most of it has been consented, is under construction or has fully developed. There is limited development capacity of a similar scale within this area of the City.

The application site immediately adjoins and is access through the residential area known as Knights Stream.

The site will contribution to a well-functioning urban environment. The site adjoins and is accessed through an existing residential area and is located close to public transport routes, schools, recreational facilities and major transportation routes.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

Construction of 500 new dwellings will generate significant on-off economic impacts. These impacts will include:

- direct effects – which capture onsite activities directly enabled by the development.
- indirect effects – which arise when businesses working directly on the project source goods and services from their suppliers, who in turn may need to source goods/services from their own suppliers and so on;
- induced effects – which occur when a share of the additional wages and salaries generated by the project (directly and indirectly) are spent in the local/regional economy and therefore give rise to additional rounds of economic impacts.

A preliminary monetary estimate of the contribution of the project to regional GDP is in the order of \$150 -160m. This assessment has been extrapolated on a pro rata basis from economic assessments undertaken for similarly scaled projects initiated by Urban Estates in the Selwyn District, these being Plan Changes 68 and 78 to the Selwyn District Plan.

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

Not applicable

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

No

Please explain your answer here:

Not applicable

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

No

Please explain your answer here:

Not applicable

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

No

Please explain your answer here:

Not applicable

Will the project address significant environmental issues?

No

Please explain your answer here:

Not applicable

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

No

Please explain your answer here:

Anything else?

Please write your answer here:

No

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:

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:

The Applicants have complied with all relevant consents for their previous developments. They have not had any enforcement action taken against them by any entity with enforcement powers under the Acts referred to in the Bill.

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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:

Julie Comfort

