

Response ID ANON-URZ4-5FM5-J

Submitted to Fast-track approval applications  
Submitted on 2024-05-03 16:42:34

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:  
Waimakariri District Council

2 Contact person

Contact person name:  
s 9(2)(a)

3 What is your job title

Job title:  
s 9(2)(a)

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:

Private Bag 1005  
Rangiora 7440

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

Yes

Organisation:  
Waimakariri District Council

Contact person:  
s 9(2)(a)

Phone number:  
s 9(2)(a)

Email address:  
s 9(2)(a)

Job title:  
Senior Engineering Advisor

Please enter your service address:

215 High St  
Rangiora 7440

Section 1: Project location

Site address or location

Add the address or describe the location:

New road (Rangiora Eastern Link (REL)) to link Lineside Rd in the south, with Northbrook Rd in the north (sections north of this to complete the full length are built by others).

File upload:

Rangiora Eastern Link REL Designation Plan (South).PDF was uploaded

Upload file here:

Rangiora Eastern Link REL Designation Plan (North).PDF was uploaded

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

No

upload file:

No file uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Majority is Waterlea Trustee (2016) Ltd and Richard Geoffrey Spark.

A section owned by Waimakariri District 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 Council have a designation included in the Proposed District Plan. The hearings for this are being held at the moment. There was only one objection (from Transpower) which has been satisfactorily resolved. The landowner did not object, is supportive of the work and will work closely with the council to resolve any outstanding issues.

## Section 2: Project details

What is the project name?

Please write your answer here:

Rangiora Eastern Link

What is the project summary?

Please write your answer here:

There is a large growth area on the eastern edge of Rangiora (Belgrove) that is currently being developed, as well as other areas that have been identified for development in the proposed District Plan. Note that Belgrove development was itself Fast tracked under the previous version of the act.

The following is quoted from Property Development agreement signed with Bellgrove.

The Developer is completing a development on the land north of Kippenberger Avenue within the North East Rangiora Outline Development Plan Area (ODP). The Developer owns approximately 99 ha of land within the ODP area. This land is approximately shown in red in Appendix C to this Agreement (the "Bellgrove Development Area").

The Developer intends to carry out the development of a subdivision of residential land within the Development Area of approximately 800 residential lots over several stages, with an additional 500 lots proposed for the area to the south of Kippenberger Avenue ("Bellgrove South").

What are the project details?

Please write your answer here:

The project entails a new greenfield road between Northbrook Rd in the north and Lineside Road in the south. At the northern end it connects with new roads through previous and current development areas, which continue on across Kippenger Ave to Coldstream Rd, at the northeastern edge of Rangiora.

At the southern end, a new roundabout will be constructed which links the new road to Southbrook Rd (and the Southbrook Industrial area) to the west and Lineside Rd (State Highway 71) to the south. The road will be built to "Collector" standard, and will provide for walking and cycling activities. Stormwater paths and mitigation will be included.

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

Please write your answer here:

The exact staging of the physical works have not yet been determined. It may be that portions are contracted separately where a specialist contractor is required, but the most likely approach will be a single contract to construct all works.

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

Please write your answer here:

The Land Purchase will take place under Section 17 (Willing Seller Willing buyer) of the Public Works Act. The Consenting will take place under the RMA,

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

Please write your answer here:

Approval will be required from both WDC and Environment Canterbury. There will be land use and earthworks consents required as well as divert and discharge to waterways. It is likely that this would involve a joint hearing, heard by independent commissioners.

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.

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

Yes

Please explain your answer here:

An application for funding has been made for approx 50% of the total cost to NZTA. At this stage the availability of funding is not clear.

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

Please write your answer here:

The Council has currently allowed for the following programme:

Funding and Business Case - March 2025

Designations - March 2025

Investigation and concept design - June 2025

Land Purchase - March 2026

Preliminary design - September 2026

Consenting - September 2027

Detailed Design and tendering - September 2028

Construction - December 2029

Legal vesting - June 2030

### Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Ngai Tahu (within their takiwa) and Ngai Tuahuriri (the local hapu)

Environment Canterbury

NZTA (funding)

NZTA (state highway operators)

The underlying landowner

KiwiRail

Transpower

The main developer (Bellgrove Rangiora Limited ("BRL"), NTP Development Holdings Ltd ("NTP"), Bellgrove Land Development JV ("JV") (together the "Developer")

Other departments of WDC

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:

Have met with Ngai Tuahuriri for an initial meeting. Informed the council about areas of high sensitivity (Koura Creek, Northbrook Stream)

General meetings only with Environment Canterbury

Application for funding made to NZTA (funders)

Initial discussions with NZTA (SH operators regarding roundabout and linkage to SH71)

Initial discussions with landowners to agree on general alignments, as well as connectivity with a proposed privately initiated plan change  
Initial discussions with KiwiRail about options for the roundabout location, and changes to rail crossings  
Agreement with Transpower about design and construction in the vicinity of their transmission lines  
Multiple discussions with the Developer about cost allocation, as well as design criteria.

Upload file here:  
No file uploaded

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:

The land has been designated under the Proposed District plan, using the RMA. There are no processes initiated under the PWA to date.

#### Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

There are no treaty settlements that pertain to this land. Stream that flow through the property flow on through Maori Reserve 873 and so close engagement will be undertaken.

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?

Yes

If yes, please explain:

A series of Technical assessments have been carried out. These include an Ecology Assessment and an Archaeological assessment

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:

Upload file:  
Rangiora Eastern Link REL Ecology Assessment FINAL.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 design will take into account the requirements of the NES (Freshwater)  
The CPS does not apply

File upload:  
No file 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 consents approval process is likely to be time-consuming and extensive. The project will be under the auspices of both WDC and Environment Canterbury, and will almost certainly be Publicly Notified. This project may get caught up in other issues that are present in our community including the efficiency of Council spend, the amount and location of growth and development, and whether new roads are the best solution. These other influences could mean a more difficult consenting environment than would be warranted for this project.

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

Please write your answer here:

Having this project included in the Fast track Act would send a signal to all other parties about the importance of this project to achieve economic growth and efficiencies. this would include conversations with KiwiRail and NZTA, to ensure the appropriate level of resources was allocated to assisting with this project.

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

Local government plan or strategy

Please explain your answer here:

The project is included in the Regional Land Transport Plan, and so has the backing of all Canterbury Councils.  
The project is included in the Greater Christchurch Transport and Investment Programme.

Will the project deliver regionally or nationally significant infrastructure?

National significant infrastructure

Please explain your answer here:

The project is required to deliver service to an additional 1300 lots, which are part of a nationally significant housing area (Greater Christchurch). Therefore this exceeds the 'nationally significant' threshold.  
The project will deliver efficient transportation links for the growth areas identified in the GCP urban limits. It will assist with ensuring more direct links from the Rangiora urban area to the Christchurch area which is an important regional link.  
It will ease congestion on alternative routes in Rangiora including Southbrook Rd which already carries 26,000 vpd and would become increasingly congested otherwise.

Will the project:

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

Please explain your answer here:

The project will contribute to a well functioning urban environment by providing alternative routes for commuters to Christchurch. this has been projected to ease the congestion on Southbrook rd.  
The project will address housing needs by providing service to the currently consented growth areas on the eastern edge of Rangiora, as well as existing residential areas on the eastern side of Rangiora. The project will increase the supply of housing by allowing for development of significant further areas looked to be rezoned residential, but that would not happen without this link.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

The project will provide a reduction in travel time for freight trying to pass through Rangiora, increasing economic activity,

The project will provide a reduction in travel time for commuters to Christchurch, and for travel to the Southbrook Industrial area.

The project will reduce crashes on Southbrook Rd by an estimated 50%.

The project will reduce congestion on Southbrook Rd.

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 includes for active travel modes, and will include a cycling and pedestrian link.

Shorter travel time for existing users (subject to congestion) will reduce emissions.

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

No

Please explain your answer here:

Will the project address significant environmental issues?

No

Please explain your answer here:

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

Yes

Please explain your answer here:

The REL has been included in all of the WDC spatial planning documents for the last 20 years. It is a significant piece of the future infrastructural needs of the District.

Anything else?

Please write your answer here:

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 project will be designed with appropriate stormwater infrastructure to ensure resilience.  
The underlying land is outside of the liquifaction zone

## 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:

nil

Load your file here:

No file uploaded

## 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:

s 9(2)(a)

Important notes