

Response ID ANON-URZ4-5FTN-J

Submitted to Fast-track approval applications
Submitted on 2024-05-03 15:06:23

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
LMM Investments 2012 Limited

2 Contact person

Contact person name:
Ross Moffatt

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:

94 Jacksons Road, Ohoka, Christchurch

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:

The site is generally located at 240 Spencerville Road, Ouruhia, Christchurch 8083. The site comprises multiple titles of land currently zone Specific Purpose (Golf Resort) Zone in the Christchurch District Plan.

File upload:
Whisper Creek Fast track Site location maps.pdf was uploaded

Upload file here:

Whisper Creek subdivision scheme plan.pdf was uploaded

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

Yes

upload file:

Whisper Creek Records of Title.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

LMM Investments 2012 Limited

David Matthew Holden Tipple, Matthew James Holden Tipple, Timothy John Holden Tipple

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 already owns a substantial proportion of the site s 9(2)(b)(ii)

Section 2: Project details

What is the project name?

Please write your answer here:

Whisper Creek residential village

What is the project summary?

Please write your answer here:

The project seeks to develop 520 residential units with associated recreational open space, wetland and riparian restoration on a vacant site that is currently zoned for a golf resort and associated housing. The project will provide for a range of housing densities and typologies, convenience commercial centre, and all of the necessary associated infrastructure.

What are the project details?

Please write your answer here:

The purpose of the project is to enable a regionally significant number of residential units on vacant land.

Whilst the site is currently formed as farmland, the site is located in an existing urban Specific Purpose (Golf Resort) Zone in the Christchurch District Plan. The zoning provides for the establishment of an 18-hole golf course, 150 residential units, 160 bedroom golf academy, and 380 bedroom hotel/ serviced apartments.

Development of the site as a golf resort (especially on the basis of the specific golf-related residential requirements of the Christchurch District Plan) is not feasible and there would be insufficient demand for a such a facility.

The original zone was put in place prior to the Canterbury earthquake sequence without, the applicant expects, proper regard to the likely demand and feasibility of such a development. Since that time there has been increased recognition of the need for additional residential housing, with greater priority placed on wetland and riparian ecological restoration and recreational open space rather than a golf course.

The subdivision has been designed with the following objectives in mind:

- to create a coherent development area within an existing zone intended for urban (tourist resort) development;
- roading and three-waters servicing design solutions are readily available and where the switch from hotel to additional residential activities will not place any additional demand on network infrastructure;
- providing housing capacity in a location that is notably closer to Christchurch City than the majority of other greenfield housing alternatives in the Greater Christchurch area, thereby reducing greenhouse gas emissions and associated effects on climate change relative to alternative growth areas;
- to create a range of lots for residential use in keeping with the surrounding area and topography, with larger lots and associated perimeter landscaping located to manage amenity and outlook outcomes for existing neighbours;
- to enable logical connections to be formed across the resort zone, along with walking, cycling, and road connections to the nearby Spencerville village

and the suburb of Prestons;

- to ensure that all residential lots will not be impacted by any future flooding events by using material excavated to create the stormwater treatment and ecological area to raise site levels, in tandem with locating development on an existing raised terrace area;
- to create a functional public open and recreational space with the provision of cycle and walking trails that is sensitive to the topography of the site, including wetland and riparian ecological restoration.

The project activities primarily involve subdivision and land development to create the specified residential sites and commercial centre, alongside provisions for open space, roading, and three waters infrastructure.

Following the site being rezoned, the original plan change proponent found that delivery of the development of the site for the original golf resort concept was financially challenging, with the site being on-sold. LMM Investments 2012 Limited has continued to test the original concept, especially in a Covid-19 environment where both international tourism and international education (the majority of the golf academy students), are facing significant uncertainty.

Concurrent with the significant challenges to international tourism and education posed by Covid-19 that are continuing to be felt, New Zealand is experiencing a rapid escalation in house prices generated in part by supply-side constraints, especially in locations within close proximity to the major centres. This proposal therefore represents a timely opportunity to refocus the use of this strategic site from one type of urban use (golf resort) to an alternative urban use through the formation of a much-needed residential community with associated open space and ecological restoration.

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

Please write your answer here:

Consistent with a development of this type, the development will be staged. The intention is to commence the project as soon as possible. The actual size and location of each stage will be confirmed but for the purposes of this application should be assumed to be 10 stages of approximately 50 lots each.

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

Please write your answer here:

The following approvals under the Resource Management Act 1991:

- Land use consents under the Christchurch District Plan.
- Subdivision consents under the Christchurch District Plan.
- Land use consents for the management of discrete areas of soil contamination under the NES – Assessing and Managing Contaminants in Soil to Protect Human Health.
- A suite of construction and operational phase consents from the Canterbury Regional Council relating to the taking and discharge of groundwater, stormwater management, and potentially water take for potable water.

The following approval under the Wildlife Act 1953:

- Authority for the management of on-site lizards (Canterbury Grass Skinks).

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:

A resource consent application for a 70-lot subdivision on part of the site was publicly notified in 2018. This application was placed on hold as it became clear the process would be unduly costly and protracted (particularly taking into account risk of appeal).

A further consent application for earthworks and subdivision on part of the site only was lodged in 2019 but is also on hold following a decision to notify the application.

An application was also made in 2021 for referral onto the fast-track consenting process under the COVID-19 (Fast-track Consenting) Act 2020. The application sought to subdivide part of the site into approximately 220 residential units. The former Minister for the Environment declined to refer the application to the fast track on the basis that there was uncertainty on whether consent was able to be obtained for any groundwater interception (noting that this has subsequently been resolved and is no longer an issue) and a wider view of the Minister at the time that application could be determined through the standard processes under the Resource Management Act 1991.

As demonstrated by the previous two applications, it has been very difficult to progress any application in relation to this development on the 'standard track'.

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

Yes

Please explain your answer here:

Approval has been obtained by other landowners for this application to include their land, as they have agreed to sell their land to the applicant if this application is successful.

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

Please write your answer here:

An intended timeframe is set out below:

- a. From the time of approval, the detailed engineering design plans will be produced in approximately four weeks.
- b. CCC engineering approvals from Council and construction contract tendering will be undertaken concurrently and will take 6 weeks.
- c. Preconstruction mobilisation will occur over a period of 2 weeks.
- d. Subdivision construction of the first 50 sites 6 months and other stages will also occur at similar timeframes.
- e. 224c process 8 weeks
- f. Title process 6 weeks

Marketing of sections will commence once subdivision construction commences, with house building commencing once titles are issued

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

- (a) Christchurch City Council (the relevant local authority)
- (b) Canterbury Regional Council (the relevant local authority)
- (c) Te Rūnanga o Ngāi Tahu (the relevant iwi authority) and Te Ngāi Tūāhuriri Rūnanga (one of the Papatipu Rūnanga of Ngāi Tahu, in whose takiwā the Site is located).

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 above-mentioned parties occurred when the current zone was introduced into the District Plan. The site has a long-established urban zone as a result of a plan change process initiated some 15 years ago. The proposal seeks to alter the internal activity mix, rather than change rural land to urban. The proposal is in general accordance with the provisions in the District Plan related to the site and would not result in a change to overall levels of activity or built form rules.

Informal consultation has been held with Christchurch City Council planning, three waters, and parks staff regarding the proposed development of the site with a switch from hotel to residential units, the availability of reticulated services, and future use/ types of recreation demand for the large open space portion of the site.

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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:

No processes are needed under the Public Works Act.

Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

The project is located within Te Waipounamu as covered by the Deed of Settlement between the Crown and Te Rūnanga o Ngāi Tahu. The settlement dated 21 November 1997 records the matters required to give effect to the settlement of all of Ngāi Tahu's historical claims. The settlement is implemented in a legislative sense through the Ngāi Tahu Claims Settlement Act 1998.

There are no specific principles and provisions in the settlement, including statutory acknowledgements, that specifically apply to the geographical

location of the project.

None of the land on which the project activities will occur is land that has been or is required to be returned under the Ngāi Tahu Claims Settlement Act 1998.

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:

The applicant holds expert reports confirming the following:

Infrastructure: There will be no material three waters infrastructure upgrades required beyond that already anticipated in order to support the site's Special Purpose Golf Resort zoning. Power and communications infrastructure is already readily available in this locality through existing networks located along the adjacent road corridors.

Natural hazards: There is low potential for liquefaction, with a large portion of the site confirmed as being Technical Category 1. A smaller portion of the site has been identified as Technical Category 2 land, with this area either being incorporated into open space/ wetland, or able to be remediated through proven engineering solutions. As such, any adverse effects associated with natural hazards can be adequately avoided or mitigated.

A portion of the site is identified as being within a Flood Management Area. This requires future dwellings to achieve a minimum internal floor level of at least 12.3m above Council datum. This floor level requirement is conservative and is set to account for a 0.5% AEP (1 in 200 year) tidal event concurrent with a 5% AEP (1 in 20 year) rainfall event, and concurrent with a 1m rise in sea level, plus a further 400mm freeboard allowance. The 12.3m requirement can be readily met through a combination of construction-phase earthworks (that avoid any net loss of capacity within the adjacent flood ponding area), combined with standard foundation design and construction.

Low-lying portions of the site will be maintained for recreational open space and ecological restoration.

Soil Contamination: The site is not included on the Canterbury Regional Council Listed Land Use Register as being a HAIL site. Based on the historic use of the site for pastoral farming, the applicant has commissioned both a Preliminary Site Investigation and a Detailed Site Investigation ('DSI') for the majority of the site. These studies have confirmed that the majority of the site is suitable for use for residential housing, with discrete areas requiring some

remediation.

Transport: Access to the site is via a new intersection to Spencerville Road. Spencerville Road is a collector road with an 80kph speed limit. The subdivision application anticipates that the northern shoulder of Spencerville Road will be widened to provide at least 6m of sealed surface between the centre line and edge of seal for approximately 70m each side of the new intersection. Any such upgrades required will be developer and negotiated with Council through the subdivision process.

The project can comfortably be integrated into the existing transport network, noting that the key intersection that connects the traffic generated by the site to Marshlands Road has recently undergone improvement upgrades.

Positive transportation outcomes will be achieved in respect of accessibility, reduced greenhouse gas emissions, and resilience to climate change by way of good connectivity to the transport network and improved proximity to Christchurch relative to the majority of other greenfield residential development blocks in the Greater Christchurch sub-region.

Landscape and visual effects and amenity values: The project is considered to have acceptable landscape effects in the context of the existing zoning which already anticipates urban development and form.

The subdivision has been designed with larger lots located around the periphery of the site to provide an appropriate visual transition from surrounding farmland, and where these lots will have ample room to establish trees and garden plantings. A double row of native tree species is proposed within these large lots where they share an internal boundary interface with two existing lifestyle properties to the west of the application site to provide screening. The ongoing maintenance of this screening can be secured via a consent notice on the titles of these lots. Lots adjacent to the site edge will contain identified building areas to ensure an adequate separation is maintained between the development and neighbouring rural lifestyle properties.

The proposal likewise includes the enhancement of a large area of open space that will provide significant amenity for both residents and visitors.

Ecological effects: An ecological assessment has been undertaken for the majority of the site. This assessment has identified that the site does not currently contain any significant natural areas or high ecological values, reflecting its historic development as a farm, where the land is currently formed as improved pasture with exotic shelterbelt plantings. Further ecological investigations will be undertaken for the remaining non-surveyed areas as part of the fast-track application process.

Canterbury Grass Skinks were identified as being present on the site, with the project having the potential to enhance habitat for this species and where construction phase activities can be managed to mitigate risks to this species.

The site does have significant restoration potential. Parts of the site on the upper, drier terraces and around the western margins of the site can be planted in dry forest and shrubland species to provide both ecological benefits and to provide screening around the site periphery. The lower terrace can be restored with wetland plantings with enhanced riparian planting along the margins of the Styx River and existing drainage channels integrated with the stormwater treatment and detention systems. Overall the proposal will have positive ecological effects relative to both the site's current condition and the alternative use of it being developed as a golf resort.

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

Reverse sensitivity: The site is not located near any strategic infrastructure or intensive farming activities. The site is already zoned for residential and resort purposes, therefore any reverse sensitivity effects are already in play. Such effects are mitigated through the combination of large lots around the site periphery and the provision of the extensive areas of open space proposed between the houses and the nearest large farm to the east.

Loss of agricultural production: The site currently has a Special Purpose Golf Resort zoning and therefore the change from farmland to some form of urban activity is anticipated. The current proposal will not result in any greater loss of farmland or versatile soils beyond that already anticipated by the zoning.

Economic effects: Economic benefits will arise in the form of additional employment, income and expenditure generated by the proposal, and 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.

The economic costs of the project are considered acceptable. Utility costs will not arise in a manner that requires cross-subsidisation by other ratepayers, residents or businesses within the Christchurch District, and 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 less than alternative greenfield residential development sites within the Greater Christchurch sub-region).

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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:

National Policy Statement on Urban Development (NPS-UD): The site and its locality is part of the Greater Christchurch “urban environment”.

The project is consistent with the objectives and policies of the NPS-UD, noting that the proposal will retain a compact urban shape and well-functioning urban environment. In particular, the proposal enables a change from one type of urban activity (resort) to another (residential housing), rather than a change from rural to urban zoning. The site is able to be serviced adequately and will allow for both land use and transport efficiencies.

National Policy Statement for Freshwater Management (NPS-FM) and the NES-Freshwater Management (NES-F): These documents together aim at stopping further degradation of New Zealand's freshwater resources, making immediate improvements and reversing past damage. The Essential Freshwater package also recognises the move towards a holistic, ki uta ki tai approach to management of the natural environment. The NPS-FM recognises that protecting the health of freshwater bodies also protects the health and well-being of the wider environment. On the basis that the proposed activities of earthworks, construction-phase dewatering and discharge might result in potential effects on the underlying aquifer and surface waterbodies, the NPS-FM is relevant.

The objective of the NPS-FM is to ensure that freshwater is managed to prioritise first the health and well-being of waterbodies and freshwater ecosystems, then the health needs of people, and finally the ability of people and communities to provide for their social, economic, and cultural well-being now and into the future. The NPS-FM contains 15 supporting policies that set out how to implement this objective.

In regard to this application the relevant waterbodies and freshwater ecosystems is considered to be Styx Drain, Styx River and groundwater. The health and wellbeing of Styx River will not differ from its current form as earthworks will occur outside of the bed and appropriate erosion and sediment control measures will be installed to ensure sediment run off does not enter the bed and will be directed within the site boundaries. The proposed earthworks will not impact on the health needs of people.

Due to the depth of excavation for the installation of services it is likely groundwater may be encountered and as such dewatering is likely to occur. The groundwater quality will not change as a consequence of these works. Dewatering will occur on a temporary basis by way of creating a dry work environment for the installation of services. It is considered that there will be no impacts of dewatering on the surrounding active bores in regards to groundwater quality or quantity and thus the health needs of people.

Stormwater from the developed lots will drain to roads and then to the ecological area reserve where it will be treated and retained within the reserve. The treatment is by way of a first flush basin and wetland. Spencer's Drain is proposed to be naturalised through the site with indigenous planting, enhancing the wellbeing of the waterway. The proposed activities will enable a 520 unit residential development to occur on the site and thus providing for people and communities and enable social, economic and cultural wellbeing now and into the future.

National Policy Statement – Indigenous Biodiversity (NPS-IB): The single objective of the NPS-IB is to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity. This outcome includes protecting and restoring indigenous biodiversity while providing for the social, economic, and cultural wellbeing of people and community now and in the future.

Of particular relevance to the project, Policy 13 seeks that the restoration of indigenous biodiversity is promoted and provided for; and Policy 14 seeks that an increase in indigenous vegetation cover in both urban and non-urban environments is promoted.

As set out above, an ecological assessment formed part of the original plan change. The applicant has obtained an updated ecological report for the majority of the site. The site contains riparian margins adjacent to the Styx River, along with areas of wetland that have been degraded by historic dairy farming activities. The proposal will result in a significant enhancement of the site's ecological values, with residential development confined to an upper terrace area that is comprised of exotic pasture. It is recognised that the design and consenting of these initiatives and the establishment of ecological enhancement of riparian and wetland areas will come at a financial cost to the project. These initiatives will however provide a significant opportunity to deliver high value ecological and amenity outcomes for the site and the wider environment in a manner that is consistent with the directions of the NPS-FM, NES-F and the NPS-IB.

New Zealand Coastal Policy Statement: The site is not located within the coastal environment.

NPS-Highly Productive Land (NPS-HPL): The site is located within an existing urban zone and as such is not categorised as LUC 1-3 under NPS-HPL clause

3.5(7).

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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:

If this project is successful in this fast-tracking application, construction of housing expected to occur within the following 12 to 24 months.

If this project is unsuccessful in this fast-tracking application, the timing and costs of the commencement of the project is significantly less certain.

Progressing a resource consent through the normal RMA route would be time consuming (given inevitable public notification and the likelihood of appeals), as has been demonstrated in the applicant's previous attempts to develop the site. More importantly, any such application would face significant consenting barriers in terms of alignment with the now outdated zone policy framework such that achieving a positive consent outcome is considered to be low.

The alternative procedural option to a resource consent is to pursue a private plan change. This is the typical RMA process route available when existing zoning (and policy framework) no longer align with the needs of the community or the most appropriate use of the land in question. Undertaking a private plan change is likely to take around two to three years in process (and potential appeals would increase this timing).

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

Please write your answer here:

The applicant is confident that referral of the project will not adversely impact the efficient operation of the fast-track process.

The applicant is an experienced, established, well-funded development company based in Canterbury/Waitaha. The applicant has spent considerable time and money investigating the opportunities for, and constraints on, developing the site for housing in a manner that supports communities and their wellbeing while also looking after the natural environment. As a result, it has a significant body of evidence already prepared on its behalf regarding the site, which has also informed the careful design of the project. It can therefore be expected that any application for resource consent through this fast-track process would be made in a timely manner and would be comprehensive, well-considered and supported by robust technical evidence, thereby reducing the likely need for numerous requests for further information which negatively impact the efficient operation of the fast-track process.

Significantly, the proposed project aligns with the Bill's core purpose which is to expedite development projects with significant regional or national benefits. By addressing housing sufficiency, creating new residential sites and establishing a convenience commercial centre the project directly contributes to regional well-being and growth. Such projects are precisely what the Bill seeks to accelerate. In short, this project is well-advanced and is supported by a comprehensive understanding of the Site and its surrounds. It is being led by an experienced company which is supported by an expert team that has particular experience with fast-track consenting processes. The project strikes a balance between speed and thoroughness, aligns with the Bill's purpose, and addresses critical needs in the community. It is therefore considered that referral of the project will contribute to, rather than compromise, the efficient operation of the fast-track process.

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

Local government plan or strategy

Please explain your answer here:

The site has an existing urban zone and is therefore identified in all of the relevant district and regional planning documents and strategies, with the project simply seeking to alter the internal composition of activities.

Will the project deliver regionally or nationally significant infrastructure?

Not Answered

Please explain your answer here:

Will the project:

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

Please explain your answer here:

Increase housing supply:

The proposal will add significantly to development capacity in Christchurch, delivering 520 additional houses in an area that has already been deemed appropriate for urban development. The project will provide a significant supply of housing in an area that currently has minimal supply and significant

demand, assisting with housing affordability and increased competition for the wider market. The project will provide a choice in residential housing markets, in a manner that is strongly and directly consistent with the NPS-UD.

Address housing needs:

Unaffordable housing has had a profound impact on New Zealand society and has directly contributed to the growing poverty gap in the country. This project will provide a diverse range of housing types and options – the affordability of which will vary in a manner that encourages diversity and supports competitive land markets. All of this, in turn, assists on reducing house prices across the region.

Currently, there is no or very limited land available for residential growth in both the immediate Spencerville area and the wider area in northeast Christchurch. It is imperative that planning is forward thinking and enabling, to ensure that there is appropriate and adequate residential development capacity for current and future generations. This project would go some way to providing the needed land in the area for residential growth into the future.

Concurrent with the significant challenges to international tourism and education posed by Covid-19, New Zealand is experiencing a rapid escalation in house prices generated in part by supply-side constraints, especially in locations within close proximity to the major centres. This proposal therefore represents a timely pivot from the use of this strategic site from one type of urban use (golf resort) to an alternative urban use through the formation of a much-needed residential community.

Contributing to well-functioning urban environments:

The project will contribute to well-functioning urban environments by (among other things):

- Providing a variety of homes that meet the needs, in terms of type, price, and location, of different households.
- Providing good accessibility between housing, employment, community facilities, natural spaces, and recreation opportunities, noting the site's proximity to both the existing village and recreational opportunities at Spencerville and the new Prestons subdivision and associated primary school and retail centre located approximately 4.5km to the south. A separate Ouruhia primary school is located within 500m of the site, enabling walking and cycling access between the site and school. The proposal will also contribute to active transport networks by providing for the bridleway anticipated in the Christchurch District Plan maps, and otherwise promote active transport modes through providing a mix of on-road, separate, and off-road walking and cycling facilities.
- Providing an opportunity for additional housing in a location that is much closer to Christchurch CBD than most of the alternative greenfield residential sites that are currently zoned for such purposes in Lincoln, Rolleston, Prebbleton, Rangiora, and Kaiapoi, thereby enabling new housing to be provided in a location that will result in reduced greenhouse gas emissions compared to those that would otherwise be generated by alternative greenfield locations.
- Supporting the competitive operation of land and development markets by adding greater competition into the Greater Christchurch residential land market, with the corresponding reduction in housing costs being a contributing factor to a 'well-functioning urban environment'.
- Achieving resilience to the likely current and future effects of climate change through: the site's distance from the coastline and the location of the part of the site intended for housing being set on a higher terrace where internal floor levels can be readily achieved at a height that meets conservative 1 in 200 year tide events coinciding with a 1 in 20 year rainfall event and a 1m rise in sea level. The site is likewise located on ground where liquefaction risks can be readily managed.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

The project delivers significant economic benefits in the following ways:

The project will create a significant uplift in jobs and incomes for the local workforce, particularly during house construction. A range of wider economic benefits will also arise. These include including helping land/dwelling supply keep pace with demand (and therefore helping to contain house price pressures, increased land market competition, providing a range of homes/ sections to meet differing needs enabling the highest and best use of land, and providing a strong signal of investment confidence for the city.

The applicant engaged an economic expert to prepare a report on the likely economic benefit that would arise from development (actually based on a slightly smaller proposal as was the case at the time – meaning the below is conservative). The report estimated that the various tasks associated with developing the and constructing the dwellings could have the following impacts over a two- or three-year period:

- A boost in national GDP of \$129 million;
- Employment for 1,298 people-years (or 649 people employed full-time for 2 years); and
- wages/salaries for Christchurch households of \$61 million.

Other economic benefits include:

1. Increased Housing Supply: The creation of 520 new residential sites directly contributes to increasing housing supply. More available housing options attracts new residents, stimulates local economies, generates economic activity, and contributes to the competitive operation of the land market in turn assisting to reduce housing costs across the region and country.

2. 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 City businesses and residents.

3. Commercial Centres: Establishing a convenience commercial centre will create additional jobs and contribute to the local economy.

4. Overall Economic Impact: By addressing housing needs and generally stimulating construction and economic activity, the project enhances the economic vitality of Christchurch District. Economic benefits include increased job creation and business growth.

In summary, the proposed project will deliver significant economic benefits by fostering growth 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 will seek to reduce both embodied and operational emissions. This will be achieved in a number of ways including:

- Providing for additional housing in a greenfield location that is much closer to Christchurch City (with associated reduction in commuter journeys) than the majority of zoned greenfield alternatives in the outer townships such as Kaiapoi, Rangiora, and Rolleston;
- Removing emissions associated with the existing farming activities that are occurring on the property;
- 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; and
- Planting trees and shrubs as part of the development, both within the residential area and through riparian/ wetland restoration (i.e. enabling carbon sequestration through biological processes).

Positive transportation outcomes will be achieved in respect of accessibility, reduced greenhouse gas emissions, and resilience to climate change by way of good connectivity to the transport network and improved proximity to Christchurch relative to the majority of other greenfield residential development blocks in the Greater Christchurch area.

It is noted that while there is currently limited public transport provision for the undeveloped site, public transport establishment is dependent on population and demand. Therefore, additional public transport for the site will occur when the residential population exists.

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

Yes

Please explain your answer here:

Resilience to climate change will be achieved through the site's distance from coastal margins and avoidance of low-lying areas, the land's resilience to heavy rainfall events/frequency, and the potential for building and landscape design to address increased mean temperatures or amplification of heat extremes. The proposal will ensure that all residential lots will not be impacted by any future flooding events by using material excavated to create the stormwater treatment and ecological area to raise site levels, in tandem with locating development on an existing raised terrace area and ensuring building design achieves the minimum floor levels required by Council.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

The project will respond to the issue of housing availability and affordability in the district by delivering a significant increase in housing capacity in a part of the City where there is limited greenfield choice. The location is much closer to the city centre than other greenfield locations in the wider 'Greater

Christchurch' area. Delivery of this additional hosing supply is able to be undertaken in a manner that does not place additional demand on network infrastructure beyond that already programmed and anticipated by the site's zoning.

The project will facilitate the transition of land that includes an existing dairy farm to a new urban village with extensive open space recreational areas and ecological restoration that will result in a net ecological benefit relative to both the site's current condition and the alternative use of it being developed as a golf resort.

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

Yes

Please explain your answer here:

The site has a long-established urban zoning, with development subject to an Outline Development Plan. The proposal is broadly consistent with the existing zoning insofar as the quantum of development/ demand on infrastructure is the same, project site layout remains in general accordance with the relevant planning documents including building setbacks from boundaries and the location of road access points, and open space/ ecological restoration remains focused on the lower-lying parts of the site.

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:

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.

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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:

Ross Moffatt

Important notes