

Response ID ANON-URZ4-5FRQ-K

Submitted to Fast-track approval applications  
Submitted on 2024-05-02 16:30:56

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:  
Grassmere Estates Limited and s 9(2)(b)(ii)

2 Contact person

Contact person name:  
Richard Peebles

3 What is your job title

Job title:  
Project 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:  
  
PO Box 1026, Christchurch 8140  
Level 1-248 Montreal St

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 property is located on the north-eastern side of Grassmere Street.  
45, 57, 59, 63 and 69 Grassmere Street  
Papanui, Christchurch  
Canterbury  
8052

New Zealand

The site/location relates to: several residential lots fronting Grassmere Street; the lots are either currently in pasture or occupied by a contracting business, they are currently zoned for urban residential development. Refer to Figure 1 of Attachment 1 for a site locality plan.

File upload:

Attachment 1.pdf was uploaded

Upload file here:

Attachment 3.pdf was uploaded

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

Yes

upload file:

Attachment 2.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

s 9(2)(b)(ii)

WDL Enterprises Limited - Lot 1 Deposited Plan 1729; Lot 2 Deposited Plan 1729 and Part Lot 3-5 Deposited Plan 1729 and part Rural Section 308

Grants Road Holdings Limited - Lot 2 Deposited Plan 427759

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:

s 9(2)(b)(ii) (one of the co-applicants) is the owner of part of the land. Grassmere Estates Limited (the other co-applicant) has agreements in place with the property owners of 45, 57, 59 and 69 Grassmere Street of whom are all directly involved in the proposal and of 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:

Grassmere Residential Development

What is the project summary?

Please write your answer here:

To provide for the regionally significant residential development of approximately 17 hectares of residential zoned land in Papanui, Christchurch. The project will enable 528 residential units in total, a range of housing densities, and upgrades to transport and three-waters infrastructure as envisaged by an Infrastructure Acceleration Fund Agreement in place between the applicant, Council and Central Government.

What are the project details?

Please write your answer here:

Purpose: The project's purpose is to deliver a regionally significant supply of 528 new residential sites that meets demand within Christchurch City and delivers necessary upgrades of existing transport and three waters infrastructure to the surrounding community.

Objectives: The objectives include:

- Providing additional residential sites to meet growing and unmet demands for residential housing in this location.
- Enabling the necessary upgrades of existing transport and three waters infrastructure for the surrounding community.
- Creating job opportunities and stimulating economic growth.
- Integrating with existing residential areas nearby and adjacent, undeveloped residential land to the north.

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.

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.

The development will occur progressively, with stage one consisting of three super-lots (providing 229 dwellings), stormwater and wastewater storage facilities. Stages two and three will follow, providing up to 102 and 195 lots respectively. It is possible that these stages may be developed concurrently in the same year as required to satisfy market demand.

Scheme plans for each stage of the development are attached as Attachment 3.

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 dewatering, diversion of water, discharge of groundwater, excavations over an aquifer, and works within 5m of a river bed associated with the riparian improvements and to undertake earthworks for the purpose of constructing urban development within and within a 100m setback from a natural inland wetland.

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:

Applications for land use consent have been made to the Christchurch City Council, no decisions have been made at this time however.

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.
- The Canterbury Regional Council in relation to: earthworks, dewatering, diversion of water, discharge of groundwater, excavations over an aquifer, and works within 5m of a river bed associated with the riparian improvements and to undertake earthworks for the purpose of constructing urban development within and within a 100m setback from a natural inland wetland.
- Heritage New Zealand Pouhere Taonga in the form of an Archaeological Authority.

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, and it is highlighted that the approval of the project would enable release of \$30.9 million of funding for infrastructure works as part of the Infrastructure Acceleration Funding agreement in place with Central Government.

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

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

Funding: The applicant has funds reserved, and approval will also enable the release of Infrastructure Acceleration Funding from the Government.

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

Stage one land development works are likely to be completed within 12 months from site works commencing, with the completion of housing for stage 1 completed within the following year.

Subsequent Stages (two – three) 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 throughout the development of the proposal, primarily to ensure the development can be adequately serviced. This has occurred largely through the resource consent process in the form of responses to further information requests.
- Canterbury Regional Council (Environment Canterbury) – Consultation and engagement has occurred with the Regional Council in the form of pre-application meetings primarily with regard to dewatering and groundwater discharge.
- Mahaanui Kurataio Limited – consultation has occurred through the resource consent process whereby Council have engaged with the Rūnanga.

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

- Christchurch City Council – consultation and engagement through recent district planning processes has resulted in the refinement of the project, including the layout and design of development and the avoidance or mitigation of effects.
- Canterbury Regional Council – consultation and engagement through pre-application meetings have resulted in the refinement of the project, in particular the decision to surcharge the site to prepare the land for residential development.
- Mahaanui Kurataio Limited – consultation through the resource consent process has informed the design and layout of the development, and the management of existing watercourses in particular.

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:

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, recognizing the importance of building a positive relationship based on mutual respect and understanding.

A Cultural Impact Assessment was prepared prior to the lodgement of the resource consent application. This was prepared by Tipa & Associates on behalf of Te Ngāi Tūāhuriri Runanga and sets out the proposed mitigation measures to adequately mitigate effects on cultural values.

Mahaanui Kurataio Limited (MKT) as the relevant iwi representative for Ngāi Tahu were consulted with as part of the resource consent applications and provided an assessment to each application. MKT made a number of recommendations in form of consent conditions which have largely been adopted by the applicant into their proposal. For example:

- For Accidental Discovery Protocol to be in place for the duration of works.
- Appropriate sediment controls to be in place to prevent runoff reaching waterways which is consistent with Environment Canterbury's Erosion and Sediment Controls.
- Implementation of a Hydrological Management Plan to ensure stormwater management is in place so that post development flows do not exceed pre-development flows.
- Planting of indigenous vegetation, particularly within riparian margins of waterways and springs.
- Incorporation of sustainable urban design features to manage stormwater runoff.

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 a new water supply main, a wastewater storage facility, a stormwater storage and treatment facility. The location, design and scale of the new facilities have been developed in collaboration with the Council and Central Government in the form of the Infrastructure Acceleration Fund which is administered by Kāinga Ora. The Infrastructure Acceleration Fund has allocated funding of \$30.9 million to Christchurch City Council for new transport infrastructure, wastewater and freshwater

upgrades which will enable up to 1,400 new homes to be built in the development area and surrounds. As such, approval of this subdivision would enable the facilitation of these upgrades which would also provide significant improvements to the surrounding established residential area. The existing road, cycling and public transport network is able to accommodate the proposed residential development. The Council intends to establish a connector road between Grassmere and Cranford Road on adjoining land. Power and communications infrastructure is already readily available in this locality. 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.

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, owing to the funding through the Infrastructure Acceleration Fund which has been secured between the Council and Central Government. Approval of the proposal will release this funding and allow for the infrastructure upgrades to occur. 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. The land 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. Detailed Site Investigations (DSI's) have been undertaken for the site to determine contaminant levels. The DSI's concluded that following the remediation of the site it is highly unlikely that there will be risk to human health if the residential land use is undertaken.

**Transport:** As part of the subdivision, a number of new local roads are proposed which have been designed in accordance with applicable standards. In terms of the existing network, modelling has indicated that the proposed intensification will not have any significant delay impacts on the surrounding road network. 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. 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 Papanui 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 (Northlands) and 4km of the Central City and 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:** An assessment of ecological effects has been undertaken, particularly in relation to surface water ecology. Significant improvements to the existing open water network are proposed, including naturalisation and meandering of waterways, riparian planting, removal of fish passage barriers and establishment of new wetland habitat.

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 residential growth. The surrounding environment is largely established residential and thus there are no reverse sensitivity effects anticipated.

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

Upload file:  
No file 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 Environmental Standard for Freshwater 2020

The project involves earthworks within 100m of wetlands to facilitate the development.

Due to the proposal's contribution to a well-functioning urban environment and the proposed restoration and net-gain in wetland area of up to 1.74ha across the site, 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 to existing wetlands.

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 preventing further loss of natural inland wetlands and promoting their restoration, 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.

#### 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.

#### 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.

The land is zoned for residential use, is not classified as highly productive land and therefore the project is consistent with the National Policy Statement for Highly Productive Land (NPS-HPL), to the extent that it is relevant.

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:

Fast tracking this project would enable development works to commence on Stage 1 in late 2024.

As mentioned, the approval will enable the release of \$30.9 million of Government funding to the Council as part of the Infrastructure Acceleration Fund agreed between Central Government and the applicant. The funding will be allocated towards new transport infrastructure, wastewater and freshwater upgrades, ultimately enabling around 1,400 new dwellings to be built within the development site and immediate surrounds.

If this project is unsuccessful in this fast-tracking application, the timing of the commencement is less certain and unlikely to occur until mid-2026. The project is currently subject to a resource consent being processed by Christchurch City Council and a decision on this is unlikely until late 2024. Several

consents will also be required from the Canterbury Regional Council. This process is anticipated to take an additional one to two 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.

The Fast-Track Approvals Bill 2024 was introduced with a specific purpose to provide a streamlined decision-making process that facilitates the delivery of infrastructure and development projects with significant regional or national benefits. Essentially, it aims to expedite approvals for projects that contribute to the overall well-being and growth of communities.

The project aligns with this purpose in the following key ways:

Housing Sufficiency and New Residential Sites:

- The project's focus on housing sufficiency directly addresses a critical need in the District and Greater Christchurch as a whole. By creating up to 528 new residential dwellings, it contributes to meeting the demand for housing.
- The Fast-Track Approvals Bill aims to streamline decision-making for infrastructure and development projects. In this case, the creation of new residential sites falls squarely within its scope.

Provision for Regionally Significant Infrastructure

- The subdivision, once approved, will enable access to \$30.9 million of funding which has been set aside for the Christchurch City Council as part of the Accelerated Infrastructure Fund. This funding will enable upgrades of infrastructure in the immediate area therefore providing benefits wider than the application site alone

Streamlined Process for Land Allocation:

- The Fast-Track Approvals Bill seeks to simplify decision-making, and avoiding additional processes aligns with this goal.

In summary, the proposed project directly contributes to housing sufficiency, economic development, and improved infrastructure for the wider community. Its alignment with the purpose of the Fast-Track Approvals Bill lies in its potential regional and national benefits, making it a strong candidate for streamlined approval.

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.
- By addressing housing sufficiency, creating new residential sites, and upgrading three waters infrastructure, the project directly contributes to regional well-being and growth.

2. Clear Objectives and Scope:

- The project's objectives are well-defined: deliver up to 528 residential dwellings, upgrade and extend existing three waters infrastructure.
- Clarity in project scope ensures that decision-makers can assess its merits efficiently without unnecessary delays.

3. Streamlined Land Allocation Process:

- The project's subdivision process includes allocating land for residential development.
- By avoiding additional steps (such as resource consents from the Canterbury Regional Council, and any other third-party approvals), the project adheres to the bill's intent of simplifying decision-making.

4. Balancing Speed with Rigorous Assessment:

- The bill aims for fast-track approval, without compromising on rigorous assessment.
- Referring this project won't adversely impact the process because it has undergone extensive scrutiny to date through district and regional planning processes, in a manner that has narrowed the issues and provides confidence that relevant matters have been addressed. This minimises any risk of decision making in an expedited manner.

5. Regional and National Benefits:

- The project contributes to regional economic growth, housing availability, and improved local infrastructure.
- Such projects are precisely what the bill seeks to accelerate.

In summary, referring this project won't hinder the efficient operation of the fast-track process. It strikes a balance between speed and thoroughness, aligns with the bill's purpose, and addresses critical needs in the community.

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

Local government plan or strategy



Please explain your answer here:

The subject land is specifically identified for housing in the Christchurch District Plan, being zoned Residential New Neighbourhood and subject to the Cranford Basin Outline Development Plan.

Subject to the project obtaining approval, the Council will receive \$30.9 million of Government funding to deliver the necessary infrastructure upgrades to enable the residential development of the land which was rezoned as part of the Government initiated Cranford Regeneration Plan after the Canterbury earthquakes.

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 facilitate the upgrade of three waters infrastructure which will not only service the proposed development, but also provide benefits to the existing established residential area. The existing sewer is at capacity and occasionally results in overflow into the adjoining waterways. The installation of a new wastewater storage facility, which will be facilitated by this development, will therefore have positive, catchment-wide ecological benefits of significance.

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. Improved Safety and Traffic Flow: The existing road network will be able to accommodate the proposed intensification. The approval of this project further facilitates the City Council's intention to develop a connection between Grassmere and Cranford Street to better connect the area to the Northern Motorway and beyond.
2. Efficient Transportation Network: Upgrading the intersection ensures smoother traffic flow, benefiting both local residents and those passing through the area. Efficient transportation networks are crucial for regional and national connectivity.
3. Strategic location: The proposed development is close to existing 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.
4. Supporting Economic Growth: The proposal supports economic growth by enabling the development of a new residential area which will improve housing capacity in this locality.
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 528 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 options at a higher density than typically anticipated/developed in greenfield subdivisions. This subdivision is particularly suitable for the proposed intensification due to its location close to one of the Key Activity Centres in Christchurch 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 Papanui 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; Locating higher density with higher amenity areas; 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 Restoring and naturalising the existing waterway network and wetland habitat on the site.

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 528 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 planned upgrade of the three waters infrastructure improves the existing shortfall of essential infrastructure in this locality and future-proofs the infrastructure needs for the 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, improving infrastructure, and creating commercial spaces, the project enhances the economic vitality of Papanui 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:

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?

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. The site is well-connected to the existing public transport network and therefore encourages the use of active transport modes from the outset.

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 land surcharging/treatment, 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. The subject land is already zoned for urban residential purposes and the balance is in pastoral use on land that is not classified as highly productive land (given its residential zoning). The existing waterway network and wetland areas will be restored and enhanced as part of the development. The high groundwater table and presence of springs can be appropriately addressed through ground improvements as the various reports and assessments by qualified specialists have demonstrated (such as the Hydrogeological Management Plan, the geotechnical reports and the ground conditions and preloading methodology). 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 residential 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).

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

Anything else?

Please write your answer here:

Does the project include 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:

N/A - 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:

No file uploaded

## Declaration

Do you acknowledge your submission will be published on [environment.govt.nz](https://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