



Application for a project to be referred to an expert consenting panel

(Pursuant to Section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020)

For office use only:

Project name: "Bellgrove"
Application number: PJ-0000751
Date received: 04/06/2021

This form must be used by applicants making a request to the responsible Minister(s) for a project to be referred to an expert consenting panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

All legislative references relate to the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act), unless stated otherwise.

The information requirements for making an application are described in Section 20(3) of the Act. Your application must be made in this approved form and contain all of the required information. If these requirements are not met, the Minister(s) may decline your application due to insufficient information.

Section 20(2)(b) of the Act specifies that the application needs only to provide a general level of detail, sufficient to inform the Minister's decision on the application, as opposed to the level of detail provided to an expert consenting panel deciding applications for resource consents or notices of requirement for designations.

We recommend you discuss your application and the information requirements with the Ministry for the Environment (the Ministry) before the request is lodged. Please contact the Ministry via email: fasttrackconsenting@mfe.govt.nz

The Ministry has also prepared [Fast-track guidance](#) to help applicants prepare applications for projects to be referred.

Part I: Applicant

Applicant details

Person or entity making the request: Bellgrove Rangiora Ltd ("BRL" or the "Applicant"). BRL is a joint venture between Westpark Rangiora Ltd, MGNC Developments Ltd and Bellgrove Investments Ltd (refer 'Postal Address' below for details of the joint venture partners and their track record)..

Contact person: Paul McGowan

Job title: Director, Bellgrove Rangiora Ltd

Phone: s 9(2)(a)

Email: s 9(2)(a)

Postal address:

Bellgrove Rangiora Ltd, PO Box 622, Rangiora 7440

BRL Joint Venture Partners

BRL is a joint venture between Westpark Rangiora Ltd, MGNC Developments Ltd and Bellgrove Investments Ltd.

Westpark Rangiora Ltd is a joint venture between Paul and Christine McGowan, and MGNC Developments Ltd.

MGNC Developments Ltd is a fully owned subsidiary of Mike Greer Homes North Canterbury Ltd (MGHNC), the directors and shareholders of which are Michael Greer, Michael Flutey, and Craig Bailey. Mike Greer Homes NZ Ltd is a majority shareholder in MGHNC.

Bellgrove Investments Ltd is an investment company with 14 shareholders.

The Directors of BRL are Paul McGowan, Mike Flutey and Paul Rickerby.

Track Record

The joint venture partners of BRL have a proven track record of successfully completing a range of large and small scale residential developments in Rangiora, North Canterbury and throughout New Zealand.

For example, Paul McGowan and Mike Flutey are directors in a similar joint venture development known as Westpark Rangiora Ltd (**Westpark**). Westpark is a 7 stage residential development located west of Rangiora that created approximately 150 residential lots. All lots within Westpark have been sold and houses have been constructed on virtually all lots by a range of building companies including Mike Greer Homes, G J Gardner Homes, Jennian Homes and others.

Independently, Paul McGowan has successfully completed several smaller residential developments within Rangiora and North Canterbury over the past 17 years.

Mike Flutey leads Mike Greer Homes North Canterbury Ltd (MGHNC). MGHNC is the largest home building company in the Waimakariri District, and has been for the past 10 years. MGHNC builds between 100-150 houses each year in the District, which represents approximately 20% of all new builds. MGHNC has additional capacity to build more homes than this as required, and has experience building a range of residential building typologies.

Mike Greer Homes NZ Ltd is a leading national housing company with a track record over 25 years of successfully completing numerous large and small residential developments throughout New Zealand involving a wide range of residential building typologies.

Address for service (if different from above)

Organisation: Adderley Head

Contact person: Chris Fowler

Job title: Partner

Phone: s 9(2)(a)

Email: s 9(2)(a)

Email address for service: s 9(2)(a)

Postal address:

PO Box 1751, Christchurch 8140

Part II: Project location

The application: does not relate to the coastal marine area

If the application relates to the coastal marine area wholly or in part, references to the Minister in this form should be read as the Minister for the Environment and Minister of Conservation.

Site address / location:

A cadastral map and/or aerial imagery to clearly show the project location will help.

52 Kippenberger Avenue, Rangiora, Canterbury, 7400, New Zealand

52 Kippenberger Avenue and 76 Kippenberger Avenue, Rangiora

Legal description(s):

A current copy of the relevant Record(s) of Title will help.

52 Kippenberger Avenue: Lot 2 DP 24808, Pt Lot 2 DP 9976, Pt Rural Sec 26, Record of Title CB8B/1429 (refer **Appendix 2**).

76 Kippenberger Avenue: Lot 1 DP 22674 Blk Vi Vii Rangiora SD, Record of Title CB3C/987 (refer **Appendix 2**).

Registered legal land owner(s):

BRL is the registered legal land owner of 52 Kippenberger Avenue.

I M Shephard and J R Shephard are the registered legal land owners of 76 Kippenberger Avenue.

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur, including a statement of how that affects the applicant's ability to undertake the work that is required for the project:

BRL is the legal land owner of 52 Kippenberger and therefore has full control over greenfields development of this land, subject to securing all necessary resource consent approvals for such development.

BRL has entered a sale and purchase agreement for the purchase of 76 Kippenberger Avenue in order to secure the western road connection from the Stage 1 Land onto Kippenberger Avenue. The agreement is unconditional and deposit has been paid. Settlement and possession will occur on 5 November 2021.

Part III: Project details

Description

Project name: "Bellgrove"

Project summary:

Please provide a brief summary (no more than 2-3 lines) of the proposed project.

This project is Stage 1 of BRL's intended development and is centred on the historic "Bellgrove Farm" homestead.

Stage 1 will include general and medium density residential development yielding approximately 200 lots/dwellings, provision for a neighbourhood commercial area, retention of the heritage homestead for residential use, and associated roading, stormwater management and reserve networks (Stage 1 or the Proposal).

Project details:

Please provide details of the proposed project, its purpose, objectives and the activities it involves, noting that Section 20(2)(b) of the Act specifies that the application needs only to provide a general level of detail.

BRL owns approximately 63 ha rural zoned land within the North East Rangiora Structure Plan Area / Future Development Area (approximately 140 ha total). Stage 1 contains approximately 20.8ha and is the first step in development of BRL's landholding. Overall, BRL's intended development will yield approximately 1,100 new sections / dwellings.

The purpose of the Proposal is to develop rural zoned land to provide a comprehensive residential environment that meets the needs of Rangiora and the wider community for additional residential accommodation.

The objective of the Proposal is to develop the Stage 1 Land in accordance with:

- the proposed Future Development Area identified in Proposed Change 1 to the Canterbury Regional Policy Statement (refer **Appendix 3**);
- the Draft Rangiora North East Structure Plan, created by Waimakariri District Council for the proposed Future Development Area (refer **Appendix 4**);
- BRL's Concept Proposed Subdivision Stage 1 (refer **Appendix 5**); and
- BRL's Stage 1 Staging Plan (refer **Appendix 6**).

Please note that the Concept Proposed Subdivision and Staging Plan are preliminary, and may be refined during the detailed design phase. The fundamentals of the Proposal, however, will not change.

As illustrated in the image in Appendix 5, the Proposal is anticipated to involve the following activities:

- a. development of approximately 20.8ha of land for the purpose of delivering approximately 209 residential lots/dwellings, comprising
 - a. approximately 71% of residential lots in the 250m² to 500m² range
 - b. approximately 29% of residential lots >500m²
- b. 0.58ha of commercial/business land;
- c. 0.26ha for the historic Bellgrove Homestead and setting;
- d. 2.6ha for stormwater reserve and flow diversion channel;
- e. 5.1ha of roading, including pedestrian and cycling facilities, and
- f. integrated network of additional shared paths within esplanade and stormwater reserves.

Applying the Canterbury Regional Policy Statement definition, the Proposal will achieve a "net density" of 13.8 households per hectare (based on 209 lots across 15.14ha, excluding stormwater management areas, esplanade reserves and commercial areas).

In addition, the Proposal will involve earthworks to construct infrastructure and roading network required to serve the development, re-contouring of overland flow paths within the site, ecological restoration of areas within esplanade reserves, and protection of the historic Bellgrove Farm Homestead.

The Proposal requires consents / approvals as indicated below, for the activities identified in **Appendix 7**.

A future recreational reserve is indicated on the north side of the commercial development block (Lot 1500). This future reserve will be established as part of Stage 2 of BRL's development, and does not form part of this Fast Track Referral process. Rather, it is intended to demonstrate BRL's commitment to the provision of reserve space as anticipated by the Draft Rangiora North East Structure Plan.

Percentage of homes to be delivered by Mike Greer North Canterbury Ltd and other companies

House construction within Stage 1 will be undertaken primarily by housing companies and the balance will occur privately via purchasers of the new lots. It is anticipated that apportionment of housing construction will occur approximately as follows: 30 % Mike Greer Homes North Canterbury Ltd; 45% other housing companies; and 25% via purchasers of new lots within Stage 1.

Where applicable, describe the staging of the project, including the nature and timing of the staging:

The Proposal will involve two stages, known as Stage 1A and Stage 1B. Development will occur from south (lowest) to north (highest) within the Site.

Stage 1A will yield approximately 132 residential lots, with associated roading, stormwater and esplanade provision. Titles will be available by the end of Q2 2022 and construction of new homes on these lots will be substantially underway by end of Q4 2022 (assuming site works can start by Christmas 2021).

Stage 1B will yield approximately 77 residential lots, with associated roading, stormwater and esplanade provision. Titles will be available by the end of Q4 2022 and construction of new homes on these lots will be substantially underway by Q2 2023. Stage 1B also includes a future commercial development block.

Refer to the Bellgrove Stage 1 Staging Plan at **Appendix 6** for details of staging.

Consents / approvals required

Relevant local authorities: Environment Canterbury, Waimakariri District Council

Resource consent(s) / designation required:

Land-use consent, Water permit, Subdivision consent, Discharge permit

Relevant zoning, overlays and other features:

Please provide details of the zoning, overlays and other features identified in the relevant plan(s) that relate to the project location.

Legal description(s)	Relevant plan	Zone	Overlays	Other features
Refer Part II: Project Location	Operative Waimakariri District Plan (WDP)	Rural Zone (WDP)	Projected Infrastructure Boundary (WDP) Kippenberger Avenue Arterial Road/Limited Access Road (WDP) Heritage Site H049: 52 Kippenberger Avenue, 'Bellgrove', HPT Register 1821 Category II (Appendix 28.1, WDP)	Cam River / Ruataniwha Unnamed tributary of the Cam River / Ruataniwha Heritage New Zealand List: No. 1821, 52 Kippenberger Avenue, 'Bellgrove', Historical Place, Category 2
Refer Part II: Project Location	Operative Canterbury Land and Water Regional Plan (CLWRP) Proposed Plan Change 7 to the CLWRP (PPC7 CLWRP) Operative Waimakariri River Regional Plan (WRRP) Proposed Change 2 to the WRRP (PPC2 WRRP)	Rural Zone (WDP)	Ashley Estuary (Te Aka Aka) and Coastal Protection Zone (PPC7 to CLWRP) Unconfined/Semi-confined Aquifer (CLWRP) Ashley Groundwater Allocation Zone (CLWRP)	NA

Rule(s) consent is required under and activity status:

Please provide details of all rules consent is required under. Please note that Section 18(3)(a) of the Act details that the project **must not include** an activity that is described as a prohibited activity in the Resource Management Act 1991, regulations made under that Act (including a national environmental standard), or a plan or proposed plan.

Relevant plan / standard	Relevant rule / regulation	Reason for consent	Activity status	Location of proposed activity
Operative Waimakariri District Plan (WDP)	Rules 21.8.2 and 32.4.1 of the WDP	Subdivision in the Rural Zone that does not comply with minimum allotment size	Non-complying	Site wide
Operative Waimakariri District Plan (WDP)	Rule 32.3.1 of the WDP	Subdivision in the Rural Zone where access from one or more allotments is to an	Discretionary	Kippenberger Avenue frontage

		arterial road and not served by a common vehicle crossing		
Operative Waimakariri District Plan (WDP)	Rule 32.2.1 of the WDP	Subdivision in the Rural Zone where the corner of any allotment at any road intersection does not comply with minimum splay dimensions	Restricted Discretionary	Site wide
Operative Waimakariri District Plan (WDP)	Rule 32.2.4 of the WDP	Any new allotment within a rural drainage area that is not connected to a public drain	Restricted Discretionary	Site wide
Operative Waimakariri District Plan (WDP)	Rules 32.2.8 and 33.2.1 of the WDP	Esplanade reserves or esplanade strips that are not provided or do not comply with minimum widths	Restricted Discretionary	Cam River margins
Operative Waimakariri District Plan (WDP)	Rules 21.8.2 and 31.5.1 of the WDP	Land use consent for the Proposal in the Rural Zone (residential activity and density, bulk and location standards, retail activities and traffic matters)	Non-complying	Site wide
Operative Waimakariri District Plan (WDP)	Rule 23.3 of the WDP	Earthworks and vegetation clearance within 20m of any river	Restricted Discretionary	Cam River margins
Operative Waimakariri District Plan (WDP)	Rule 23.3 of the WDP	Earthworks in the Rural Zone exceeding 1000m ² per any 1ha	Restricted Discretionary	Site wide
Operative Waimakariri District Plan (WDP)	Rule 23.4 of the WDP	Any land use activity carried out on a contaminated site	Discretionary	Site wide
Operative Waimakariri District Plan (WDP)	Rule 27.2.2 of the WDP	Any structure within 10m from the edge of the bed of any river	Restricted Discretionary	Cam River margins
Operative Waimakariri District Plan (WDP)	Rule 28.2 of the WDP	Any alteration, addition, relocation or demolition of any structure, place, area or site listed in Appendix 28.1, or subdivision or land involving a site where a heritage resource listed in Appendix 28.1 is located	Restricted Discretionary	Belgrove Homestead and setting
Operative Waimakariri District Plan (WDP)	Rule 30.3.3 of the WDP	Roading that does not comply with the Road Design Attributes for	Restricted Discretionary	Site wide

		the Rural Zone (Table 30.1, WDP)		
Operative Waimakariri District Plan (WDP)	Rule 30.8 of the WDP	Access to roads that do not comply with the road design attributes of Table 30.1; accessways that do not comply with the minimum formation widths of Table 30.3; vehicle crossings that do not comply with the requirements of Table 30.4; any accessway that does not achieve the minimum sight distances/sight lines/separation distances in Figures 30.3 to 30.5 and Tables 30.5 and 30.6.	Restricted Discretionary	Site wide
National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS)	Clauses 9-11 of the National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health	Subdivision, change of use and disturbing the soil of a 'piece of land'	Controlled, Restricted Discretionary or Discretionary Activity (subject to DSI)	Vicinity of Homestead and ancillary structures
Operative Waimakariri River Regional Plan (WRRP) and Proposed Change 7 to the Canterbury Land and Water Regional Plan (PC7 CLWRP)	Rule 6.1 of the WRRP and Rule 5.94B of PC7 CLWRP	Discharge of construction phase stormwater from potentially contaminated land	Discretionary Activity (WRRP) and Restricted Discretionary Activity (PC7 CLWRP)	Site wide
Operative Waimakariri River Regional Plan (WRRP) and Proposed Change 7 to the Canterbury Land and Water Regional Plan (PC7 CLWRP)	Rule 6.1 of the WRRP and Rule 5.97 of PC7 CLWRP	Discharge of operational stormwater from potentially contaminated land	Discretionary Activity (WRRP and PC7 CLWRP)	Site wide
Operative Waimakariri River Regional Plan (WRRP) and Proposed Change 7 to the Canterbury Land and Water Regional Plan (PC7 CLWRP)	Rule 6.1 of the WRRP and Rule 5.100 of PC7 CLWRP	Discharge of contaminants not provided for	Discretionary Activity (WRRP and PC7 CLWRP)	Site wide
Operative Waimakariri River Regional Plan (WRRP) and Proposed Change 7 to the Canterbury Land and Water Regional Plan (PC7 CLWRP)	Rule 5.1 and 6.1 of the WRRP and Rule 5.120 of PC7 CLWRP	Dewatering and associated discharge of abstracted groundwater from potentially contaminated land	Discretionary Activity (WRRP) and Restricted Discretionary Activity (PC7 CLWRP)	Site wide

Operative Waimakariri River Regional Plan (WRRP)	Rule 7.4 of the WRRP	The disturbance of the bed of a lake or river for the purposes of laying pipes	Discretionary Activity	Within the bed of the Cam River
Operative Waimakariri River Regional Plan (WRRP)	Rule 7.4 of the WRRP	The disturbance of the bed of a lake or river for the installation of culverts	Discretionary Activity	Within the bed of the Cam River
Operative Canterbury Land and Water Regional Plan (CLWRP)	Rule 5.141A of the CLWRP	The disturbance of the bed of a lake or river for the installation of a structure (including pipes or culverts)	Discretionary Activity	Within the bed of the Cam River
Operative Canterbury Land and Water Regional Plan (CLWRP)	Rule 5.126 or Rule 5.127 of the CLWRP	Diversion of a surface waterbody	Restricted Discretionary Activity or Non-complying Activity	Within the bed of the Cam River
Operative Canterbury Land and Water Regional Plan (CLWRP)	Rule 5.168 of the CLWRP	Vegetation clearance outside the bed of a river or lake not provided for	Discretionary Activity	Within 5 m of the Cam River
Operative Canterbury Land and Water Regional Plan (CLWRP)	Rule 5.169 of the CLWRP	Earthworks in riparian areas not provided for	Restricted Discretionary Activity	Within 5 m of the Cam River
Operative Canterbury Land and Water Regional Plan (CLWRP)	Rule 5.176 of the CLWRP	Earthworks over an aquifer not provided for	Restricted Discretionary Activity	Site wide
National Environmental Standard for Freshwater 2020 (NES-F)	Regulation 57 NES-F	Reclamation of a river (as a result of realignment)	Discretionary Activity	Cam River
National Environmental Standard for Freshwater 2020 (NES-F)	Regulation 71 NES-F	Placement of a culvert in on or under the bed of a river not otherwise provided for	Discretionary Activity	Within the bed of the Cam River
Operative Waimakariri River Regional Plan (WRRP)	Rule 5.2 of the WRRP	Diversion of a surface waterbody	Discretionary Activity	Cam River

Resource consent applications already made, or notices of requirement already lodged, on the same or a similar project:

Please provide details of the applications and notices, and any decisions made on them. Schedule 6 clause 28(3) of the COVID-19 Recovery (Fast-track Consenting) Act 2020 details that a person who has lodged an application for a resource consent or a notice of requirement under the Resource Management Act 1991, in relation to a listed project or a referred project, must withdraw that application or notice of requirement before lodging a consent application or notice of requirement with an expert consenting panel under this Act for the same, or substantially the same, activity.

No resource consent applications or notices of requirement have previously been made for the Proposal.

Resource consent(s) / Designation required for the project by someone other than the applicant, including details on whether these have been obtained:

There are no resource consents or designations required for the Proposal that will be obtained by someone other than the Applicant. For completeness, the Applicant will be seeking all resource consents associated with the Proposal.

It is relevant to note that CRC has recently granted WDC a “global” stormwater consent (CRC184601, granted 7 May 2021, expiry 30 June 2045) for discharges from its reticulated stormwater network in Rangiora, including the Stage 1 Land and the balance of BRL’s landholding. The application documents supporting CRC184601 state that WDC anticipates new greenfield developments will obtain their own stormwater discharge consents from CRC to cover the period prior to the stormwater system being handed over / vested to WDC. The stormwater discharge consents required for the Proposal have been identified in the above rule assessment.

Other legal authorisations (other than contractual) required to begin the project (eg, authorities under the Heritage New Zealand Pouhere Taonga Act 2014 or concessions under the Conservation Act 1987), including details on whether these have been obtained:

No other legal authorisations, such as authorities under the Heritage New Zealand Pouhere Taonga Act 2014 or concessions under the Conservation Act 1987, have been identified as being required for the Proposal.

Building consents under the Building Act 2004 will be required for in-ground infrastructure and building works following the granting of resource consents.

Construction readiness

If the resource consent(s) are granted, and/or notice of requirement is confirmed, detail when you anticipate construction activities will begin, and be completed:

Please provide a high-level timeline outlining key milestones, e.g. detailed design, procurement, funding, site works commencement and completion.

Refer **Appendix 12 - Response 12A**.

Part IV: Consultation

Government ministries and departments

Detail all consultation undertaken with relevant government ministries and departments:

To date the Applicant has undertaken pre-application discussions with the Ministry for the Environment (Fast Track application team) on 19 March 2021 (Arif Hasan) and on 24 March 2021 (Arif Hasan and Rachel Ducker).

The Applicant submitted a draft of this application to MfE on 6 May 2021 for pre-lodgement feedback. Mr Hasan provided MfE’s written feedback on the draft on 12 May. The Applicant has incorporated responses to MfE’s feedback in this application.

Local authorities

Detail all consultation undertaken with relevant local authorities:

The Applicant has had numerous meetings, telephone calls and email exchanges with a wide range of WDC officers regarding all aspects of the Proposal (e.g. availability of infrastructure to service the Proposal, transportation network, blue and green network, housing density, development contributions, consistency with the DSP, draft provisions for the Proposed District Plan, etc).

Key meetings, known as Project Application Group meetings (**PAG meetings**), between the Applicant and WDC officers are noted below:

- a. 24 November 2020,
- b. 15 December 2020,
- c. 1 February 2021, and
- d. 15 March 2021.

Multiple other meetings have occurred regarding the Proposal in parallel with the PAG meetings and this work is ongoing.

The Applicant provided a draft of this application to WDC on 6 May 2021 for pre-lodgement feedback and received written feedback on 11 May. The Applicant met with WDC on 28 May to discuss the proposed responses to the feedback, which have been incorporated into this application.

Some time ago the Applicant held a site meeting with CRC officers regarding the Proposal to discuss management of overland flow paths and post-development stormwater within the Stage 1 Land. A pre-application meeting and information share with CRC occurred on 23 April 2021 in respect of regional consenting requirements and alignment with PPC1 RPS. The Applicant provided a draft of this application to CRC on 6 May 2021 and received feedback on 14 May. The Applicant has incorporated responses to the feedback into this application.

Other persons/parties

Detail all other persons or parties you consider are likely to be affected by the project:

Other persons that may potentially be affected by the Proposal are:

- Landowners/ occupiers of land within the area covered by the DSP; and
- Landowners / occupiers of land south of Kippenberger Avenue with frontage onto Kippenberger Avenue immediately opposite the Stage 1 Land.

Detail all consultation undertaken with the above persons or parties:

The Applicant has not consulted with the above persons. In relation to (a) above, WDC has undertaken extensive consultation with all owners of land within the DSP area as part of preparation of the Proposed District Plan. The DSP has been developed by WDC using feedback from this consultation process, and the Proposal is consistent with the most current version of the DSP. In addition, as can be seen from **Appendices 1 and 4**, BRL owns most of the land within the DSP area including the land immediately north of the Stage 1 Land.

In relation to (b) above, the Applicant proposes to construct a 1 m high, 6 m wide earth bund along the frontage of Kippenberger Avenue. The bund will be planted with a range of indigenous species and will provide a high level of amenity to persons living south of Kippenberger Avenue with street frontage immediately opposite the Stage 1 Land. Taking into account the mitigation provided by the proposed bund, and the residential development outcome anticipated by the DSP and PPC1 RPS, it is considered that potential adverse effects on these persons will be negligible.

Part V: Iwi authorities and Treaty settlements

For help with identifying relevant iwi authorities, you may wish to refer to [Te Kāhui Māngai – Directory of Iwi and Māori Organisations](#).

Iwi authorities and Treaty settlement entities

Detail all consultation undertaken with Iwi authorities whose area of interest includes the area in which the project will occur:

Iwi authority	Consultation undertaken
Te Rūnanga o Ngāi Tahu (TRoNT) is the post-settlement governance entity representing Ngāi Tahu Whānui and is an iwi authority for the purposes of the RMA. TRoNT is the sole iwi authority for the Proposal area.	TRoNT is made up of 18 Papatipu Rūnanga (rūnanga) to which members of the Ngāi Tahu Whānui can belong. Both TRoNT and the rūnanga were established by the Te Rūnanga o Ngāi Tahu Act 1996, and exist to uphold the mana of their people over the land, the sea and the natural resources. Each of the rūnanga hold the rights, interests and responsibilities to defined areas of land and waters within the Ngāi Tahu rohe. The 'member' that Te Kawenata o Ngāi Tahu recognises as having Rangatiratinga residing within the area of the Proposal is Te Ngāi Tūāhuriri Rūnanga. Mahaanui Kurataiao Ltd (MKT) is a resource and environmental management advisory company established by the six Canterbury rūnanga to assist and improve the recognition and protection of mana whenua values in their takiwā. MKT carry a mandate to facilitate official engagement between clients/applicants and Te Ngāi Tūāhuriri Rūnanga. MKT is the starting point for consulting with the relevant "iwi authority" and "treaty settlement authority", and the consultation process is similar to that used during a normal resource consent process.

	BRL met with MKT 14 April 2021 to introduce the Proposal and discern appropriate functionality on MKT's part. MKT has advised that it can examine the Proposal materials and seek to obtain official Rūnanga feedback /response, and that this feedback/response can be utilised within the application documentation for the FTCA process. Preliminary advice from that initial meeting with MKT was that there are not any archaeological concerns with the site, and that standard accidental discovery protocols would be appropriate. It was agreed that BRL would seek a report from MKT on the Proposal and the land concerned.
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Detail all consultation undertaken with Treaty settlement entities whose area of interest includes the area in which the project will occur:

Treaty settlement entity	Consultation undertaken
Te Rūnanga o Ngāi Tahu (TRoNT)	As above, TRoNT is the post-settlement governance entity representing Ngāi Tahu Whānui, and BRL has initiated early consultation with MKT as the organisation mandated to facilitate engagement with Te Ngāi Tūāhuriri Rūnanga. A Treaty settlement entity is also defined for the purposes of the FTCA as including a board, trust, committee, authority, or other body, recognised in, or established under a Treaty settlement Act. No such entities established by the Ngāi Tahu settlement are relevant to the Proposal.

Treaty settlements

Treaty settlements that apply to the geographical location of the project, and a summary of the relevant principles and provisions in those settlements, including any statutory acknowledgement areas:

Section 18(3)(b) of the Act details that the project **must not include** an activity that will occur on land returned under a Treaty settlement where that activity has not been agreed to in writing by the relevant land owner.

The Ngāi Tahu Claims Settlement Act 1998 is the only settlement of historical Treaty claims relating to the Proposal area.

The land comprising the Proposal is not land returned under a Treaty settlement.

Part VI: Marine and Coastal Area (Takutai Moana) Act 2011

Customary marine title areas

Customary marine title areas under the Marine and Coastal Area (Takutai Moana) Act 2011 that apply to the location of the project:

Section 18(3)(c) of the Act details that the project **must not include** an activity that will occur in a customary marine title area where that activity has not been agreed to in writing by the holder of the relevant customary marine title order.

The Proposal will not occur in a customary title area. No parts of the Proposal will occur in the coastal marine area, meaning it is unaffected by the provisions of the Marine & Coastal Area (Takutai Moana) Act 2011 (MACAA) or any other Act pertaining to the grant of protected customary rights or customary marine title.

Protected customary rights areas

Protected customary rights areas under the Marine and Coastal Area (Takutai Moana) Act 2011 that apply to the location of the project:

Section 18(3)(d) of the Act details that the project **must not include** an activity that will occur in a protected customary rights area and have a more than minor adverse effect on the exercise of the protected customary right, where that activity has not been agreed to in writing by the holder of the relevant protected customary rights recognition order.

The Proposal will not occur in a customary right area. No parts of the Proposal will occur in the coastal marine area, meaning it is unaffected by the provisions of the Marine & Coastal Area (Takutai Moana) Act 2011 (MACAA) or any other Act pertaining to the grant of protected customary rights or customary marine title.

Part VII: Adverse effects

Description of the anticipated and known adverse effects of the project on the environment, including greenhouse gas emissions:

In considering whether a project will help to achieve the purpose of the Act, the Minister may have regard to, under Section 19(e) of the Act, whether there is potential for the project to have significant adverse environmental effects. Please provide details on both the nature and scale of the anticipated and known adverse effects, noting that Section 20(2)(b) of the Act specifies that the application need only provide a general level of detail.

Refer **Appendix 12 - Response 12B**.

Part VIII: National policy statements and national environmental standards

General assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard:

Refer **Appendix 12 - Response 12C**.

Part IX: Purpose of the Act

Your application must be supported by an explanation how the project will help achieve the purpose of the Act, that is to “urgently promote employment to support New Zealand’s recovery from the economic and social impacts of COVID-19 and to support the certainty of ongoing investment across New Zealand, while continuing to promote the sustainable management of natural and physical resources”.

In considering whether the project will help to achieve the purpose of the Act, the Minister may have regard to the specific matters referred to below, and any other matter that the Minister considers relevant.

Project’s economic benefits and costs for people or industries affected by COVID-19:

Refer **Appendix 12 - Response 12D**.

Project’s effects on the social and cultural wellbeing of current and future generations:

The wider community social and economic benefits of providing additional housing as proposed, within a comprehensively designed subdivision (including the movement, recreational and commercial aspects) are substantial, providing a highly appropriate response to the current housing shortage in Rangiora.

The Proposal will result in some 200 additional dwellings in the DSP area, which represents a significant contribution to Rangiora’s housing supply shortage.

Insight Economics, as part of their broader economic assessment, has assessed the housing supply consequences of the Proposal. The full report is included at **Appendix 10**. The key findings are summarised above.

While there are no known significant cultural items or features attributable to the Stage 1 Land, recognition of any cultural ties to the land will be addressed through dialogue with MKT.

Whether the project would be likely to progress faster by using the processes provided by the Act than would otherwise be the case:

The Fast-Track process will allow the Project to progress approximately 12-16 months faster than under RMA standard processes due to the likelihood of notification and appeals under standard processes, and due to loss of construction time over the 2021/2022 summer construction season. The reasons for this are discussed below.

The principal difficulty facing the BRL is that the Proposal is stranded between the WDP and the yet to be notified Proposed District Plan (the **PDP**) which is causing significant delay to the Proposal.

Under the WDP the Stage 1 Land is zoned rural and the Proposal is a non-complying activity. WDC has advised that any consent application under the WDP would be publicly notified. Under this scenario the time period and outcome of these applications is highly uncertain because the applications will be processed as a non-complying activity under the WDP and on a notified basis.

These uncertainties are influenced by a range of factors outside BRL's control such as potential RFLs; issues raised by submitters; duration of the hearing; timing of release of WDC's decision; and potential appeals to the Environment Court. In these circumstances, the Applicant's best guesstimate is that it could take 18 months or longer to secure resource consent for the Proposal under the WDP using the standard RMA process.

There are flow-on consequences for the Proposal under this scenario because the Applicant would miss all of the 2021/22 summer construction season and potentially some or all of the 2022/23 construction season.

The Stage 1 Land is identified as a 'Future Development Area' in PC1 RPS. WDC has advised that the Stage 1 Land (and the entire DSP area) will be identified in the PDP for future residential development, and the Proposal is likely to be assessed as a controlled activity subject to compliance with relevant performance standards, or otherwise a restricted discretionary activity. Notification of the PDP has been deferred twice by WDC and is now expected to occur in June / July 2021 (or possibly later). The PDP rules will not have legal effect until decisions on submissions are made by WDC, which is expected to be 12 months (or longer) following notification of the PDP.

Regional consents from CRC would need to be secured separately by the Applicant. Given the interdependence of the various consents required for the Proposal, WDC would likely invoke s91 RMA (deferral pending application for additional consents) and not proceed with the notification or hearing of the subdivision and land use consent applications until all other related consents had been sought.

Therefore, BRL is choosing the Fast-Track process available under the Act over the already delayed and prolonged WDC District Plan Review process or the ordinary RMA resource consent process in order to significantly speed up the rezoning and consenting process, save unnecessary costs, and to provide certainty of process and outcomes.

Whether the project may result in a 'public benefit':

Examples of a public benefit as included in Section 19(d) of the Act are included below as prompts only.

Employment/job creation:

Refer **Appendix 12 - Response 12E**.

Housing supply:

Refer **Appendix 12 - Response 12F**.

Contributing to well-functioning urban environments:

The Stage 1 Land is within an area that both CRC and WDC anticipate will provide for future growth in North East Rangiora, and the Proposal is aligned with the core spatial and network elements of the DSP for this area.

The Proposal will be designed following good urban design principles and the New Zealand Urban Design Protocol. The Urban Design Protocol identifies seven essential design qualities that create quality urban design: Context, Character, Choice, Connections, Creativity, Custodianship and Collaboration. Using the Protocol as a basis, the Proposal has been developed based on the following design principles:

- Consolidation and Dispersal: providing a range of housing types with a view to diversity within close proximity to the town centre and high amenity areas; design creating variation in lot size to cater for diverse market demands; design that promotes great intensification, mixing of uses with the development, and recognising spaces and buildings of heritage value

- Integration and Connectivity: design that connects with existing green corridors and amenities to provide a walkable, well connected neighbourhood which provides for all modes of transport.
- Diversity and Adaptability: creating a road and block layout that provides flexibility and diversity for future users, enabling housing typologies and lot sizes to adjust to market conditions as the development progresses
- Legibility and Identity: creating landmarks and focal points to provide legibility and character to the design
- Environmental Responsiveness: design that promotes an urban environment that is responsive to natural features, ecosystems, water quality, reduced energy usage and waste production, thus facilitating improved ecological outcomes and a more sustainable urban environment

Following these principles, the Proposal will establish a new well-functioning urban environment that achieves high amenity, safe and functional living, and recreational and accessibility solutions which support the social and economic wellbeing of the community.

The Proposal's urban designer and landscape architect (Rough and Milne Landscape Architects) have influenced the subdivision layout of allotment density and orientation, primary, secondary and local roads, and open spaces to ensure the Proposal will be consistent with best-practice urban design, and will be safe, efficient, convenient and accessible now and over the long-term. Further, the subdivision layout will reflect and enhance the key natural drainage feature that contributes to local character and amenity values (albeit currently relatively low), as well as the site's underlying landform patterns. The landscape strategy will be one that achieves a high level of amenity for the public realm; attractive, accessible and usable open space areas for neighbourhood use, visual relief, and ecological enhancement; and plantings to soften and integrate the built form when viewed from existing and proposed streets and adjoining residential areas. Overall, the Proposal will deliver a successful urban design response to the land and its context.

Providing infrastructure to improve economic, employment, and environmental outcomes, and increase productivity:

The Proposal provides a commercial development block that will provide future employment opportunities and daily convenience shopping/services for residents both within and surrounding the Proposal. The resulting GDP contribution, noted above, is a public benefit in that it contributes to the productivity of the wider economy.

Wastewater and water supply servicing for the Proposal is available via existing reticulated networks adjacent to the Stage 1 Land.

The roading infrastructure and associated movement networks will contribute to improving economic and employment outcomes by servicing over 200 residential properties that will house people living and working in Rangiora and the wider District.

Improving environmental outcomes for coastal or freshwater quality, air quality, or indigenous biodiversity:

The Stage 1 Land is more than 8km from the coast, and as such the Proposal will not impact coastal quality.

The Proposal does not present any significant adverse environmental effects in terms of freshwater quality, air quality or indigenous biodiversity. Construction methodology and management practices will appropriately manage impacts on freshwater quality or air quality. Stormwater management and esplanade/riparian rehabilitation will protect, and potentially enhance, instream values of the Cam River.

Minimising waste:

Contractors will minimise waste during construction, recycling material where possible.

While the existing Homestead and its setting will be retained, there is little or no opportunity to retain or re-use other existing buildings on the Stage 1 Land.

Earthworks will be designed to maximise a cut to fill balance to minimise the export/import of material and associated heavy truck movements.

Where possible, contractors will be encouraged to minimise their impact on the environment through the choice of building materials, including environmentally friendly products from recycled or renewable sources. This extends to assessing their supply chain in respect of manufacturing and distributing products in both socially and environmentally responsible ways, e.g. consideration of Environmental Policy Statements, corporate sustainability strategies and decision making processes, and a commitment to continual improvement in environmental performance.

Waste generated by residents and commercial operations will be managed by the District's public waste collection services, which include extensive opportunity for recycling and minimising waste to landfill.

Contributing to New Zealand's efforts to mitigate climate change and transition more quickly to a low-emissions economy (in terms of reducing New Zealand's net emissions of greenhouse gases):

Greenhouse gases will be emitted in two different stages of the Proposal:

- Construction of the subdivision, dwellings and commercial buildings
 - o The Stage 1 Land is relatively flat which limits the amount of earthworks required and therefore the amount of hydrocarbons used in preparing the site for development.
 - o There is limited scope to avoid the use of greenhouse gas producing construction materials, however by optimising the density of development, a greater amount of housing can be provided for equivalent concrete and building materials than would be the case with standard residential development
 - o BRL is mindful of the construction companies it uses to undertake development, particularly in light of their environmental policies and practices. By contractors sourcing their building materials from local building merchants, the amount of greenhouse gases used transporting materials from the supplier to the site will be reduced.
- Residential occupation of the dwellings and businesses operating out of commercial buildings
 - o The Stage 1 Land has good access to the local public transport network and proximity to the town centre, thereby minimising the reliance on private motor vehicles and assisting with reduction of vehicle emissions.
 - o The Proposal will provide good access to the day to day products and services which residents need, thereby minimising the distance they need to travel and enabling them to access commercial, educational and recreational facilities by either walking or cycling. In this way the Proposal will have a relatively lower level of greenhouse gas emissions compared to less consolidated / integrated residential development.
 - o People will be able to live in new buildings designed and built to achieve modern insulation and energy efficiency standards, therefore using less energy to heat their homes and doing so using less electricity (e.g. with heat pumps rather than inefficient heating sources).

Figure 2 of **Appendix 9** illustrates the proximity of the Proposal to core community and commercial facilities and services within a 0.8km and 1.6km radius, being the equivalent of 10min and 20min walking time, respectively. The Proposal itself will provide passive recreational and commercial facilities within the Stage 1 Land for the benefit of future residents, reducing vehicle dependency and promoting active transport. Rangiora offers a wide range of existing services and amenities within a 10-20min walk from the Stage 1 Land, readily accessible along existing road, pedestrian and cycle networks. This includes the town centre (High Street), a number of early childhood, primary and secondary educational facilities, public library, two supermarkets, and a network of recreational facilities (both formal and informal). The Stage 1 Land is well served by the existing road network, including pedestrian and cycling facilities, and bus routes connecting with the town and providing commuter services to other towns in the District and Christchurch City.

Overall, the Proposal is well connected to public amenities, commercial services and areas of employment by a variety of readily accessible and convenient transport modes, including public and active options. All of this will serve to minimise private vehicle dependency. This is reinforced by the strategic and statutory planning documents of WDC and CRC that promote residential development of the Stage 1 Land and the wider eastern fringe of Rangiora.

Promoting the protection of historic heritage:

Refer **Appendix 12 - Response 12G**.

Strengthening environmental, economic, and social resilience, in terms of managing the risks from natural hazards and the effects of climate change:

The Stage 1 Land is not subject to significant geotechnical constraints to the extent that natural hazards might be presented regarding land stability. It may be necessary to remediate soil discovered to have contamination levels

requiring remediation, however based on the PSI this is expected to be limited to an isolated area in proximity to the Homestead, and readily remediated.

The overland flow path through the Stage 1 Land will be managed as part of the overall stormwater management system, with modelling showing the proposed diversion channel having a considerable benefit in terms of reducing flooding impacts for downstream properties in an Ashley River breakout scenario. Overall, the Stage 1 Land does not present any risk in terms of climate change or natural hazards, with a positive outcome from site contamination remediation (if necessary) and effective flood management.

Standard modern building fixtures and fittings, e.g. dual flushing toilets and flow-controlled shower heads, ensure water is not wasted and use is minimised, thus contribute to minimising the effects of climate change (decreased rainfall).

Other public benefit:

NA

Whether there is potential for the project to have significant adverse environmental effects:

The Proposal will not result in the generation of significant adverse environmental effects. For the reasons detailed in Part VII above, any anticipated or actual adverse effects are considered to be no more than minor, readily avoided, remedied or mitigated, and appropriate in the context of the planned future environment.

Part X: Climate change and natural hazards

Description of whether and how the project would be affected by climate change and natural hazards:

Appropriate consideration has been given to the management of the potential risks from natural hazards (i.e. flooding) on the Stage 1 Land in the subdivision design and construction methodologies for the Proposal. The Proposal responds to the effects of climate change, in that the Stage 1 Land is sufficiently distant from the sea to be low risk, and the overland flow path will be enabled and managed through the site. The effects of climate change have been considered in the concept design of the stormwater management system. Buildings and roads will be designed for future climate conditions, based on the most current data and analysis and building standards. Modelling has shown downstream properties are susceptible to flooding in the event of a breakout of the Ashley River (1:200 year event), and the proposed diversion of natural flow path as part of the stormwater management system will significantly reduce flooding effects on these properties.

Part XI: Track record

A summary of all compliance and/or enforcement actions taken against the applicant by a local authority under the Resource Management Act 1991, and the outcome of those actions:

Local authority	Compliance/Enforcement Action and Outcome
No details	

Part XII: Declaration

I acknowledge that a summary of this application will be made publicly available on the Ministry for the Environment website and that the full application will be released if requested.

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.

Chris Fowler, for and on behalf of Bellgrove Rangiora Ltd

04/06/2021

Signature of person or entity making the request

Date

Important notes:

- Please note that this application form, including your name and contact details and all supporting documents, submitted to the Minister for the Environment and/or Minister of Conservation and the Ministry for the Environment, will be publicly released. Please clearly highlight any content on this application form and in supporting documents that is commercially or otherwise sensitive in nature, and to which you specifically object to the release.
- Please ensure all sections, where relevant, of the application form are completed as failure to provide the required details may result in your application being declined.
- Further information may be requested at any time before a decision is made on the application.
- Please note that if the Minister for the Environment and/or Minister of Conservation accepts your application for referral to an expert consenting panel, you will then need to lodge a consent application and/or notice of requirement for a designation (or to alter a designation) in the approved form with the Environmental Protection Authority. The application will need to contain the information set out in Schedule 6, clauses 9-13 of the Act.
- Information presented to the Minister for the Environment and/or Minister of Conservation and shared with other Ministers, local authorities and the Environmental Protection Authority under the Act (including officials at government departments and agencies) is subject to disclosure under the Official Information Act 1982 (OIA) or the Local Government Official Information and Meetings Act 1987 (LGOIMA). Certain information may be withheld in accordance with the grounds for withholding information under the OIA and LGOIMA although the grounds for withholding must always be balanced against considerations of public interest that may justify release. Although the Ministry for the Environment does not give any guarantees as to whether information can be withheld under the OIA, it may be helpful to discuss OIA issues with the Ministry for the Environment in advance if information provided with an application is commercially sensitive or release would, for instance, disclose a trade secret or other confidential information. Further information on the OIA and LGOIMA is available at www.ombudsman.parliament.nz.

Checklist

Where relevant to your application, please provide a copy of the following information.

No	Correspondence from the registered legal land owner(s)
No	Correspondence from persons or parties you consider are likely to be affected by the project
No	Written agreement from the relevant landowner where the project includes an activity that will occur on land returned under a Treaty settlement.
No	Written agreement from the holder of the relevant customary marine title order where the project includes an activity that will occur in a customary marine title area.
No	Written agreement from the holder of the relevant protected customary marine rights recognition order where the project includes an activity that will occur in a protected customary rights area.