

BRF-227

5 July 2021

Dawn Baxendale
Chief Executive Officer
Christchurch City Council
Email: s 9(2)(a)

s

Dear Dawn Baxendale

COVID-19 Recovery (Fast-Track Consenting) Act 2020 – Bellgrove Development, Rangiora – Comments sought

In the week commencing Monday 7 June 2021, Bellgrove Rangiora Limited applied to the Minister for the Environment (the Minister) to refer the Bellgrove Development, Rangiora project (the Project) to an expert consenting panel (a panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA).

The Project is described below, and a link to all application documents is provided in the covering email.

The Project is located at 52 and 76 Kippenberger Avenue, Rangiora and intends to subdivide a 20.8 hectare site and construct approximately 209 new residential units, a neighbourhood commercial centre, and supporting infrastructure including a road network and shared paths within esplanade and stormwater reserves in Rangiora. The applicant considers that delivery of these homes and the neighbourhood commercial centre will contribute approximately \$41 million to the regional GDP and support approximately 12 direct full-time equivalent (FTE) jobs in 2022 in the planning and design sector, approximately 37 direct FTE jobs in 2023 in the construction sector, 171 direct FTE jobs in 2024 in the construction sector, and approximately 9 direct FTE jobs in 2025 in the sales and marketing sector.

The Project involves activities such as: subdivision of land, vegetation clearance in riparian areas, earthworks (including earthworks in riparian area and over an aquifer), disturbance of potentially contaminated soils and a riverbed, diversion of a surface waterbody, taking of groundwater for dewatering, discharges associated with stormwater, dewatering water and stream diversion water, discharge of contaminants, reclamation of a riverbed for realignment, construction of three waters services and roading infrastructure including culverts, construction of residential units, and development of open spaces.

The applicant is seeking land use consents and subdivision consents under the Waimakariri District Plan, and land use consents, water permits and discharge permits under the Canterbury Land and Water Regional Plan. The Project also seeks land use consents under both the National Environmental Standard for Freshwater 2020 (NES-F) and the National

Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NES-CS). All these above resource consents for the Project will be determined through the fast-track process.

Christchurch City Council (CCC) has been identified as a party who may have an interest in the Project because CCC is one of the partners of the Greater Christchurch Partnership (GCP) that works collaboratively to plan for future urban growth in Greater Christchurch. On behalf of the Minister and pursuant to section 21(3) of the FTCA, I invite you to provide written comments on the referral application. A template is attached for this purpose. Comment is sought on the specific matter outlined in the table below, and any further information you consider relevant to the Minister's decision on whether to refer the Project to an expert consenting panel.

Specific question on the application
Please advise if you have any specific comments about the proposed development density (approximately 13.8 households per hectare) for the Project. Please include your reasons for any comments.

Please provide your comments via return email within 10 working days to ensure that the Minister will take your comments into consideration when deciding on the referral application. Please note that the Minister is not required to consider comments provided after this time, although he can still choose to do so.

If the Minister decides to refer the Project to a panel, the applicant will provide a detailed assessment of environmental effects with any resource consent applications that they lodge with the panel. If you would like more information about the fast-track consenting process, or to discuss the application, please contact the fast-track consenting team at fasttrackconsenting@mfe.govt.nz to arrange an appointment.

Yours sincerely



Stephanie Frame
Manager, Fast-Track Consenting Team

Enclosures:

A. Response template for written comments

cc: John Higgins, Head of Resource Consents
Christchurch City Council - s 9(2)(a)