

BRF-227

5 July 2021

Jim Harland
Chief Executive
Waimakariri District Council
Email: s 9(2)(a)

Dear Jim Harland

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. The applicant considers that delivery of these homes and the neighbourhood commercial centre will contribute approximately \$41 million to the regional GDP.

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.

Under delegated authority from the Minister and pursuant to section 21(2) 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 matters outlined in the table below, and on any other matter you consider relevant to the Minister's decision on whether to refer the Project to a panel.

If it is more efficient to discuss this application, please contact me or my team at fasttrackconsenting@mfe.govt.nz to arrange an appointment.

Specific questions on the application
<ol style="list-style-type: none">1. Are there any reasons that you consider it more appropriate for the project, or part of the Project, to proceed through existing Resource Management Act 1991 (RMA) consenting processes rather than the processes in the FTCA?2. Please comment on the relevance of the Proposed National Policy Statement for Highly Productive Land (NPS-HPL) to the Project.3. 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.4. Does the applicant, or a company owned by the applicant, have any environmental regulatory compliance history in your district?

Also note that if the Minister decides to refer the Project to a panel, you will have the opportunity to nominate a local authority representative (who could be a councillor or independent hearings commissioner) to sit on the panel and determine the resource consent applications for the project. The applicant will provide a detailed assessment of environmental effects at this stage and the council will have the opportunity to provide further comments to the panel. The Ministry for the Environment has prepared guidance on local authority involvement with fast-track consenting projects which you can access on the Ministry for the Environment website.

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.

Yours sincerely



Stephanie Frame
Manager, Fast-Track Consenting Team

Enclosures:

A. Response template for written comments

cc: Matthew Bacon, Team Leader Consents
Waimakariri District Council - [REDACTED]

s 9(2)(a)

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