

BRF-227

5 July 2021

Nadja Grabner
Programme Advisor
Greater Christchurch Partnership
Email: s 9(2)(a)

Dear Nadja Grabner

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

In the week commencing Monday 7 June 2021, Bellgrove Development Limited applied to the Minister for the Environment (the Minister) to refer the Bellgrove Development, Rangiora 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.

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.

The Greater Christchurch Partnership (GCP) has been identified as a party who may have an interest in these projects because we recognise that the Greater Christchurch Partnership (GCP) works collaboratively with its partners 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 matters 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. Individual partners of the GCP have also been invited to comment on the referral application.

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.

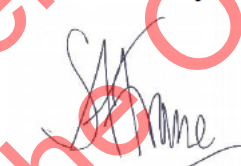
Please provide your comments via return email within 10 working days to ensure that the Minister will take your comments into consideration when deciding on the referral application. Note that the Minister is not required to consider any comments provided after this time.

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 this application, please contact the Ministry for the Environment's Fast-track Consenting team at fasttrackconsenting@mfe.govt.nz to arrange an appointment.

This information is provided to you in confidence and as part of the statutory process set out in the FTCA. Please do not forward the application or the request for comments to anyone outside your organisation.

Yours sincerely



Stephanie Frame
Manager, Fast-Track Consenting Team

Enclosures:

- A. Response template for written comments