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Comments on applications for referral under the COVID-19 Recovery (Fast-track Consenting) Act 2020

Local authority providing comment	Christchurch City Council
Contact person (if follow-up is required)	David Falconer, Team Leader City Planning, s 9(2)(a)
	Mark Stevenson, Team Leader City Planning, s 9(2)(a)
	Click or tap here to enter text.

Comment form

Project name	Bellgrove Development, Rangiora
General comment – potential benefits	The Christchurch City Council (the Council) thanks the Minister for the Environment for the opportunity to comment on the application to refer the Bellgrove Development to an expert consenting panel for fast-track consenting under the Covid-19 Recovery (Fast-track consenting) Act 2020 (FTCA). The Council is supportive of increasing the housing supply within the Greater Christchurch area in appropriate locations, and committed to providing affordable housing opportunities for Greater Christchurch. The project will benefit the public as there are clear short-term economic benefits associated with the project, including construction and subsequent housing to support people and communities. It therefore accords with the purpose of the FTCA. The Greater Christchurch Partners are aligned on the future urban form for Greater Christchurch. The Partnership is supportive of the use of the fast-track process for this project on the basis that it is consistent with the strategic sub-regional land use and infrastructure planning framework for Greater Christchurch. The Development is on land identified for future growth and within the defined projected infrastructure boundary shown on Map A in Chapter 6 of the Canterbury Regional Policy Statement. It is also within a Future Development Area in Rangiora as identified in Our Space 2018-2048.
General comment – significant issues	<i>Access to sustainable transport alternatives</i> The Council highlights the need for adequate consideration of the Bellgrove Development's connection to multi-modal forms of transport, including public transport and other sustainable modes. A large portion of Christchurch's greenhouse gas emissions are generated by transport (36% from land transportation). In order to reach both the Council's and national greenhouse gas emissions targets, we need to encourage mode shift towards active and public transport, and discourage travel by car – particularly fossil fuel-powered vehicles. In order to do this, we also need to create neighbourhoods where people do not have to drive long distances to access jobs and opportunities. The Council therefore requests that both the Development's access to alternative forms of transport, and the proximity of amenities such as shops and recreational and educational facilities, are considered.
Is Fast-track appropriate?	A fast-track may be considered appropriate for this project subject to appropriate safeguards. In terms of the process, a schedule 1 plan change process under the Resource Management Act has benefits in terms of notification to the public, enabling submissions to be made and heard at a hearing with a right of appeal of any decision to the Environment Court. In comparison, the

	FTCA process limits who can provide feedback and there is no requirement for a hearing, nor the right of any person to be heard or for appeals of the decision. Through a consenting process using the FTCA, there is also a risk that the cumulative effects of downstream transport effects associated with the proposal and other proposals for rezoning cannot be considered to the extent otherwise provided for under a plan change process. The Council therefore seeks that decision-makers consider the cumulative effects, including downstream effects, of the project on the transport system to facilitate a more integrated approach that is aligned with the outcomes sought by the Greater Christchurch Partnership.
Environmental compliance history	NA
Reports and assessments normally required	NA
Iwi and iwi authorities	NA
Relationship agreements under the RMA	MOU for Greater Christchurch Partnership
Insert responses to other specific requests in the Minister's letter (if applicable)	<i>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.</i> The Council seeks a minimum density requirement of 15 hh/ha, consistent with the recommendation of the 'Greenfield' Density Analysis Report 2020 commissioned by the Greater Christchurch Partnership, which is subject to further work through spatial planning. Increased densities would better achieve efficiencies in the coordination of land use and infrastructure, support mixed land use activities, support multi-modal transport systems, and protect the productive rural land resource.
Other considerations	Click or tap here to insert any other responses you consider relevant for the Minister to be aware of.

Comments on applications for referral under the COVID-19 Recovery (Fast-track Consenting) Act 2020

This form is for local authorities to provide comments to the Minister for the Environment on an application to refer a project to an expert consenting panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

Local authority providing comment	Environment Canterbury
Contact person (if follow-up is required)	Aurora Grant
	Consents Planning Manager
	s 9(2)(a)

Comment form

Please use the table below to comment on the application.

Project name	Bellgrove Development, Rangiora
General comment – potential benefits	No comment
General comment – significant issues	<u>Alignment with Canterbury Regional Policy Statement</u> The development site is located inside the projected infrastructure boundary (PIB) shown on Map A in Chapter 6 of the CRPS but is not identified as a Greenfield Priority Area (GPA). In this regard the proposal is considered to be inconsistent with the current land use and infrastructure framework of the operative CRPS (ref. Objective 6.2.1(3) and Policy 6.3.1(4)). However, the future development strategy, Our Space 2018-2048, identified this area as part of a Future Development Area (FDA) in Rangiora and this matter has been advanced through a Proposed Change to the CRPS. Following the use of a streamlined planning process under the RMA, the Proposed Change was approved by the Minister for the Environment on 28 May 2021. At the Regional Council meeting on 8 July 2021, it was resolved to publicly notify this decision and that these changes become operative on 28 July in accordance with clause 20 of Schedule 1 of the RMA. The Proposed Change primarily inserts Policy 6.3.12 into Chapter 6. Policy 6.3.12 contains provisions enabling, under specified circumstances, Selwyn and Waimakariri District Councils to consider rezoning land within these FDAs through their district planning processes. This new policy shall be read alongside the other policies in Chapter 6 that guide urban development in Greater Christchurch. <u>Housing Needs</u> The 2018 housing capacity assessment prepared by the Greater Christchurch Partnership and its constituent partner councils identified a medium-term capacity shortfall in the Waimakariri District which in part prompted the Proposed Change process described above. The capacity assessment also highlighted the provision of smaller, more affordable housing with a range of housing typologies and tenures as being the greatest gap in the Greater Christchurch housing market.

This matter is also integral to any assessment of unanticipated or out-of-sequence development under Policy 8 of the NPS-UD for proposals that would add significantly to development capacity and contribute to well-functioning urban environments.

The applicant proposes to achieve a net density of approximately 13.8 households per hectare with approximately 71% of residential lots in the 250m² to 500m² range with the remainder largely between 500m² and 1000m². Although this is an increase on the minimum densities specified in the CRPS and the direction provided in the future development strategy, Our Space 2018-2048, the site is located within the medium density area in the Council's draft Structure Plan and has excellent proximity to the town centre.

Furthermore, the Greater Christchurch Partnership recently commissioned reports to review appropriate densities for new greenfield developments and advance mechanisms that support delivery of social and affordable housing. The densities report concluded that on a case-by-case basis 15 households per hectare is both desirable and feasible as the minimum net density in new greenfield areas. This approach would more clearly support the housing affordability objectives of CRPS Policy 6.3.7(6) and 6.3.12(2(a)).

Research undertaken as part of the Building Better Homes, Towns and Cities (BBHTC) National Science Challenge identifies the prevalence of private land covenants in the District. Any covenants established as part of development of the subject land should not limit the ability for smaller houses to be built on individual lots as this could undermine the ability to deliver the affordable housing options sought by CRPS.

Public Transport and Accessibility

CRPS Policies 6.3.4 and 6.3.5 seek to ensure an efficient and effective transport network across Greater Christchurch, with Policy 6.3.4 (2) stating: "providing patterns of development that optimise use of existing network capacity and ensuring that, where possible, new building projects support increased uptake of active and public transport and provide opportunities for modal choice".

Rangiora is currently served by two bus routes, Route 1 (Blue line) which includes express services to Christchurch City, and the more local Route 97 running between Rangiora and Pegasus. While Route 97 runs along Kippenberger Avenue which is adjacent to the application site, bus stops for the Blue line are presently around 1km away.

Importantly, the Greater Christchurch Partnership is also currently progressing a business case to investigate future mass rapid transport routes and modes. The northern corridor included as part of this study extends to Rangiora however detailed recommendations will not be available until further project phases have been completed over the next year or so. Nevertheless, a key consideration regarding the feasibility for such investment will be the catchment population along chosen routes. This reinforces the need to maximise population densities in new development which might benefit from such investment.

The realignment / reclamation of the Cam River

The proposed realignment / reclamation of the Cam River requires resource consents for physical works, reclamation, diversions / water takes and discharges under the Waimakariri River Regional Plan (including Proposed Plan Change 2 to the WRRP), the Land and Water Regional Plan (including Proposed Plan Change 7 to the LWRP) and the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (NES-F 2020).

The construction related effects of the works within the bed and riparian area of the stream are likely to be able to be appropriately managed by way of conditions of consent – including the implementation of an erosion and sediment control plan.

The proposal, however, somewhat shortens and straightens the path of the stream. Bearing in mind Ministry for the Environment's (MfE) current guidance on the assessment of such reclamations under the NES-F 2020 and the National Policy Statement for Freshwater Management 2020, this may well be problematic in terms of the assessment of functional need of the realignment / reclamation, as well as the effects hierarchy and ultimately the achievement of the guiding principle of te Mana o te Wai.

	<u>Wider Construction-related activities</u> In addition to the works within the bed and riparian area of the Cam River, earthworks, the discharge of construction phase stormwater and dewatering will occur over the wider areas of the site. Whilst these activities have the potential to adversely affect groundwater, springs and surface water flows and ecology in the vicinity of the site, it is anticipated that these short-term effects will be able to be appropriately managed by way of erosion and sediment control practices, the management of any associated dewatering water takes and discharges and the remediation of contaminated land. These mitigation measures can be required by way of conditions on the resource consents. <u>Operational Stormwater Discharges</u> The applicant advises that the proposed development will be served by stormwater facilities located on either side of the Cam River. The concept includes: the treatment of the first flush, discharge to ground via rapid soakage, detention and the discharge of exceedance events to the Cam River via a weir system. Each private lot will have a private soak pit sized for the roof area. As the site is located within the area covered by Waimakariri District Council's recently obtained 'global' stormwater consent for Rangiora township, it is anticipated that the operational stormwater from this development would ultimately be managed by Council under the auspices of that consent. The applicant has, however, sought a discharge permit for operational stormwater. This is likely to be needed for the period in advance of Council accepting responsibility for the discharge. The proposal to discharge treated stormwater in this manner, does not raise particular concern. However, consideration needs to be given to: - The potential impacts upon springs and groundwater flows within the area (e.g., are there any unmapped springs within the area?). - Whether the proposal includes any drains that may significantly alter groundwater flows / lower the water table? - Whether the proposed infiltration basins will adequately compensate for the loss of water to the water table (recharge) resulting from the change in land use?
Is Fast-track appropriate?	No comment
Environmental compliance history	Environment Canterbury's records have identified the following environmental compliance or enforcement issues: • Westpark Rangiora Ltd – No enforcement actions were identified, and only two inspections were identified as being non-compliant under CRC152112. In relation the two non-compliances, education was provided and the compliance officer set out actions required for the consent holder to meet compliance in the future, instead of enforcement action There is no record of any environment compliance or enforcement issues for: • Bellgrove Rangiora Ltd • MGNC Developments Ltd • Bellgrove Investments Ltd. • MGNC Developments Ltd. • Mike Greer Homes North Canterbury Ltd • Mike Greer Homes NZ Ltd.
Reports and assessments normally required	Assessment of effects on: • Groundwater quality • Groundwater quantity from dewatering and changes in groundwater recharge • Groundwater users • Slow entry to land • Localised changes in groundwater level (mounding) • Surface water quality • Surface water quantity • Ecological values

	• Bed and bank stability • Flood carrying capacity • Tangata Whenua values Reports • Well interference assessment • Stream depletion assessment • Ecological Report • Detailed Site Investigation • Earthworks Report • Stormwater Report, including infiltration testing • Stream works Report • Flood Assessment
Iwi and iwi authorities	Ngāi Tūāhuriri and Te Rūnanga o Ngāi Tahu
Relationship agreements under the RMA	N/A
Insert responses to other specific requests in the Minister's letter (if applicable)	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? No. 2. Please comment on the relevance of the Proposed National Policy Statement for Highly Productive Land (NPS-HPL) to the Project. We note the land is identified on Canterbury Maps as comprising Land Use Capability Classes 2 and 3 using the New Zealand Land Resource Inventory data set from Manaaki Whenua Landcare Research. The potential effects of rezoning land within the FDAs, in terms of the loss of highly productive land / versatile soils, was considered when these areas were identified through Our Space 2018-2048 and Proposed Change 1 to Chapter 6 of the CRPS. The FDAs align with existing growth strategies and have been subject to spatial planning exercises by the Selwyn and Waimakariri District Councils as part of considering future development within the Projected Infrastructure Boundary over many years. In this context, the potential loss of versatile soils to new residential development within the FDAs has been considered as part of multi-criteria analysis in previous processes. 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. Addressed above. 4. Does the applicant, or a company owned by the applicant, have any environmental regulatory compliance history in your region? Refer to the above advice.
Other considerations	N/A

Note: All comments, including your name and contact details, will be made available to the public and the applicant either in response to an Official Information Act request or as part of the Ministry's proactive release of information. Please advise if you object to the release of any information contained in your comments, including your name and contact details. You have the right to request access to or to correct any personal information you supply to the Ministry.



Comments on applications for referral under the COVID-19 Recovery (Fast-track Consenting) Act 2020

This form is for persons requested by the Minister for the Environment to provide comments on an application to refer a project to an expert consenting panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

Organisation providing comment	Greater Christchurch Partnership
Contact person (if follow-up is required)	Anna Elphick, Acting Manager, Greater Christchurch Partnership
	s 9(2)(a)
	s 9(2)(a)

Comment form

Please use the table below to comment on the application.

Project name	Bellgrove Development
General comment	Introductory comments 1. The Greater Christchurch Partnership (the Partnership) thanks the Ministry for the Environment for the opportunity to provide comment on the application – Bellgrove Development. 2. Please note that you will separately receive comments from the Christchurch City Council, Waimakariri District Council, Te Rūnanga o Ngāi Tahu and Environment Canterbury who are aligned in, and support, the comments made herein. Their comments offer more detail and respond to the specific questions you have asked those parties. 3. The Partnership is supportive of increasing the housing supply within the Greater Christchurch area in appropriate locations and is committed to providing affordable housing opportunities for Greater Christchurch. 4. Through working collaboratively together, the Partnership have developed a shared and consistent view of the future urban form for Greater Christchurch.

5. The Partnership is supportive of the use of the fast-track process for this project on the basis that it is consistent with the strategic sub-regional land use and infrastructure planning framework for Greater Christchurch

Strategic planning context

6. *Our Space 2018-2048: Greater Christchurch Settlement Pattern Update Whakahāngai O Te Hōrapa Nohoanga* (Our Space 2018-2048) was endorsed by the Partnership in June 2019 and subsequently adopted by each partner Council. It is the future development strategy for Greater Christchurch developed under the National Policy Statement on Urban Development Capacity (NPS-UDC).
7. Our Space 2018-2048 updates the settlement pattern originally set out in the Greater Christchurch Urban Development Strategy (UDS) from 2007 and underpins the planning framework outlined in Chapter 6 to the Canterbury Regional Policy Statement, inserted through a statutory direction as part of the Land Use Recovery Plan. Our Space 2018-2048 identifies sufficient development capacity to meet anticipated housing needs over a thirty year planning horizon out to 2048.
8. A significant amount of housing development capacity is already enabled by the CRPS. Our Space 2018-2048 indicates there is existing capacity for nearly 74,000 dwellings in Greater Christchurch, against a housing target of 86,600 (including the additional margins that were required by the NPS-UDC), between 2018 to 2048. However as part of this work, the Housing Capacity Assessment 2018 identified a medium-term capacity shortfall in the Waimakariri District. The capacity assessment also highlighted the provision of smaller, more affordable housing with a range of housing typologies and tenures as being the greatest gap in the Greater Christchurch housing market.
9. Our Space set out a proposed approach to meet the projected shortfall, which included intensification in existing urban areas and the identification of new greenfield areas for urban housing (termed Future Development Areas (FDAs)) in Rolleston, Rangiora and Kaiapoi. These locations have been identified in long-term growth strategies since 2007 and signalled by the Projected Infrastructure Boundary on Map A in Chapter 6 of the CRPS.
10. This matter has been advanced through a Proposed Change to the CRPS. Following the use of a streamlined planning process under the RMA, the Proposed Change was approved by the Minister for the Environment on 28 May 2021. At the Canterbury Regional Council meeting on 8 July 2021 it was resolved to publicly notify this decision and that these changes become operative on 28 July in accordance with clause 20 of Schedule 1 of the RMA.
11. Density scenarios indicate that, at a minimum density of at least 12 households per hectare, the FDAs could collectively provide for over 10,000 homes.

Bellgrove Development

12. The development site is located inside the projected infrastructure boundary (PIB) shown on Map A in Chapter 6 of the CRPS and is part of the Future Development Area (FDA) in Rangiora identified in Our Space 2018-2048.
13. The Partnership is supportive of the fast-track process for this project on the basis that it is consistent with policy direction in the CRPS and the strategic sub-

	regional land use and infrastructure planning framework for Greater Christchurch.
[Insert specific requests for comment] <i>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.</i>	Specific comments about the proposed development density (13.8 households per hectare) 14. The applicant proposes to achieve a net density of approximately 13.8 hh/ha. Although this is an increase on the minimum densities specified in the CRPS and the direction provided in the future development strategy, Our Space 2018-2048, the site is located within the medium density area in the Waimakariri District Council's draft Structure Plan and has excellent proximity to the town centre. 15. One of the actions arising from Our Space 2018-2048 was to undertake an evaluation of the appropriateness of existing minimum densities specified in the CRPS, including whether any changes to minimum densities is likely to be desirable and achievable across FDAs in the Selwyn and Waimakariri districts. 16. The key finding of the Independent 'Greenfield' Density Analysis Report 2020 commissioned by the Partnership is that a minimum density of 15 households per hectare (hh/ha) is 'optimal' in terms of greenfield land development and there are benefits to doing this. However, there are a number of identified constraints and issues raised in the review that need to be overcome to ensure that development at this density occurs in an effective way. 17. The Greater Christchurch Partnership is also currently progressing a business case to investigate future mass rapid transport routes and modes. The northern corridor scenario included as part of this study extends to Rangiora however detailed recommendations will not be available until further project phases have been completed over the next year or so. Nevertheless, a key consideration regarding the feasibility for such investment will be the catchment population along chosen routes. This reinforces the need to maximise population densities in new development which might benefit from such investment.

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Te Rūnanga o NGĀI TAHU

15 July 2021

The Honourable Minister Parker
Ministry for the Environment
c/- Stephanie Frame
Manager, Fast-Track Consenting Team

Via email: fasttrackconsenting@mfe.govt.nz

Tēnā koe,

Te Rūnanga o Ngāi Tahu comments on Bellgrove Development, Rangiora

I set out below comments on the proposal by Bellgrove Rangiora Limited (the applicant) to undertake residential development in Rolleston, Canterbury, under the Covid-19 Recovery (Fast-track Consenting) Act 2020.

1. Te Rūnanga o Ngāi Tahu and Papatipu Rūnanga

- 1.1 This response is made on behalf of Te Rūnanga o Ngāi Tahu (**Te Rūnanga**) which is the statutorily recognised representative tribal body of Ngāi Tahu whānui (as provided by section 15 of the Te Rūnanga o Ngāi Tahu Act 1996 (**TRONT Act**)) and was established as a body corporate on 24 April 1996 under section 6 of the TRONT Act.
- 1.2 Te Rūnanga encompasses five hapū, Kati Kurī, Ngāti Irakehu, Kati Huirapa, Ngāi Te Ruahikihiki, Ngāi Tūāhuriri and 18 Papatipu Rūnanga, who uphold the mana whenua and mana moana of their rohe. Te Rūnanga is responsible for managing, advocating and protecting the rights and interests inherent to Ngāi Tahu as mana whenua.
- 1.3 Notwithstanding its statutory status as the representative voice of Ngāi Tahu whānui “for all purposes”, Te Rūnanga accepts and respects the right of individuals and Papatipu Rūnanga to make their own responses.
- 1.4 Papatipu Rūnanga who have interests in Rangiora are: Te Ngāi Tūāhuriri Rūnanga.
- 1.5 In the case of this application, Te Rūnanga has discussed this project with environmental entity Mahaanui Kurataiao Ltd who represent Te Ngāi Tūāhuriri Rūnanga.
- 1.6 Te Rūnanga respectfully requests that the Panel accord this response with the status and weight of the tribal collective of Ngāi Tahu whānui comprising over 70,000 registered iwi members, in a takiwā comprising the majority of Te Waipounamu. A map of the takiwā of Te Rūnanga is included at **Appendix One**.

Te Rūnanga o Ngāi Tahu
15 Show Place, Addington, Christchurch 8024
PO Box 13-046, Christchurch, New Zealand
Phone + 64 3 366 4344, 0800 KAI TAHU
Email: info@ngaitahu.iwi.nz
Website: www.ngaitahu.iwi.nz

2. Te Tiriti o Waitangi

- 2.1 The contemporary relationship between the Crown and Ngāi Tahu is defined by three core documents; the Treaty, the Ngāi Tahu Deed of Settlement 1997 (**Deed of Settlement**) and the Ngāi Tahu Claims Settlement Act 1998 (**NTCSA**). These documents form an important legal relationship between Ngāi Tahu and the Crown.
- 2.2 Of significance, the Deed of Settlement and NTCSA confirmed the rangatiratanga of Ngāi Tahu and its relationship with the natural environment and whenua within the takiwā.
- 2.3 As recorded in the Crown Apology to Ngāi Tahu (see **Appendix Two**), the Ngāi Tahu Settlement marked a turning point, and the beginning for a “new age of co-operation”. In doing so, the Crown acknowledged the ongoing partnership between the Crown and Ngāi Tahu.

3. Comments

Density

- 3.1 Te Rūnanga has considered the proposed density of the development against relevant statutory documents, namely the Canterbury Regional Policy Statement (**CRPS**) and Our Space 2018-2048: Greater Christchurch Settlement Pattern Update Whakahāngai O Te Hōrapa Nohoanga (**Our Space 2018-2048**). The proposed density and location of development is consistent with policy direction in the CRPS and Our Space 2018-2048.

Further reports

- 3.2 As noted in the application documents an initial hui was held with Mahaanui Kurataiao Limited. It is also noted that a report will be commissioned by Mahaanui Kurataiao Limited. Te Rūnanga understands from Mahaanui Kurataiao Limited. that this report will consider potential cultural effects further and may make recommendations.

4. Decision Sought

- 4.1 Te Rūnanga thanks the Minister for the opportunity to comment on the above application. Should the application progress through the Fast-track process, Te Rūnanga requests that:
- Any recommendations included in future reports by Mahaanui Kurataiao Limited are implemented in the development, and
 - Papatipu Rūnanga and Te Rūnanga o Ngāi Tahu have the opportunity to consider the detail of the application further.

Nuku noa nā,



Trudy Heath
General Manager, Te Ao Tūroa

Address for Service:

Tanya Stevens
Senior Environmental Advisor
Te Rūnanga o Ngāi Tahu

Email: s 9(2)(a)

Ph s 9(2)(a)

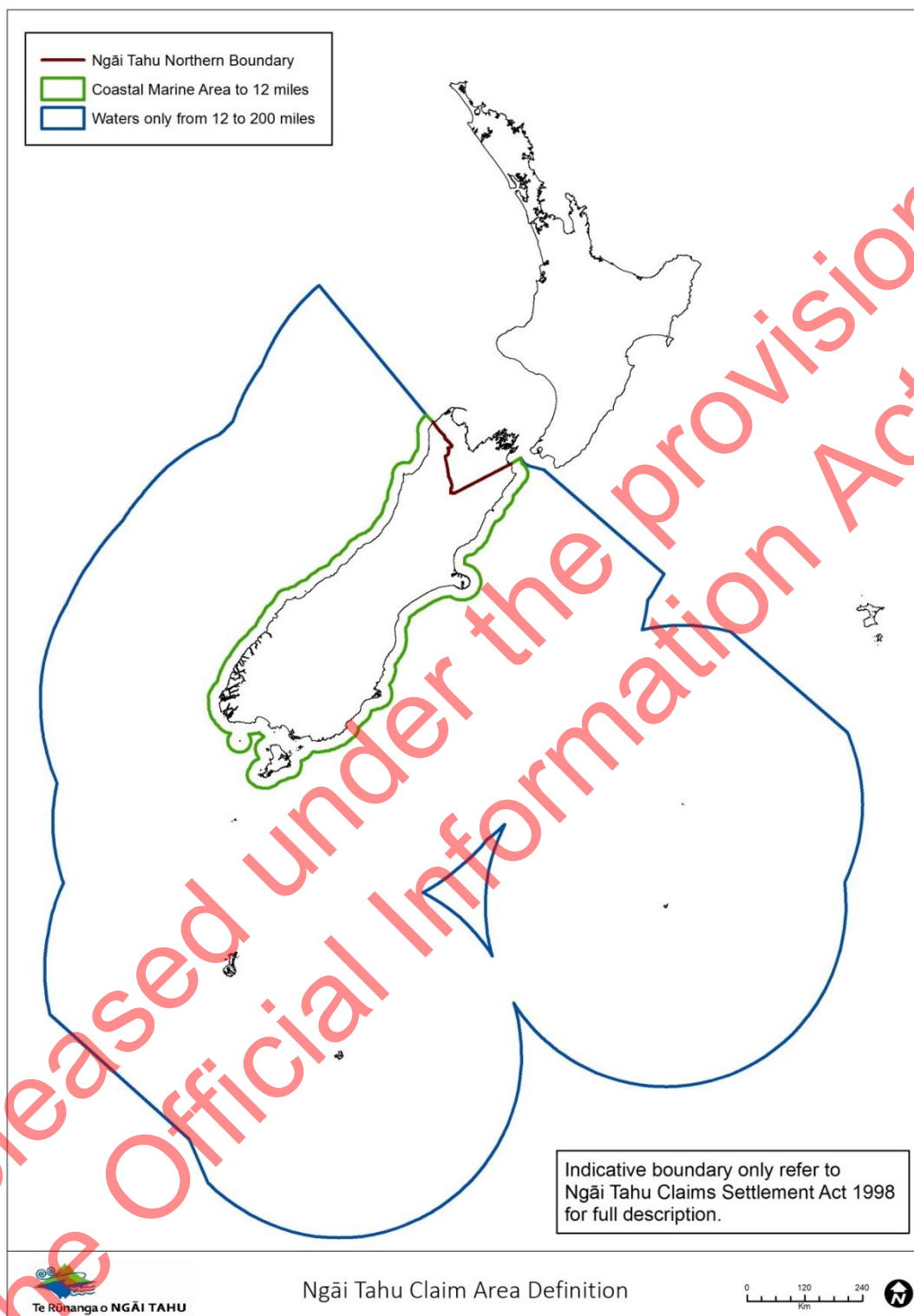
Cc: s 9(2)(a) Mahaanui Kurataiao

Appendices:

Appendix One – Map of takiwā of Ngāi Tahu

Appendix Two – Crown Apology to Ngāi Tahu

APPENDIX ONE: NGĀI TAHU TAKIWĀ



APPENDIX TWO: TEXT OF CROWN APOLOGY

The following is text of the Crown apology contained in the Ngāi Tahu Claims Settlement Act 1998.

Part One – Apology by the Crown to Ngāi Tahu

Section 5: Text in Māori

The text of the apology in Māori is as follows:

1. Kei te mōhio te Karauna i te tino roa o ngā tūpuna o Ngāi Tahu e totohe ana kia utu mai rātou e te Karauna—tata atu ki 150 ngā tau i puta ai tēnei pēpeha a Ngāi Tahu arā: “He mahi kai tākata, he mahi kai hoaka”. Nā te whai mahara o ngā tūpuna o Ngāi Tahu ki ngā āhuatanga o ngā kawenga a te Karauna i kawea ai e Matiaha Tiramōrehu tana petihana ki a Kuini Wikitoria i te tau 1857. I tuhia e Tiramōrehu tana petihana arā: ‘Koia nei te whakahau a tōu aroha i whiua e koe ki runga i ēnei kāwana... tērā kia whakakotahitia te ture, kia whakakotahitia ngā whakahau, kia ōrite ngā āhuatanga mō te kiri mā kia rite ki tō te kiri waitutu, me te whakatakoto i te aroha o tōu ngākau pai ki runga i te iwi Māori kia noho ngākau pai tonu ai rātou me te mau mahara tonu ki te mana o tōu ingoa.’ Nā konei te Karauna i whakaae ai tērā, te taumaha o ngā mahi a ngā tūpuna o Ngāi Tahu, nā rēira i tū whakaiti atu ai i nāiane i mua i ā rātou mokopuna.
2. E whakaae ana te Karauna ki tōna tino hēanga, tērā i takakino tāruaruatia e ia ngā kaupapa o te Tiriti o Waitangi i roto i āna hokonga mai i ngā whenua o Ngāi Tahu. Tēnā, ka whakaae anō te Karauna tērā i roto i ngā āhuatanga i takoto ki roto i ngā pukapuka ā-herenga whakaatu i aua hokonga mai, kāore te Karauna i whai whakaaro ki tāna hoa nā rāua rā i haina te Tiriti, kāore hoki ia i whai whakaaro ki te wehe ake i ētahi whenua hei whai oranga tinana, whai oranga ngākau rānei mō Ngāi Tahu.
3. E whakaae ana te Karauna tērā, i roto i tāna takakino i te wāhanga tuarua o te Tiriti, kāore ia i whai whakaaro ki te manaaki, ki te tiaki rānei i ngā mauanga whenua a Ngāi Tahu me ngā tino taonga i hiahia a Ngāi Tahu ki te pupuri.
4. E mōhio ana te Karauna tērā, kāore ia i whai whakaaro ki a Ngāi Tahu i runga i te ngākau pono o roto i ngā tikanga i pūtake mai i te mana o te Karauna. Nā tāua whakaaro kore a te Karauna i puaki mai ai tēnei pēpeha a Ngāi Tahu: “Te Hapa o Niu Tīreni”. E mōhio ana te Karauna i tāna hē ki te kaipono i ngā āhuatanga whai oranga mō Ngāi Tahu i noho pōhara noa ai te iwi ia whakatupuranga heke iho. Te whakatauāki i pūtake mai i aua āhuatanga: “Te mate o te iwi”.
5. E whakaae ana te Karauna tērā, mai rāno te piri pono o Ngāi Tahu ki te Karauna me te kawa pono a te iwi i ā rātou kawenga i raro i te Tiriti o Waitangi, pērā anō tō rātou piri atu ki raro i te Hoko Whitu a Tū i ngā wā o ngā pakanga nunui o te ao. E tino mihi ana te Karauna ki a Ngāi Tahu mō tōna ngākau pono mō te koha hoki a te iwi o Ngāi Tahu ki te katoa o Aotearoa.

6. E whakapuaki atu ana te Karauna ki te iwi whānui o Ngāi Tahu i te hōhonu o te āwhitu a te Karauna mō ngā mamaetanga, mō ngā whakawhiringa i pūtake mai nō roto i ngā takakino a te Karauna i takaongetia ai a Ngāi Tahu Whānui. Ewhakaae ana te Karauna tērā, aua mamaetanga me ngā whakawhiringa hoki i hua mai nō roto i ngā takakino a te Karauna, arā, kāore te Karauna i whai i ngā tohutohu a ngā pukapuka ā-herenga i tōna hokonga mai i ngā whenua o Ngāi Tahu, kāore hoki te Karauna i wehe ake kia rawaka he whenua mō te iwi, hei whakahaere mā rātou i ngā āhuatanga e whai oranga ai rātou, kāore hoki te Karauna i hanga i tētahi tikanga e maru motuhake ai te mana o Ngāi Tahu ki runga i ā rātou pounamu me ērā atu tāonga i hiahia te iwi ki te pupuri. Kore rawa te Karauna i aro ake ki ngā aurere a Ngāi Tahu.
7. E whakapāha ana te Karauna ki a Ngāi Tahu mō tōna hēanga, tērā, kāore ia i whai whakaaro mō te rangatiratanga o Ngāi Tahu, ki te mana rānei o Ngāi Tahu ki runga i ōna whenua ā-rohe o Te Wai Pounamu, nā rēira, i runga i ngā whakaritenga me ngā herenga a Te Tiriti o Waitangi, ka whakaae te Karauna ko Ngāi Tahu Whānui anō te tāngata whenua hei pupuri i te rangatiratanga o roto i ōna takiwā.
8. E ai mō ngā iwi katoa o Aotearoa e hiahia ana te Karauna ki te whakamārie i ngā hara kua whākina ake nei—otirā, ērā e taea i nāiane i te mea kua āta tau ngā kōrero tūturu ki roto i te pukapuka ā-herenga whakaritenga i hainatia i te 21 o ngā rā o Whitu hei tīmatanga whai oranga i roto i te ao hōu o te mahinga tahi a te Karauna rāua ko Ngāi Tahu.

Section 6: Text in English

The text of the apology in English is as follows:

1. The Crown recognises the protracted labours of the Ngāi Tahu ancestors in pursuit of their claims for redress and compensation against the Crown for nearly 150 years, as alluded to in the Ngāi Tahu proverb 'He mahi kai takata, he mahi kai hoaka' ('It is work that consumes people, as greenstone consumes sandstone'). The Ngāi Tahu understanding of the Crown's responsibilities conveyed to Queen Victoria by Matiaha Tiramorehu in a petition in 1857, guided the Ngāi Tahu ancestors. Tiramorehu wrote:

"This was the command thy love laid upon these Governors ... that the law be made one, that the commandments be made one, that the nation be made one, that the white skin be made just equal with the dark skin, and to lay down the love of thy graciousness to the Māori that they dwell happily ... and remember the power of thy name."

2. The Crown hereby acknowledges the work of the Ngāi Tahu ancestors and makes this apology to them and to their descendants.
3. The Crown acknowledges that it acted unconscionably and in repeated breach of the principles of the Treaty of Waitangi in its dealings with Ngāi Tahu in the purchases of Ngāi Tahu land. The Crown further acknowledges that in relation to the deeds of purchase it has failed in most material respects to honour its obligations to Ngāi Tahu as its Treaty partner, while it also failed to set aside adequate lands for Ngāi Tahu's use, and to provide adequate economic and social resources for Ngāi Tahu.
4. The Crown acknowledges that, in breach of Article Two of the Treaty, it failed to preserve and protect Ngāi Tahu's use and ownership of such of their land and valued possessions as they wished to retain.

5. The Crown recognises that it has failed to act towards Ngāi Tahu reasonably and with the utmost good faith in a manner consistent with the honour of the Crown. That failure is referred to in the Ngāi Tahu saying 'Te Hapa o Niu Tirenī' ('The unfulfilled promise of New Zealand'). The Crown further recognises that its failure always to act in good faith deprived Ngāi Tahu of the opportunity to develop and kept the tribe for several generations in a state of poverty, a state referred to in the proverb 'Te mate o te iwi' ('The malaise of the tribe').
6. The Crown recognises that Ngāi Tahu has been consistently loyal to the Crown, and that the tribe has honoured its obligations and responsibilities under the Treaty of Waitangi and duties as citizens of the nation, especially, but not exclusively, in their active service in all of the major conflicts up to the present time to which New Zealand has sent troops. The Crown pays tribute to Ngāi Tahu's loyalty and to the contribution made by the tribe to the nation.
7. The Crown expresses its profound regret and apologises unreservedly to all members of Ngāi Tahu Whānui for the suffering and hardship caused to Ngāi Tahu, and for the harmful effects which resulted to the welfare, economy and development of Ngāi Tahu as a tribe. The Crown acknowledges that such suffering, hardship and harmful effects resulted from its failures to honour its obligations to Ngāi Tahu under the deeds of purchase whereby it acquired Ngāi Tahu lands, to set aside adequate lands for the tribe's use, to allow reasonable access to traditional sources of food, to protect Ngāi Tahu's rights to pounamu and such other valued possessions as the tribe wished to retain, or to remedy effectually Ngāi Tahu's grievances.
8. The Crown apologises to Ngāi Tahu for its past failures to acknowledge Ngāi Tahu rangatiratanga and mana over the South Island lands within its boundaries, and, in fulfilment of its Treaty obligations, the Crown recognises Ngāi Tahu as the tāngata whenua of, and as holding rangatiratanga within, the Takiwā of Ngāi Tahu Whānui.
9. Accordingly, the Crown seeks on behalf of all New Zealanders to atone for these acknowledged injustices, so far as that is now possible, and, with the historical grievances finally settled as to matters set out in the Deed of Settlement signed on 21 November 1997, to begin the process of healing and to enter a new age of co-operation with Ngāi Tahu."

Comments on applications for referral under the COVID-19 Recovery (Fast-track Consenting) Act 2020

This form is for local authorities to provide comments to the Minister for the Environment on an application to refer a project to an expert consenting panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

Local authority providing comment	Waimakariri District Council
Contact person (if follow-up is required)	Trevor Ellis (Development Planning Manager)
	s 9(2)(a)
	Click or tap here to enter text.

Comment form

Please use the table below to comment on the application.

Project name	2021-052 - Bellgrove Development, Rangiora
General comment – potential benefits	Council works as part of the Greater Christchurch Partnership. The Partnership is supportive of increasing the housing supply within the Greater Christchurch area in appropriate locations and is committed to providing affordable housing opportunities for Greater Christchurch. Further comment on the approach of the Partnership can be found in its comments on the application. Council wishes to note that the application site is one of those locations that has been identified for some time as a new greenfield area for urban housing (termed Future Development Area).
General comment – significant issues	No Comments.
Is Fast-track appropriate?	Council supports the use of the FTCA process. The Council is anticipating working with the developer to generate potential offered draft conditions to assist in the facilitation of infrastructure to the development. Ongoing discussions are occurring at a pre-application level on matters such as infrastructure provision, urban design and other site specific matters, should the application be referred.
Environmental compliance history	There is <u>not</u> a negative environmental regulation compliance history with the proposed developers. The developers have carried out a number of residential and rural residential developments within the District.
Reports and assessments normally required	The Council would normally require the following reports for a subdivision application in this area: - A preliminary site investigation under the NESCS or in the alternative, sufficient information to confirm that Method (6)(2) of the NESCS were met. - A flood risk assessment to determine s106 RMA matters.

	• A geotechnical report to determine s106 RMA matters. • An urban design statement or assessment.
Iwi and iwi authorities	Te Ngāi Tūāhuriri Rūnanga through Mahaanui Kurataiao Ltd.
Relationship agreements under the RMA	There is a MOU between Te Ngāi Tūāhuriri Rūnanga and the Waimakariri District Council. This agreement does not sit under the RMA but is relevant to some RMA functions.
Insert responses to other specific requests in the Minister's letter (if applicable)	The following questions were asked: Specific questions on the application 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? Responses are as follows: 1. As above on page 1 of this form. Council also notes that it has explored other options for the timely development of this land, with this option being pursued with the support of Council. 2. Council notes that the NPS-HPL is due in the 'second half of 2021' and that information on it has been at a high level only to date. The matter of productive land was considered as part of 'Our Space 2018-48' and a key action from this was a change to the Canterbury Regional Policy Statement 2013 of rural land to future urban. This change takes effect later this month. It is noted that a small portion of land contained in Stage 1 of the Bellgrove development is within land classified as Land Use Capability 2 in the NZ Land Resource Inventory. The remainder in this stage is Category 3. 3. Council has had discussions with Bellgrove relating to density, relative to the draft District Plan Structure Plan that seeks higher density nearer the town centre of Rangiora. The matter of density within this stage of the development has generally shifted from 80/20 as a starting point to 70/30 (sub 500/500m2 + lots) on the basis of matters including stormwater management, waterway protection, the transport network, infrastructure overall, open space, and the heritage site and how this influences the layout of the development. Council have sought to maintain a positive working relationship with Bellgrove and notes that density exceeds 12h/ha (the minimum set out in the Regional Policy Statement 2013) but falls within 12h/ha to 15h/ha; with the latter figure being the 'optimal' outcome of a partnership density analysis undertaken in 2020. 4. As above on page 1 of this form.
Other considerations	No Comments.

Note: All comments, including your name and contact details, will be made available to the public and the applicant either in response to an Official Information Act request or as part of the Ministry's proactive release of information. Please advise if you

object to the release of any information contained in your comments, including your name and contact details. You have the right to request access to or to correct any personal information you supply to the Ministry.

Released under the provision of
the Official Information Act 1982

From: s 9(2)(a)
To: [Fast Track Consenting](#)
Cc: s 9(2)(a)
Subject: RE: [COMMERCIAL]COVID-19 Recovery (Fast-Track Consenting) Act 2020 – Bellgrove Development
Date: Friday, 16 July 2021 3:01:17 pm
Attachments: [image001.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Kia ora,

Thank you for seeking comment from Waka Kotahi NZ Transport Agency in relation to the following application under the COVID-19 Recovery (Fast-Track Consenting) Act 2020: 2021-052 - Bellgrove Development, Rangiora.

We appreciate the opportunity to comment on the application and can advise that Waka Kotahi has no comments regarding the proposal.

Kind regards,
Sarah

Sarah White

Planner

Poutiaki Taiao | Environmental Planning

Email: s 9(2)(a)

Phone: s 9(2)(a)

Mobile: s 9(2)(a)

Waka Kotahi NZ Transport Agency

Christchurch, Level 1, BNZ Centre, 120 Hereford Street

PO Box 1479, Christchurch 8011, New Zealand

[twitter](#) | [youtube](#) | [facebook](#)



From: Fast Track Consenting <fasttrackconsenting@mfe.govt.nz>

Sent: Monday, 5 July 2021 5:45 PM

To: Nicole Rosie <s 9(2)(a)>

Cc: Jenni Fitzgerald <s 9(2)(a)>; Sonya McCall

<s 9(2)(a)>; Environmental Planning <EnvironmentalPlanning@nzta.govt.nz>;

Fast Track Consenting <fasttrackconsenting@mfe.govt.nz>

Subject: [COMMERCIAL]COVID-19 Recovery (Fast-Track Consenting) Act 2020 – Bellgrove Development

Tēnā koe Nicole

Please find attached letter in relation to an application under the COVID-19 Recovery (Fast-Track Consenting) Act 2020.

- Application info for 2021-052 - Bellgrove Development, Rangiora – s 9(2)(ba)(i)

NOTE: 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, including any Crown Entity or statutory body.

Nāku noa, nā

Fast Track Consenting Team

Ministry for the Environment | Manatū Mō Te Taiao
fasttrackconsenting@mfe.govt.nz | mfe.govt.nz

This email account is monitored by several members of the team, to ensure responses are managed in a timely manner.



This message, together with any attachments, may contain information that is classified and/or subject to legal privilege. Any classification markings must be adhered to. If you are not the intended recipient, you must not peruse, disclose, disseminate, copy or use the message in any way. If you have received this message in error, please notify us immediately by return email and then destroy the original message. This communication may be accessed or retained by Waka Kotahi NZ Transport Agency for information assurance purposes.