



BRF-340

29 September 2021

Bellgrove Rangiora Limited
c/- Chris Fowler
Partner
Adderley Head
s 9(2)(a)

Dear Chris Fowler

COVID-19 Recovery (Fast-Track Consenting) Act 2020 - Notice of Decisions (Section 25) – Bellgrove Development - Rangiora

Thank you for Bellgrove Rangiora Limited's application under section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA) seeking referral of the Bellgrove Development - Rangiora project (the project) to an expert consenting panel (a panel) for consideration under the FTCA.

The project is to subdivide land and construct a housing development and neighbourhood commercial centre comprising approximately 209 lots, approximately 209 residential units, three water services, a road network, open spaces and shared paths within esplanade and stormwater reserves at 52 and 76 Kippenberger Avenue, Rangiora, Canterbury. The project also involves restoration of ecological areas within the esplanade reserve and retention of the historic Bellgrove Farm Homestead for residential use.

The purpose of the FTCA is to 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.

I can only refer the project to a panel for consideration under the FTCA if it meets the referral criteria in section 18 of the FTCA, which includes me being satisfied the project will help achieve the FTCA's purpose.

I have decided the project meets the referral criteria in section 18 of the FTCA and I consider it will help to achieve the FTCA's purpose as it has the potential to:

1. have positive effects on social well-being by providing additional housing in an area that has an identified housing shortfall and has been identified as an appropriate future growth area

2. generate approximately 229 direct FTE jobs in planning, design, construction, sales and marketing
3. increase housing supply by approximately 209 residential units in an area that has an identified housing shortfall
4. progress faster by using the processes provided by the FTCA than would otherwise be the case under standard Resource Management Act 1991 (RMA) processes, provided that the applicants lodge their notice of requirement in a timely manner following the project referral.

Any potential adverse effects arising from the project, and proposed mitigation measures, could be tested by a panel against Part 2 of the RMA 1991 and the purpose of the FTCA (section 4 and clause 31 Schedule 6).

Accordingly, I have decided to accept your application for referral under section 24(2) of the FTCA and refer all of the project to a panel.

Information required to be submitted with your resource consent applications

In accordance with section 24(2)(d) of the FTCA, I have also decided that you must provide the information listed in Appendix A of this letter with any resource consent applications for the project lodged with the Environmental Protection Authority (EPA) under clause 2 Schedule 6.

I draw your attention to clause 14 Schedule 6 of the FTCA that details that the requested information listed in Appendix A must be provided in sufficient detail to correspond to the scale and significance of effects. You should therefore provide what you believe is a reasonable level of information, and if a panel requires further information, they can seek it from you under clause 25 Schedule 6 of the FTCA.

This information will inform a panel's assessment of the project's effects and whether to invite comment from persons or groups in addition to those specified in clause 17 Schedule 6 of the FTCA. This does not preclude a panel from requiring you to provide any additional information on any application lodged with the EPA under the FTCA.

Persons or groups a panel must invite comments from

In accordance with section 24(2)(e) of the FTCA, I have also decided that a panel must invite comments on any resource consent applications for the project lodged with the EPA from the following persons or groups additional to those specified in clause 17 Schedule 6 of the FTCA:

1. Greater Christchurch Partnership
2. Christchurch City Council
3. The relevant Papatipu Rūnanga, through their agent Mahaanui Kurataiao Limited.

This will allow those parties the opportunity to have input into the consideration of the application and enable a panel to better understand the potential effects of the project.

These directions do not preclude a panel from inviting any other parties to comment on any application lodged with the EPA under the FTCA.

I will progress an Order in Council through the Executive Council for the project. Once this Order is made you will be able to lodge your applications for resource consent with the EPA

for a decision by a panel. The decision to approve or decline the resource consent applications is a matter for the panel appointed by the Panel Convener Judge L J Newhook. You should not take my decision to refer the project as an indication or direction that the determination of those approvals will be successful. Additionally, my decision does not in any way endorse any related or concurrent planning decisions such as zoning decisions that may affect the project.

Please do not publicly release my decision or this notice until the Order in Council for this project has been approved by Cabinet and notified in the New Zealand Gazette.

The FTCA requires that:

1. I provide a copy of my decisions to the persons, entities and groups specified in section 25(1) and (2) of the FTCA
2. my decisions, the reasons for them, and the Section 17 Report will be published on the Ministry for the Environment's website in accordance with section 25(3) of the FTCA.

Please contact the Fast-track Consenting Team at the Ministry for the Environment (fasttrackconsenting@mfe.govt.nz) if you have any questions or wish to discuss this decision.

Yours sincerely



Hon David Parker
Minister for the Environment

cc Ministers of/for:

Infrastructure; Māori Crown Relations—Te Arawhiti; Housing; Education; Arts, Culture, and Heritage; Treaty of Waitangi Negotiations; Local Government; Land Information; Defence; Transport; Conservation; and Climate Change

Associate Minister for:
Environment (Urban Development)

Local authorities:

Waimakariri District Council
Canterbury Regional Council (Environment Canterbury)

Other parties:

Greater Christchurch Partnership
Christchurch City Council
Waka Kotahi NZ Transport Agency
Selwyn District Council

Relevant iwi authorities:

Te Rūnanga o Ngāi Tahu (TRoNT)

Environmental Protection Authority

The Panel Convener

Released under the provision of
the Official Information Act 1982

Appendix A – Requirements specific to application lodged by Bellgrove Rangiora Limited for Bellgrove Development - Rangiora

Information required to be submitted with your application

In accordance with section 24(2)(d) of the FTCA, I have also decided that you must provide the following information with any application:

- a detailed infrastructure assessment and engineering plan, prepared in consultation with local authorities, which covers:
 1. the capacity of existing three waters infrastructure
 2. the extent of upgrades required to service the development
 3. funding mechanisms for delivering any upgrades.
- a heritage assessment that covers the historical, social, architectural and landmark significance of the Bellgrove Farm Homestead site and its setting
- an archaeological assessment of the site
- a detailed site investigation prepared in accordance with the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011
- a stormwater assessment including:
 1. infiltration testing
 2. a draft stormwater management plan
 3. a geotechnical report identifying any natural hazard risks associated with earthquakes or liquefaction
- a surface water assessment including:
 1. effects on water quality and quantity including stream depletion
 2. riverbed and bank stability
 3. tangata whenua values
- a groundwater quality and quantity assessment including:
 1. changes in groundwater recharge
 2. effects on groundwater users
 3. localised changes in groundwater level
 4. well interference assessment
- an ecological assessment including an assessment of the effects of the project on aquatic fauna and ecology and biodiversity
- an urban design assessment
- an assessment of the potential transport related greenhouse gas emissions generated at the construction, built and operational phases
- an integrated transport assessment including modelling and analysis that covers:
 1. the effects of the project on the surrounding road network and intersections and cumulative effects on the transport network
 2. the ability of the existing public transport system to service additional demand
 3. the availability of safe spaces for activity transport modes including walking and cycling
- a draft erosion and sediment control plan
- a draft construction management plan that includes construction methodology and staging, construction traffic and dust and noise management.