

# Application for a project to be referred to an expert consenting panel

**(Pursuant to Section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020)**

*For office use only:*

Project name: Faringdon Oval  
Application number: PJ-0000788  
Date received: 28/02/2022

This form must be used by applicants making a request to the responsible Minister(s) for a project to be referred to an expert consenting panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

All legislative references relate to the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act), unless stated otherwise.

The information requirements for making an application are described in Section 20(3) of the Act. Your application must be made in this approved form and contain all of the required information. If these requirements are not met, the Minister(s) may decline your application due to insufficient information.

Section 20(2)(b) of the Act specifies that the application needs only to provide a general level of detail, sufficient to inform the Minister's decision on the application, as opposed to the level of detail provided to an expert consenting panel deciding applications for resource consents or notices of requirement for designations.

We recommend you discuss your application and the information requirements with the Ministry for the Environment (the Ministry) before the request is lodged. Please contact the Ministry via email: [fasttrackconsenting@mfe.govt.nz](mailto:fasttrackconsenting@mfe.govt.nz)

The Ministry has also prepared [Fast-track guidance](#) to help applicants prepare applications for projects to be referred.

## Part I: Applicant

### Applicant details

Person or entity making the request: Hughes Developments Limited

Contact person: Jake Hughes

Job title: Director

Phone: s 9(2)(a)

Email: s 9(2)(a)

Postal address: PO Box 848, Christchurch 8140

### Address for service (if different from above)

Organisation: Greenwood Roche

Contact person: Lauren Semple

Job title: Partner

Phone: s 9(2)(a)

Email: s 9(2)(a)

Email address for service:

Postal address: PO Box 139, Christchurch

## Part II: Project location

The application: does not relate to the coastal marine area

If the application relates to the coastal marine area wholly or in part, references to the Minister in this form should be read as the Minister for the Environment and Minister of Conservation.

Site address / location:

The project is situated on a triangular site bounded by Selwyn Road, Goulds Road and Dunns Crossing Road, located in the south western corner of Rolleston (see Attachment 1). The site, known as Faringdon Oval, is an extension of the existing Faringdon residential development undertaken by Hughes Developments Limited (HDL) located to the north and east.

Faringdon Oval has a total area of 69.3260ha and is comprised of 6 separate parcels of land, the legal descriptions for which are set out below.

A cadastral map and/or aerial imagery to clearly show the project location will help.

Legal description(s):

Lot 1 DP 57004 (comprised in record of title CB33K/65)

Lot 3 DP 57004 (comprised in record of title CB33K/67)

Lot 1 DP 61278 (comprised in record of title CB36C/247)

Lot 2 DP 61278 (comprised in record of title CB36C/248)

Lot 1 DP 70352 (comprised in record of title CB40D/786)

Lot 3 DP 70352 (comprised in record of title CB40D/788)

Copies of these titles are included as Attachment 2.

A current copy of the relevant Record(s) of Title will help.

Registered legal land owner(s):

HDL is the registered owner of Lot 3 DP 57004, Lots 1 and 2 DP 61278 and Lots 1 and 3 DP 70352. HDL holds an unconditional sale and purchase agreement in respect of Lot 1 DP 57004. Malcom Richard Main and Philippa Ruth Main are the current registered owners of this parcel of land.

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur, including a statement of how that affects the applicant's ability to undertake the work that is required for the project:

As either the registered owner or the purchaser under an unconditional agreement for sale and purchase, HDL effectively controls all of the land in Faringdon Oval. Full ownership of all land will enable the applicant to quickly and efficiently undertake the works required for the project. There are various legal interests registered against the titles for Faringdon Oval. These are described in the table included as Attachment 3. In summary, none of these interests will impede the proposed subdivision and development of Faringdon Oval.

## Part III: Project details

### Description

Project name: Faringdon Oval

Project description:

Please provide details of the proposed project, its purpose, objectives and the activities it involves, noting that Section 20(2)(b) of the Act specifies that the application needs only to provide a general level of detail.

The project will enable the development of approximately 1,050 additional new homes in Rolleston in the Selwyn district of Canterbury. The Selwyn District is New Zealand's fastest growing district with an identified residential capacity constraint which is resulting in significant price escalation in the residential housing market.

Evidence presented in recent Resource Management Act 1991 (RMA) proceedings in the Selwyn District identified that from August 2020 to August 2021, the average sale price for a residential lot in Rolleston increased from \$184,350 to between \$390,000 to \$400,000, a price escalation of approximately 100%. For dwellings in the same area, average prices increased over the last two years from approximately \$561,185 to \$865,672. This is despite additional housing capacity being consented in 2021 under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FT Act) for Faringdon South West (FSW) and South East (FSE), all of which are now fully sold.

On the basis of this significant demand, and recognising both the efficiencies and employment opportunities available in extending the Faringdon development, HDL has now acquired adjacent land at Faringdon Oval.

Progression of Faringdon Oval under the same process as the FSW and FSE project will enable the timely transition of the resources (workforce and equipment) currently being deployed for that development to the Oval site, resulting in significant efficiency gains and the continued provision of economic and employment opportunities for the Selwyn District and the Canterbury region (described further below).

Importantly, like FSW and FSE, approval of this project under the FT Act will also accelerate the delivery of much needed residential land to accommodate the significant demand currently being experienced in Selwyn. Analysis provided by Formative Limited has identified that in 2021, Selwyn had the fastest growing population in New Zealand, both in terms of quantum (+3,400) and percentage (4.8%) (Attachment 4). Population growth has been accompanied

by strong employment and GDP growth. On all those metrics, projections show that strong growth is expected to continue particularly in Rolleston and surrounding areas.

Although the demand for housing has become more pressing in the past year, the existing planning and policy context for accommodating growth in Selwyn is largely unchanged from the position described in the FSE and FSW application (refer Attachment 5). In short, although Canterbury Regional Council (through its Regional Policy Statement (RPS)) and Selwyn District Council (through its current district plan review) have identified additional land for housing in Selwyn (including Faringdon Oval) in accordance with their respective obligations under the National Policy Statement on Urban Development 2020 (NPS-UD), current statutory processes mean that there remain a number of procedural barriers before development can actually progress. As with FSW and FSE, the Oval is included as a Future Development Area (FDA) in both the Regional Policy Statement and the proposed Selwyn District Plan but the 'release' of such areas for housing (which are currently zoned Rural Inner Plains) is still subject to a Schedule 1 plan change RMA process which is likely to take an additional 12 – 24 months, and is further complicated by the progression of the proposed Selwyn District Plan through its statutory steps (Proposed Plan). Somewhat perversely but simply as a result of the stage at which the proposed district plan is at, compliance with the requirements of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (Enabling Act) will add further delay to that outcome.

Despite these statutory requirements (or perhaps as a result), the level of demand experienced over the last 24 months means that the need for residential land is now far more urgent than the predictions which have, to date, underpinned the territorial authorities' planning response. Most pressing, analysis undertaken by Formative estimates that unless additional land is released, demand for housing (based on building consent rates) will exceed available supply by mid-2023, as compared with the 2029 projection identified in the 2021 Greater Christchurch Partnership Capacity Assessment. It is this "disconnect" between the provision of supply and the demand which is fueling the rapid cost escalations identified in the District.

In that context, as with FSW and FSE (and the earlier Faringdon development consented under the Housing Accords and Special Housing Areas Act 2013), advancing the Faringdon Oval development via non-complying resource consents progressed through the FT Act would expedite the provision of an additional 1,050 lots to ameliorate some of that projected capacity constraint.

Like FSW and FSE, the proposed residential allotments in the Oval would be developed in accordance with the Living Z rules and standards in the operative Selwyn District Plan (Operative Plan), secured through conditions on the relevant consents and consent notices. The single commercial lot adjacent to the main public space would be developed in accordance with the Business 1 Neighbourhood Centre zone rules and standards, also secured through those conditions and a consent notice.

The residential lots will comprise a mixture of density options. In this instance however, the majority of the site (80% or 840 lots) will comprise some form of comprehensive/medium density housing (townhouses on lot sizes of between 200m<sup>2</sup> – 250m<sup>2</sup>, or residential lots of between 300m<sup>2</sup> – 500m<sup>2</sup>). The balance 20% (210 lots) will be low density lots, sized between 500m<sup>2</sup> – 800m<sup>2</sup>. Overall, the Oval will achieve a minimum net density of 15 dwellings per hectare.

The proposed distribution of density throughout the development is shown on Attachment 6, and has been informed by best practice urban design principles (described further below). Higher density lots, for example, are proposed to locate closer to amenity/open landscaped areas and in proximity to local services and facilities to activate those spaces and provide convenient access for residents. Lower density lots will generally be located on the edges of the

project area, where they will provide an appropriate interface with/transition to adjoining areas (being Goulds and Dunns Crossing Roads) and the adjoining rural and/or larger lot properties (including FSW).

Consistent with the wider Faringdon area, the overall layout of the development to be secured via the proposed outline development plan (ODP) (Attachment 7) will be driven by a circular public space, which will, with support from the local commercial offering, provide a focal point for development that creates a strong sense of place for the neighborhood. Connected roading patterns, dedicated walking and cycling infrastructure and local recreation reserves will also be provided throughout the development in accordance with the ODP and accompanying subdivision concept plan (Attachment 6).

The proposed infrastructure required to service the allotments will be integrated into the existing Council networks (which will have sufficient capacity to service this development). The design of these connections will be undertaken in consultation with the Selwyn District Council Asset Officers. The infrastructure provision for the Oval is consistent with Council master-planning for Rolleston, although its delivery has been accelerated considerably. This is reflective of the speed of growth within the Selwyn district and has wider benefits for Rolleston by enabling Council to service other FDA areas that were programmed for funding and delivery at a later stage. All new roading connections will be consistent with the applicable standards in the Operative Plan, including any required upgrades (which will be undertaken by HDL and also designed in consultation with Selwyn District Council Officers). The development of the Oval will also accelerate the completion of key roading connections within Rolleston, providing for a more efficient road network and increasing multi-modal connectivity within newly developed areas.

If approved, the Oval will also be the first development within Faringdon to comprise a number of house and land packages to be delivered by HDL itself (approximately 300 out of the total 1,050 lots). This shift in approach will provide HDL with the opportunity to create a high quality, signature 'end-product' that will further enhance the acclaimed Faringdon 'brand', originally established in Rolleston in 2012. It will also ensure that the higher density being targeted for the Oval (compared to other Faringdon developments) is delivered to a standard of design that is commensurate with that 'brand'.

In conclusion, in addition to increasing housing supply, this project will also provide immediate economic and employment stimulus for industries and communities in the Selwyn district whose social and economic wellbeing has been impacted by COVID-19. Formative estimates that the project will generate approximately \$640m in direct expenditure in the district between 2021 and 2030, supporting \$253m in additional GDP and approximately 4,040 FTEs in the Selwyn economy.

Alongside these objectives and as an area of the district already identified as being appropriate for housing, the project will also promote the sustainable management of natural and physical resources as envisaged by the NPS-UD, the CRPS and the Operative and Proposed Plan. The provision of increased density also achieves alignment with the aspirations of the Enabling Act, which seeks to enable medium density housing across residential zones.

Where applicable, describe the staging of the project, including the nature and timing of the staging:

Based on current indicative programming, the Oval will be delivered in the following stages:

2022 – Consenting, detailed engineering design and commencing site preparation

2023 – 40 completed house and land packages + 100 stand-alone lots

2024 – 40 completed house and land packages + 100 stand-alone lots

2025 – 150 lots

2026 – 40 completed house and land packages + 100 stand-alone lots

2027 – 150 lots  
 2028 – 40 completed house and land packages + 100 stand-alone lots  
 2029 – 150 lots  
 2030 – 40 completed house and land packages + 100 stand-alone lots

The above programme reflects a commitment from HDL to not only deliver land available for housing, but to deliver completed houses within the same annual programme. This approach differs from the usual delivery cycle whereby land is developed, sold, with building design and construction to follow. With the Oval, HDL is committing to an approach whereby the time 'lag' between delivering titles and completed houses is considerably shortened.

### Consents / approvals required

Relevant local authorities: Environment Canterbury, Selwyn District Council

Resource consent(s) / designation required:

Land-use consent, Subdivision consent, Discharge permit

Relevant zoning, overlays and other features:

Please provide details of the zoning, overlays and other features identified in the relevant plan(s) that relate to the project location.

Legal description(s)	Relevant plan	Zone	Overlays	Other features
Entire Site	Operative Selwyn District Plan	Rural Inner Plains	N/A	N/A
Entire Site	Proposed Selwyn District Plan	Rural General	Plains Flood Management Liquefaction Damage Unlikely Ecosystems and Indigenous Biodiversity Management Overlay: EIB Canterbury Plains Area Urban Growth Inner Plains / Te Urumanuka ki Ana-ri Code: SCA-RD1	N/A

Rule(s) consent is required under and activity status:

Please provide details of all rules consent is required under. Please note that Section 18(3)(a) of the Act details that the project **must not include** an activity that is described as a prohibited activity in the Resource Management Act 1991, regulations made under that Act (including a national environmental standard), or a plan or proposed plan.

Relevant plan / standard	Relevant rule / regulation	Reason for consent	Activity status	Location of proposed activity
Operative Selwyn District Plan	Rural C1 - Earthworks, rule 1.1	Exceeds maximum earthworks provisions in the zone	Discretionary	Entire site

Operative Selwyn District Plan	Rural C3 - Buildings and Density, 3.10.6	Does not meet the requirements for density in the zone	Non-complying	
Operative Selwyn District Plan	Rural C10 - Subdivision, 10.11.3	Does not meet the requirements for subdivision in the zone	Entire site	
Operative Selwyn District Plan	Township C13 - C22	To enable the business activities to be established under the Business 1 rules and standards of the District Plan To enable the business activities to be established under the Business 1 rules and standards of the District Plan	Non-complying	Commercial area identified in blue in Attachment 6
Operative Selwyn District Plan	Township C4 - Living Zone Rules	To enable the residential activities to be established under the Living Z rules and standards of the District Plan	Non-complying	Residential areas identified in yellow and orange in Attachment 6
National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health	Regulation 10	Disturbance of contaminated soil and change of use	Restricted Discretionary	Areas of contamination are described in the Contamination Reports at Attachment 16
Canterbury Land and Water Regional Plan	5.93	Post-construction stormwater discharge	Restricted Discretionary	Entire Site
Canterbury Land and Water Regional Plan	5.94B	Construction stormwater discharge	Restricted Discretionary	Entire Site
Canterbury Land and Water Regional Plan	5.119	Construction dewatering where excavations may encounter groundwater	Restricted Discretionary	Entire Site
Canterbury Land and Water Regional Plan	5.176	Earthworks will occur within 50m of a surface waterbody (water race) and within 1m of groundwater	Restricted Discretionary	Earthworks on Lot 1 DP 57004 & Lot 3 DP 70352

Resource consent applications already made, or notices of requirement already lodged, on the same or a similar project:

Please provide details of the applications and notices, and any decisions made on them. Schedule 6 clause 28(3) of the COVID-19 Recovery (Fast-track Consenting) Act 2020 details that a person who has lodged an application for a resource consent or a notice of requirement under the Resource Management Act 1991, in relation to a listed project or a referred project, must withdraw that application or notice of requirement before lodging a consent application or notice of requirement with an expert consenting panel under this Act for the same, or substantially the same, activity.

No resource consent applications or notices of requirement have been lodged for this project.

HDL's proposals in respect of this site under the Operative Plan and the Proposed Plan are described in Attachment 17.

Resource consent(s) / Designation required for the project by someone other than the applicant, including details on whether these have been obtained:

N/A

Other legal authorisations (other than contractual) required to begin the project (eg, authorities under the Heritage New Zealand Pouhere Taonga Act 2014 or concessions under the Conservation Act 1987), including details on whether these have been obtained:

N/A

### **Construction readiness**

If the resource consent(s) are granted, and/or notice of requirement is confirmed, detail when you anticipate construction activities will begin, and be completed:

Please provide a high-level timeline outlining key milestones, e.g. detailed design, procurement, funding, site works commencement and completion.

As an experienced and well-resourced development entity (and legal owner or unconditional purchaser of all land in the project area), HDL has the capability and capacity to immediately commence work on delivering Faringdon Oval, once it has received the necessary consents. HDL's track record in this regard is clearly evidenced by the development of the existing Faringdon land under both the Housing Accords and Special Housing Act 2013 provisions and the FT Act.

If the project is approved and HDL receives consents through the FT Act process in 2022, it will commence detailed engineering design and begin site establishment and preparatory works by the end of the year. As described above, obtaining consents before the end of 2022 will enable HDL to realise significant programme and cost efficiencies by iteratively deploying the resource currently being used for FSE and FSW to the Oval to facilitate these works. If work is able to commence by the end of 2022, Formative estimates that delivery of these initial stages of work on the Oval will generate over \$80m in direct expenditure in the local economy by the end of 2023.

As evidence of its capability in this regard, HDL received approval to proceed with FSW and FSE in August 2021. Since that time, rapid progress has been made towards completing these projects.

FSE is fully sold, and HDL has implemented an intensive construction programme that is utilising two separate contractors on the site (described in further detail in Attachment 8) to ensure that the development proceeds at pace. As a result, Stage 1 titles (18 lots) were issued in November 2021, Stage 2 construction (58 lots) is completed and titles are expected to issue shortly, with the balance of construction (209 lots) on schedule to be completed by the end of March, with titles expected no later than June 2022. In short, the time period from the Minister's decision to confer referred project status (April 2021) to the first homes being constructed was approximately 7 months. This is a very significant demonstration of the effectiveness of the FT Act.

Similarly, all of FSW is fully sold with all contracts within Stages 1-5 now unconditional. Stage 1 construction (45 lots) is complete and titles have recently issued (2 February). Stages 2 & 3 (185 lots) are due to be completed in March 2022 with titles expected in June. Stages 4 & 5 are scheduled for completion in May with titles expected in August. Construction on Stages 6-9 (270 lots) is due to commence in March with a scheduled completion in September and titles expected in December. Again, this is a remarkable demonstration of how quickly development can progress when the settings enable that and the developer is committed to providing homes in accordance with those settings.

HDL remains committed to delivering further development promptly and to the high standard of design and urban amenity which has become synonymous with the Faringdon 'brand'.



## Part IV: Consultation

### Government ministries and departments

Detail all consultation undertaken with relevant government ministries and departments:

Over the preceding 24 months, HDL has engaged with the Minister for Housing and Urban Development, and subsequently, the Minister for Housing and Greater Christchurch Regeneration regarding options to address the shortfall in housing capacity in the Selwyn district.

Records of that engagement are available on request.

The key focus of this engagement was on identifying the constraint imposed by the CRPS on development outside of existing urban areas and identified greenfield priority areas, (the rural, urban or infrastructure boundary) and the impact that such constraint was having on the availability of land for housing. As described below, that constraint was recognised by the Greater Christchurch Partnership which resulted in the project area (among others) being identified as an appropriate future development area (now reflected in the CRPS).

### Local authorities

Detail all consultation undertaken with relevant local authorities:

HDL has a long-standing relationship with the Selwyn District Council having developed in the District over many years. HDL prides itself on its track record in the District and on its relationship with the Council and other entities. To that end it has engaged extensively with various Selwyn District Council officers during compilation of the Faringdon Oval application.

Specifically, in December 2021 HDL presented the finalised masterplan concept for Faringdon Oval to Selwyn District Council. In attendance were Officers from the Planning, Assets (3-Waters), Assets (Transportation), Parks & Reserves and Urban Design departments respectively. From HDL's perspective the concept was well-received with a limited number of issues raised. Some minor design / traffic layout recommendations were identified, and these have been incorporated into an amended design.

### Other persons/parties

Detail all other persons or parties you consider are likely to be affected by the project:

Other persons/parties likely to be affected by the Oval are the following adjoining property owners:

Identifier on Map - Name of Property Owner/or Related Parties - Address - Legal Description

- 1 (Red) - Dunweavin 2020 Limited - 617 East Maddisons Rd - Lot 3 DP 74311
- 2 (Light Purple) - Sang Lee & Olive Properties Ltd - 4/144 Dunns Crossing Rd - Lot 500 DP 565461
- 3 (Orange) - Helen Parish & Tim Parish & Gould Developments Limited (PC 76) - 138 Dunns Crossing Rd - Lot 2 DP 70352
- 4 (Light Blue) - White Gold Limited & Rolleston West Residential Ltd (PC 73) - Dunns Crossing Rd - Part RS 31354
- 5 (Yellow) - Alison Smith & Derek Tyson & Rolleston Industrial Developments Ltd (PC 81) - Dunns Crossing Rd - RS 23614 RS 25807
- 6 (Light Green) - Michael Croucher, Tania Croucher, Annette Foster - 890 Selwyn Rd - Lot 1 DP 355996
- 7 (Dark Blue) Hughes Developments Limited (Faringdon South West)
- 8 (Dark Green) - Freelance Canterbury Limited - Rangatira St, Rolleston, 971 Goults Rd, Rolleston - Lot 15 DP 532150
- 9 (Dark Purple) - Dunford House 2021 & Dunweavin 2020 Ltd (PC 76) - 605 East Maddisons Rd - Lot 1 DP 26880

\*A map showing the location of these properties is included in Attachment 9.

Detail all consultation undertaken with the above persons or parties:

HDL has been in contact with representatives and/or consultants for the following surrounding landowners who are currently engaged in various stages of the land development process.

- Goulds Developments Ltd – subdivision along northern boundary
- Dunweavin 2020 Ltd – Plan Change 76
- Rolleston West Residential Ltd – Plan Change 73
- Rolleston Industrial Developments Ltd – Plan Change 81

The primary purpose for this consultation has been to align the various designs to ensure road and pedestrian connections can be made and to ensure a consistency in infrastructure design and boundary levels. The specific nature of that consultation with each of those parties is summarised below.

#### Goulds Developments Ltd

Discussions took place with the survey consultant for Goulds Developments Ltd and centred on ensuring north-south roads aligned and were designed to a consistent width as well as establishing finishing boundary levels so that consistency could be achieved along shared boundaries. Further discussions occurred in relation to surrendering a right of way easement that existed in favour of HDL land.

#### Dunweavin 2020 Ltd

As part of the Dunweavin plan change request (PC76), ODP and concept subdivision plans were shared to ensure compatibility and consistency with pedestrian and cycle connections as well as road alignments. Dunweavin also advised of their intention to close the water race that extends across PC76 land and terminates just inside the shared boundary with Faringdon Oval.

#### Rolleston West Residential Ltd & Rolleston Industrial Developments Ltd

Consultation with these parties was limited to discussions between the respective traffic consultants for PC 73 and PC 81 and the traffic consultants for HDL on roading alignments between those proposals and the Oval and the likelihood of future upgrades along Dunns Crossing Road.

## Part V: Iwi authorities and Treaty settlements

For help with identifying relevant iwi authorities, you may wish to refer to [Te Kāhui Māngai – Directory of Iwi and Māori Organisations](#).

### Iwi authorities and Treaty settlement entities

Detail all consultation undertaken with Iwi authorities whose area of interest includes the area in which the project will occur:

Iwi authority	Consultation undertaken
Te Rūnanga o Ngāi Tahu	A description of the consultation undertaken with Te Rūnanga o Ngāi Tahu is included as Attachment 18.

Detail all consultation undertaken with Treaty settlement entities whose area of interest includes the area in which the project will occur:

Treaty settlement entity	Consultation undertaken
Te Rūnanga o Ngāi Tahu	Refer Attachment 18.

## Treaty settlements

Treaty settlements that apply to the geographical location of the project, and a summary of the relevant principles and provisions in those settlements, including any statutory acknowledgement areas:

Section 18(3)(b) of the Act details that the project **must not include** an activity that will occur on land returned under a Treaty settlement where that activity has not been agreed to in writing by the relevant land owner.

The project does not include an activity that will occur on land returned under a Treaty settlement.

## Part VI: Marine and Coastal Area (Takutai Moana) Act 2011

### Customary marine title areas

Customary marine title areas under the Marine and Coastal Area (Takutai Moana) Act 2011 that apply to the location of the project:

Section 18(3)(c) of the Act details that the project **must not include** an activity that will occur in a customary marine title area where that activity has not been agreed to in writing by the holder of the relevant customary marine title order.

N/A

### Protected customary rights areas

Protected customary rights areas under the Marine and Coastal Area (Takutai Moana) Act 2011 that apply to the location of the project:

Section 18(3)(d) of the Act details that the project **must not include** an activity that will occur in a protected customary rights area and have a more than minor adverse effect on the exercise of the protected customary right, where that activity has not been agreed to in writing by the holder of the relevant protected customary rights recognition order.

N/A

## Part VII: Adverse effects

Description of the anticipated and known adverse effects of the project on the environment, including greenhouse gas emissions:

In considering whether a project will help to achieve the purpose of the Act, the Minister may have regard to, under Section 19(e) of the Act, whether there is potential for the project to have significant adverse environmental effects. Please provide details on both the nature and scale of the anticipated and known adverse effects, noting that Section 20(2)(b) of the Act specifies that the application need only provide a general level of detail.

Urban form/rural interface/reverse sensitivity matters.

The project forms an extension to an existing urban environment within a future urban development area, and adjoins the Faringdon South West site on the east side of Goulds Road which is currently under development. Further to the east and north are a series of subdivisions, including Faringdon North and South, also undertaken by HDL. To the west of Dunns Crossing Road and to the south of Selwyn Road is rural land used for grazing and dairy farming.

As set out in the Design Statement by Urban Acumen included as Attachment 12, this surrounding context has critically informed the design and layout of the Oval, including the proposed distribution of residential density throughout the site. In particular (and as noted above), that distribution would see the lower density lots located towards the surrounding rural areas and Goulds Road (which bisects the Oval and FSW), while the medium density lots will be located more centrally within the block. This approach responds sensitively to these interfaces, providing

an overall spacious character along the external boundaries of the site which is consistent with the form of development anticipated in the adjoining FSW block, and will provide an appropriate transition with the adjoining rural land. Lower density lots along the road boundaries will also reduce the number of driveway crossings and on-site manoeuvring.

Finally, in addition to layout and site size (which provides greater opportunity for landscaping and other greening to soften interfaces), specific design controls within the Operative Plan and developer covenants (for example, relating to fencing) will ensure a high amenity interface with all road frontages.

With this layout and these features in place, any reverse sensitivity effects or adverse effects of the project on the interface with the surrounding rural environment are considered to be negligible.

As noted above, HDL has extensive experience undertaking similarly designed residential developments within the rural setting of Rolleston. To date, there is no record held by HDL or Selwyn District Council of any person expressing concerns regarding reverse sensitivity or the effects of a completed development on adjoining rural land.

In terms of broader matters of urban form, like FSW and FSE, the key design drivers of the Oval have been the Operative Plan (including the Residential Design Guide), the Rolleston Structure Plan, and best practice urban design principles, described in detail in the Design Statement. The outcome is a layout which:

- is predominantly north-south orientated which will maximise solar access for dwellings;
- locates higher density sites around landscaped open spaces and in proximity to services and facilities to maximise efficient movement and use of those spaces;
- provides a large central reserve and a co-located local commercial site which will form the key community space; and
- provides a clear hierarchy of movement corridors to assist with different modes of transport opportunities.

As set out further below, these features will all contribute to a well-functioning urban environment in Rolleston.

Economic effects of the local commercial centre.

Formative Limited has assessed the potential for retail distribution effects arising from the inclusion of the proposed commercial lot as part of the Oval.

As with the commercial lots for FSW and FSE, HDL will propose restrictions on the total floorspace available on that lot for commercial activity. It is also proposing to limit the nature of that activity to food and beverage activities only. Formative has agreed that these restrictions are appropriate, and conclude that with these restrictions in place, “more than minor adverse effects on any other centre in Rolleston would be very unlikely.”

Transport analysis by Novo Group (Attachment 13) has confirmed that there are no anticipated or known adverse transport effects arising from the project. Novo Group’s assessment was undertaken on the basis that the roading environment and frontages adjoining the project area will be upgraded to an urban formation including kerbs and footpaths, and a wider carriageway. There are no identified constraints to these upgrades, which will be completed as part of the project. Overall, Novo Group concludes that the traffic generated by the development in accordance with the Subdivision Concept Plan can be accommodated on the adjacent roading network without any capacity or efficiency issues arising. That remains the case even if the proposals for surrounding residential development are authorised to proceed.

Geotechnical analysis (Attachment 14) has confirmed that, owing to the nature of the subsurface materials and depth to groundwater at the site, the potential for adverse effects in the form of damage caused by liquefaction and lateral

spreading on the site is very low. There are no other known or anticipated geotechnical hazards which could adversely affect the site or the project.

As set out in the Infrastructure Report at Attachment 15, the site has been identified as being potentially affected by flooding in both the 1 in 200 year and 1 in 500-year storm events. The flood modelling shows water is expected to pool up to 0.55m deep in these events. It is noted that this flooding data has been compiled using the existing land contours.

Land contouring undertaken during construction of the development will ensure all surface water drains towards the road and reserve corridors. Building platforms will be set between 200mm and 500mm above the kerb level at the lot frontage. Stormwater up to the 1 in 50-year storm will be discharged to ground within soak pits on site. Secondary flow paths will be provided along these road and reserve corridors to ensure all flow over and above the 1 in 50-year event is directed down contour and away from residential lots. As flood water flows through the site the velocity will increase due to the reduced friction associated with paved surfaces. This increase in velocity will reduce water depths and allow safe and efficient transfer of flood water through the site. The proposed roading layout takes into account locations where flood flow may enter the site. Expected flood flow levels and the calculation of minimum floor levels will be determined during detailed engineering design.

Following these design methodologies during detailed design and construction of the development will ensure the effects of flooding from both the 1 in 200 year and 1 in 500-year storm events are fully mitigated.

A contamination assessment of the site was undertaken by ENGEO and is included as Attachment 16. Two areas within the Oval site have been identified as requiring remediation prior to any development commencing. The contamination identified by ENGEO in these areas will be removed, remediated and validated well in advance of any bulk earthworks commencing in these areas. Resource consent under section 10 of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES) is being sought as part of this application to enable that remediation to occur.

The proposed infrastructure servicing arrangements for the Oval are described in full in the Infrastructure Report (Attachment 15). In short:

- Wastewater will be catered for through gravity connections to existing and proposed infrastructure, including the new pump station currently under construction as part of FSW. This pump station will be completed towards the latter half of 2022.
- Water reticulation will consist of an extension to the existing water network in line with Selwyn District Council Waters Activity Management Plan.
- Primary stormwater from the site will be discharged to ground. The soak holes on the individual sites will be constructed as part of the Building consent process but the drainage and soak holes associated with the roads will be constructed as part of any future subdivision and will be vested in SDC. The development will be designed to ensure that secondary flow will safely drain through the site via the road networks.
- Gas, power and telecommunications will be provided to all sites to utility company and industry standards. All cables will be placed underground and all kiosks will be constructed on separate individual lots.

With these arrangements in place, there will be sufficient capacity within the Council's water and wastewater systems to accommodate this development. That has been confirmed by SDC. Replicating the approach taken with FSE and FSW, the stormwater infrastructure for the Oval will be designed and constructed to ensure there will be appropriate separation between the discharge point and groundwater. This will allow appropriate filtration and primary treatment of the stormwater before it gets into the groundwater.

Soils analysis (Attachment 14) has also confirmed that the Oval block contains Lismore stony and shallow silt loam soils. These soils have a limited ability to retain water, even with irrigation, and are considered to have severe limitation for food production.

Further, the site is not identified as containing any Class 1, 2 or 3 soils under the Land Use Capability system. The project will therefore not adversely affect any 'versatile soils'.

It is acknowledged that, as with all residential development, the development of the Oval is likely to result in an overall increase in greenhouse gas emissions resulting from:

- The progression of the development itself (requiring truck movements that may not otherwise take place if development did not progress); and
- Through the delivery of housing capacity in an area where reliance on private car travel is higher than more densely populated urban areas with greater public transport options.

However, as the employment base within Rolleston continues to grow (facilitated through the delivery of residential developments like FSE and FSW) and community and public infrastructure is delivered to meet that demand, the need for, and regularity of, longer distance travel will continue to reduce and the feasibility of public transport options will increase. Moreover, it is clear that there are significant shifts in vehicle usage occurring as "working from home" arrangements increase and a shift to electric vehicles occurs. In that context, the Oval has been designed to provide ready accessibility through multi-modal travel options to community and employment facilities in the nearest centre (Rolleston). Those options include pedestrian and cycle travel, as well as a roading layout which will support public transport as and when that is delivered. The proposed minimum density of 15 households per hectare will further encourage the servicing of this area.

## Part VIII: National policy statements and national environmental standards

General assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard:

### National Policy Statement on Urban Development

The NPS-UD became operative in August 2020, and is focussed on enabling growth by requiring councils to provide development capacity to meet the needs of communities and to encourage well-functioning urban environments. "Well-functioning urban environments", are defined in the NPS-UD, as environments which, as a minimum:

- have or enable a variety of homes that:
  - o meet the needs, in terms of type, price, and location, of different households;
  - o enable Māori to express their cultural traditions and norms;
  - o have or enable a variety of sites that are suitable for different business sectors in terms of location and site size;
  - o have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport;
  - o support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets;
  - o support reductions in greenhouse gas emissions; and
  - o are resilient to the likely current and future effects of climate change.

Key objectives and policies that are of particular relevance to the project include:

Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets.

Objective 3: Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of urban environment in which one or more of the following apply:

- o The area is in or is near a centre zone or other area with many employment opportunities.
- o The area is well-served by existing or planned public transport.
- o There is high demand for housing or for business land in the area, relative to other areas within the urban environment.

Objective 6: Local authority decisions on urban development that affect urban environments are:

- o integrated with infrastructure planning and funding decisions; and
- o strategic over the medium and long term; and
- o responsive, particularly in relation to proposals that would supply significant development capacity.

Objective 8: New Zealand's urban environments:

- o support reductions in greenhouse gas emissions; and
- o are resilient to the current and future effects of climate change.

Policy 1: Planning decisions contribute to well-functioning urban environments...

Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:

...the benefits of urban development that are consistent with well-functioning urban environments;

any relevant contribute that will be made to meeting the requirements of the NPS-UD to provide or realise development capacity.

Policy 8: Local authority decisions affecting urban environments are responsible to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:

...unanticipated by RMA planning documents; or

...out of sequence with planned land release.

Capacity assessments undertaken by the Greater Christchurch Partnership (GCP) have confirmed a shortfall in available land for housing in the Selwyn district in the medium term. More recent analysis undertaken by Formative indicates that those shortfalls may be more acute and that any remaining capacity which would contribute to a well-functioning urban environment could be exhausted by the end of 2023. This is likely to be exacerbated by changes to the Resource Management Act in the form of Resource Management (Enabling Housing) Amendment Act 2021 which although charged with increasing supply, involves transitional provisions which will at least temporarily slow the progress of the proposed Selwyn District Plan. As set out in the Formative Report, a failure to address that capacity shortfall will have a significant impact on affordability of housing, particularly in areas in and around the Rolleston town centre.

As previously described (and in Attachments 4 and 5), in order to address Selwyn's housing capacity shortfalls in the short and medium term, the CRPS has identified FDAs within Rolleston. These areas are not "plan-enabled" in the Operative or Proposed Plan, and would require private plan change requests before any residential capacity could be realised from these sites. The timing of these processes is such that any remaining capacity within the Selwyn district is likely to be extinguished before they are released for development.

In that context, through the provision of approximately 1,050 homes, the project will deliver significant development capacity to an area of high demand. Further, it will enable more people to live in an urban environment which is close to a centre zone and where, based on population projections and the shortfall in land supply, there is high demand for housing relative to surrounding areas.

The location and layout of the project, as well as the provision of pedestrian and cycle ways, are intended to encourage alternative transport modes which will support reductions in greenhouse gas emissions. The project will also deliver a variety of homes at a range of typologies and prices to meet the needs of different households, and will contribute to achieving better affordability through the provision of increased housing supply. As set out in the Urban Design Statement at Attachment 12, the Oval's close proximity to Rolleston and the key transport links into Christchurch, and the proposed provision of new, appropriately sized community facilities and reserves, will ensure good accessibility to community facilities and employment for residents. Although Rolleston is yet to be well-served by public transport, the density of housing within the Oval will assist in providing the critical mass and population density necessary to facilitate and support the extension of public transport services to the area.

In summary, and as further set out below, the Oval will contribute to delivery of a well-functioning urban environment.

The provision of additional housing supply through the Oval will also assist in retaining a level of competitiveness within the residential market that is rapidly dwindling in the face of a shortage of zoned land and the time lag associated with enabling the FDAs through the Proposed Plan.

For these reasons, the project is wholly consistent with the objectives and policies of the NPS-UD.

#### National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health

As previously noted, due to the presence of contamination in two areas of the project site and the proposed change in use of those areas from rural to residential, resource consent is required for the project under Regulation 10 of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS).

A suite of technical reports describing the nature and extent of that contamination as well as the proposed steps to remediate those contaminated areas is included as Attachment 16. In summary:

- Remediation will be undertaken by a suitably qualified person.
- The contaminated material will be excavated and disposed off-site to an appropriate facility.
- Following the excavation works, the entire excavated area will be tested and validated to confirm remediation has been successful.
- Where sampling reveals remaining contaminated soils, further remediation works will be carried out either by further excavation or by capping the remaining soils if deemed most appropriate.
- Reporting of the remediation and site validation will be provided to Selwyn District Council and Environment Canterbury.
- Following remediation and site validation the area will be filled with clean fill materials.



The technical reports confirm that this methodology is the most appropriate approach to remediating land intended for residential use, and that once complete, those areas will be suitable for that purpose.

The matters of discretion described in Regulation 10 will be addressed in detail as part of the consent application, including, where relevant, through proposed conditions.

## Part IX: Purpose of the Act

Your application must be supported by an explanation how the project will help achieve the purpose of the Act, that is to “urgently 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”.

In considering whether the project will help to achieve the purpose of the Act, the Minister may have regard to the specific matters referred to below, and any other matter that the Minister considers relevant.

Project’s economic benefits and costs for people or industries affected by COVID-19:

In its report, Formative Limited has assessed the economic impacts of the project for the Selwyn district and for the wider Canterbury region, both areas which, like the rest of New Zealand, have been affected by the global pandemic. The findings of that assessment are included as Attachment 4.

In summary, if land development can commence by the end of 2022, that activity combined with the subsequent development of residential homes is expected to result in the injection of over \$579m of direct expenditure into the local economy over a period of 8 years. Assuming the first homes are completed and occupied in 2023, residents of those new households are estimated to spend a total of a further \$61m in the local economy over the next 8 years. Overall, the direct expenditure generated by the project will total \$640m over the next decade.

Formative further estimates that this direct expenditure will flow through the economy resulting in additional economic benefits for supporting industries and, as set out further below, additional employment. For the Selwyn district, these impacts amount to supporting an additional \$253m in GDP over the development period. As the development is completed, this will stabilise to the development supporting an additional \$14m in GDP per annum. These figures amount to significant economic benefit for the Selwyn district and for the Canterbury region.

Although New Zealand’s economy has fared better than initially forecast, the pandemic continues to generate pervasive uncertainty for communities and industries across the country and around the world. Accelerating projects which can offer significant economic and employment benefits while also promoting the sustainable management of natural and physical resources is a key part of the response to that uncertainty, as recognised most recently through the extension of the FT Act. In its Report on the matter, the Select Committee determined that “continuing the [FT Act] would promote employment and contribute to the economic recovery from COVID-19. It would also continue to facilitate consents for projects such as housing and public and active transport that offer significant public benefit.”

With its projected economic benefit and its critical contribution to housing supply in Selwyn, the Oval strongly aligns with those aspirations. As discussed further below, delivery of the Oval through the FT Act will accelerate realisation of those economic benefits compared to progression of the project through a standard RMA process. In particular, the procedural benefits offered by the FT Act will provide the necessary confidence to the applicant to continue its significant investment in the New Zealand economy which would in turn contribute to improving the resilience of that economy and the supply of housing in the face of the ongoing uncertainty in the global market.

### Project's effects on the social and cultural wellbeing of current and future generations:

Social and cultural wellbeing is not defined in the Act or in the RMA. The Ministry of Social Development (MSD) however defines social wellbeing as “those aspects of life that society collectively agrees are important for a person’s happiness, quality of life and welfare”. Drawing on nation-wide research data, MSD identifies those aspects to include health, standard of living, paid work, environment, safety, and social connectedness. Those aspects are similarly captured as components of wellbeing in Treasury’s Living Standards Framework. Within that Framework, natural, social, financial/physical and human capitals are generators of wellbeing. Supporting current and future wellbeing means maintaining, nourishing and growing these capitals.

Housing, infrastructure and community facilities are examples of financial and physical capital, being assets that have a direct role in supporting incomes and material living conditions. Open green spaces are examples of natural capital, while social connections, mental and physical health, and people’s skills are examples of social and human capital.

Applying these concepts in the current context, the project will enhance the natural, social, financial/physical and human capitals of the Selwyn district in a manner which will positively impact the wellbeing of that community as it currently exists and in future.

Specifically, it will:

- provide an approximately 1,050 high quality homes in an area of high demand;
- contribute to achieving a more affordable housing market in the Rolleston area;
- deliver supporting community infrastructure which will be located and designed to facilitate community connection, opportunities for physical activity, and access to outdoor green spaces; and
- over the next decade, contribute \$640m in direct expenditure to the local economy, support an additional \$253m in GDP, and generate approximately 4,040 FTEs.

The project will have no adverse effects on cultural wellbeing.

### Whether the project would be likely to progress faster by using the processes provided by the Act than would otherwise be the case:

Obtaining the requisite RMA approvals is the only remaining constraint on commencement and progression of this project. As it provides a faster and more certain process for obtaining consent, use of the FT Act rather than the RMA will enable the project to progress significantly faster than would otherwise be the case, with the resultant economic stimulus that would ensue. As set out previously, the use of the FT Act for the existing stages of the Faringdon development has seen houses being constructed within 7 months of the Minister’s decision to grant Referred Project status. We are not aware of any RMA process which could deliver such an outcome.

Certainly in the current situation for Selwyn, we see no way in which the RMA could deliver such a prompt process. Specifically, and as set out above, while the intended future development of the Oval land for housing is confirmed in the relevant statutory plans, realising those aspirations through the RMA will be delayed until the current uncertainties with the Proposed Plan review and the Enabling Act requirements can be complied with and resolved. Completion of the District Plan review process (which must now be revisited to address the requirements of the Enabling Act) is likely to take at least another 8 – 12 months. Any appeal on provisions which apply to the Oval would add a further 12 – 24 months of delay. If the current Proposed Plan is made operative, a further plan change will then be required to enable use of the Oval for housing. Resource consents would then follow. In the best-case scenario, if approvals for the project were progressed under the RMA, it would likely be at least 24 – 30 months before development could commence.

As in Attachment 17, a private plan change to the Operative Plan has been lodged in respect of the Oval. That plan change has not been notified and is currently on hold. Alongside or as an alternative to the Proposed Plan, HDL could progress that plan change to the Operative Plan. However, that is likely to take at least 9 – 12 months, with an additional 12 months if any appeals are lodged. It is likely that addressing the Enabling Act requirements could further delay this process. Once the plan change request was decided, additional resource consents would be required and would likely add a further 6 – 9 months to that timeframe.

Comparatively, consents processed under the FT Act are subject to strict, accelerated timeframes, with a decision required to be issued on a consent no later than a maximum of 50 working days after receipt of comments by invited parties. Further, there is no ability to appeal the expert panel's decision to the Environment Court. Under that process (assuming a minimum of 70 working days), a decision on a consent application lodged in May 2021 could be issued by August 2022, enabling HDL to progress the project significantly faster than would otherwise be the case. As can be seen from its development of FSW and FSE, first titles could issue as quickly as 7 months after a decision to progress the Oval as a referred project.

As set out above, this would not only accelerate the realisation of the economic benefits associated with the project but would also offer the fastest method to authorise the provision of further land for housing in Rolleston to address the identified housing shortfall, and to avoid exacerbating the significant impacts on affordability that are already being seen in that market.

Further and importantly, it will enable the timely transition of the workforce and plant resource currently being deployed for FSW and FSE to the Oval site, resulting in significant programme and cost efficiencies. Transitioning this resource from the adjacent FSW site to the Oval site will minimise disruption to the surrounding environment (including the traffic network) which would otherwise result if the machinery had to move off-site, and it will enable the efficient use of surplus material from the FSW and FSE development as part of Faringdon Oval. Finally, as part of the wider development, HDL is funding and constructing significant infrastructure upgrades which will have benefits for the wider district. Enabling the continuation of development will spread the expenditure associated with these upgrades across a greater number of lots, with a resultant reduction in development costs per lot.

Whether the project may result in a 'public benefit':

Examples of a public benefit as included in Section 19(d) of the Act are included below as prompts only.

Employment/job creation:

The economic analysis undertaken by Formative estimates that over the course of the Oval's development period (2021 – 2030), delivery of the project could generate approximately 4,040 FTEs in the Selwyn district and 9,010 FTEs in the Canterbury Region.

Housing supply:

Refer Attachment 19.

Contributing to well-functioning urban environments:

As set out above, the layout of Faringdon Oval and its various components has been configured to create, and to contribute to, a high quality, well-functioning urban environment as that phrase is defined in the NPS-UD.

In particular, it will enable the provision of a variety of homes that meet the needs different households, including duplexes and terraced housing through to single homes on larger lots. The layout of the development will ensure this variety can be delivered while maintaining the overall 'spacious' character of living zones. Ensuring good accessibility/connectivity to local centres and recreational/open space areas via well-planned pedestrian, cycle and vehicle linkages has also been an important design driver.

Higher rates of walking and cycling have multiple benefits for both the local community and the environment through facilitating improvements in physical and mental health, amenity and safety of movement through corridors, and through reducing vehicle emissions. The locations of these key linkages and the rationale for their placement are described in detail in the Design Statement. In summary, they will:

- provide a grid-based movement network and block sizes which distribute local traffic and provide legibility and permeability throughout the site;
- prioritise active modes and provide access to public transport routes, the primary school and public reserves;
- ensure that any future development is integrated with the surrounding contexts;

The provision of an additional 1,050 lots for housing will also contribute to supporting the competitive operation of the Selwyn land and development market. Finally, as described further below, the layout of the Oval and its components have been designed with to facilitate reductions in travel time (through ready accessibility to community facilities and employment), and reliance on private vehicles (through the provision of cycleways and pedestrian access, and a roading network which will support provision of public transport). The intended overall outcome is a positive contribution to New Zealand's overall efforts to transition more quickly to a low emissions economy.

More broadly, the layout of Faringdon Oval will provide a predominantly north south orientation to maximise solar access for dwellings. The main public open space and the local commercial site (anticipated to be a food and beverage/café) in the centre of the site fronting Goulds Road will form the key community space/hub and contribute to a strong sense of identity for the area. Pedestrian and cycle connections to the centre will be provided from both Goulds Road and the local network within the site, making it highly accessible for all transport modes. The open space will function as the "village green" for informal sports and play, passive recreation and a playground. A number of other, smaller public reserves are proposed along streets to assist with amenity and signal gateways.

As noted above, if this application is approved and consents are granted, the Oval will be the first development within Faringdon to comprise a number of house and land packages to be delivered by HDL itself, alongside its offering of residential sections. This shift in approach will provide HDL with the opportunity to create a high quality, signature 'end-product' that will further enhance the acclaimed Faringdon 'brand', originally established in Rolleston in 2012. It will also ensure that the higher density being targeted for the Oval (compared to other Faringdon developments) is delivered to a standard of design that is commensurate with that 'brand'.

Providing infrastructure to improve economic, employment, and environmental outcomes, and increase productivity:

HDL has commissioned a comprehensive assessment of the infrastructure which will be required to service the project (Attachment 15).

That infrastructure will be provided by HDL and will connect to Selwyn District Council's networks (both existing and those, like the FSW Pump Station, which are currently under construction). The provision and connection of that infrastructure will enable an increase in the supply of housing in the Selwyn district. As described above, the delivery and eventual occupancy of those homes will generate positive economic and employment outcomes for the surrounding community. The project will also promote the sustainable management of natural and physical resources as further articulated in the NPS-UD and the subsidiary RMA documents which give effect to it.

Improving environmental outcomes for coastal or freshwater quality, air quality, or indigenous biodiversity:

The project will not have any adverse impacts on coastal or freshwater quality or air quality. Consistent with HDL's other developments in the area, street and reserve plantings as part of the project will be dominated by native species. In that regard, the project will support the establishment and prosperity of indigenous biodiversity.

Minimising waste:

N/A

Contributing to New Zealand's efforts to mitigate climate change and transition more quickly to a low-emissions economy (in terms of reducing New Zealand's net emissions of greenhouse gases):

Faringdon Oval will contribute to New Zealand's efforts to mitigate climate change and transition more effectively to a low-emissions economy through two primary design initiatives, namely, the promotion of a consolidated urban form, and the provision of multi-modal connections to community infrastructure. These initiatives are intended to reduce reliance of private vehicle travel which, until the use of low-emissions or electric vehicles becomes more wide-spread, will be the primary contributor of emissions resulting from new urban development.

As set out above, Faringdon Oval is located in close proximity to existing and planned community infrastructure and employment opportunities in the surrounding local centres (including Rolleston Town Centre). The connections throughout the project have been designed to enable direct, safe access to these locations via active modes of transport (such as cycling) and public transport, as and when that service can be provided to this area. By doing so, the project is anticipated to support a reduction in the extent of private car travel which might otherwise occur if the required additional housing capacity was delivered further afield. Again, on the assumption that fossil-fuel powered cars continue to dominate the market for the foreseeable future, any reduction in reliance on car travel will contribute to New Zealand's efforts to transition to a low-emissions economy.

The provision of higher density development as part of the Oval will also provide additional incentive for the future servicing of this area through public transport.

Promoting the protection of historic heritage:

N/A

Strengthening environmental, economic, and social resilience, in terms of managing the risks from natural hazards and the effects of climate change:

The housing delivered through this project will be designed in a manner which ensures its resilience and adaptability to natural hazard risks and the effects of climate including increasingly inclement weather events. As set out above, the site in its current landform will be affected by flooding in both the 1/200 year and 1/500-year storm events.

In that context, the following specific initiatives have been taken to mitigate these effects:

- As part of the land contouring to be undertaken in the establishment phase, the lots will become elevated and the roads will be lowered to ensure that surface water drains towards the road and reserve corridors. These will therefore operate as the secondary flow paths through the site in place of these natural channelized routes. The roading layout will be designed to ensure the flood waters drain downwards through the sites to the rural land adjacent to the sites where the water can re-join the natural flow paths.
- The building platforms will also be set 200mm and 500mm above the kerb level at the lot frontage.
- Stormwater up to the 1/50-year event will be discharged to ground within soak pits on site.
- The flow paths through the site generally have an increased velocity compared to natural flows, which results in reduced water depths (enabling the safe and efficient transfer of floodwater through the site) and therefore reduced localised flooding potential.

The project will also deliver 1,050 houses in an area where there are no other known hazards that could affect the development. There are no mapped faults located in the immediate area and the potential for liquefaction and lateral spreading on the site is considered to be very low.

For these reasons, the project will strengthen the resilience of the wider housing stock within Rolleston in terms of its ability to manage risks from natural hazards and the effects of climate change.

Other public benefit:

N/A

Whether there is potential for the project to have significant adverse environmental effects:

Technical assessments of the project indicate that it will not have any significant adverse environmental effects.

## Part X: Climate change and natural hazards

Description of whether and how the project would be affected by climate change and natural hazards:

As noted above flooding analysis undertaken by Davie Lovell Smith (including in Attachment 15) has considered the potential effects of flooding on Faringdon Oval, and how those effects might be mitigated.

The site in its current landform will be affected by flooding in both the 1/200 year and 1/500-year storm events, with water expected to pool up to 0.5m in depth during these events. In that context, a range of design initiatives are proposed, also described above. These are expected to fully mitigate the effects of flooding from both the 1/200 year and 1/500-year events. In a 1/50-year event, stormwater will be discharged to ground within soak pits that will be installed throughout the site. Secondary flow paths will be provided along road and reserve corridors to ensure all flow over and above the 1/50-year event is directed down those contours away from residential lots. Expected flood flow levels and the calculation of the final minimum floor levels for dwellings will be determined during detailed engineering design.

Geotechnical investigations have also been undertaken in relation to the Oval to identify the susceptibility of this site to ground shaking and liquefaction. A letter summarising the findings of those investigations is included as Attachment 14. In short, there are no mapped faults in the immediate area. The movement of faults further afield (most likely, the Greendale Fault and the Port Hills Fault) could however result in some ground shaking. With regard to the liquefaction potential for the site, Engeo concludes that, consistent with a TC1 zoning, the potential for liquefaction and lateral spreading is very low, owing to the nature of the subsurface materials and the depth to groundwater.

There are no other known potential natural hazards that could affect the project area. In particular the area is not likely to be subject to material damage from erosion, falling debris, subsidence or slippage of inundation from any source.

Based on available data, the applicant does not otherwise consider that the project would be affected by climate change.

## Part XI: Track record

A summary of all compliance and/or enforcement actions taken against the applicant by a local authority under the Resource Management Act 1991, and the outcome of those actions:

Local authority	Compliance/Enforcement Action and Outcome
No details	

## Part XII: Declaration

I acknowledge that a summary of this application will be made publicly available on the Ministry for the Environment website and that the full application may be released if requested under the OIA.

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Lauren Semple on behalf of Jake Hughes

28/02/2022

**Signature of person or entity making the request**

**Date**

## Important notes:

- Please ensure all sections, where relevant, of the application form are completed as failure to provide the required details may result in your application being declined.
- Further information may be requested at any time before a decision is made on the application.
- Please note that if the Minister for the Environment and/or Minister of Conservation accepts your application for referral to an expert consenting panel, you will then need to lodge a consent application and/or notice of requirement for a designation (or to alter a designation) in the approved form with the Environmental Protection Authority. The application will need to contain the information set out in Schedule 6, clauses 9-13 of the Act.
- Information presented to the Minister for the Environment and/or Minister of Conservation and shared with other Ministers, local authorities and the Environmental Protection Authority under the Act (including officials at government departments and agencies) is subject to disclosure under the Official Information Act 1982 (OIA) or the Local Government Official Information and Meetings Act 1987 (LGOIMA). Certain information may be withheld in accordance with the grounds for withholding information under the OIA and LGOIMA although the grounds for withholding must always be balanced against considerations of public interest that may justify release. Although the Ministry for the Environment does not give any guarantees as to whether information can be withheld under the OIA, it may be helpful to discuss OIA issues with the Ministry for the Environment in advance if information provided with an application is commercially sensitive or release would, for instance, disclose a trade secret or other confidential information. Further information on the OIA and LGOIMA is available at [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz).

## Checklist

Where relevant to your application, please provide a copy of the following information.

No	Correspondence from the registered legal land owner(s)
No	Correspondence from persons or parties you consider are likely to be affected by the project
No	Written agreement from the relevant landowner where the project includes an activity that will occur on land returned under a Treaty settlement.
No	Written agreement from the holder of the relevant customary marine title order where the project includes an activity that will occur in a customary marine title area.

No	Written agreement from the holder of the relevant protected customary marine rights recognition order where the project includes an activity that will occur in a protected customary rights area.
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