

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	Farringdon Oval
General comment – potential benefits	<p>The project will enable the development of approximately 1,050 additional homes in Rolleston, in a location which is consistent with the preferred urban form determined through sub-regional growth strategies and the Canterbury Regional Policy Statement (CRPS).</p> <p>We note that overall, the application site will achieve a minimum net density of 15 dwellings per hectare and support the provision of a mix of density options, including comprehensive/medium density housing. We further note that the 2021 housing capacity assessment prepared by the Greater Christchurch Partnership and its constituent partner councils highlighted the need for smaller, more affordable housing with a range of housing typologies and tenures in the Greater Christchurch housing market.</p>
General comment – significant issues	<p><u>Construction-related activities</u></p> <p>It is proposed to discharge construction-phase stormwater, excavate material over an aquifer and withing 50m of a water course, and dewatering during the subdivision development. Resource consents for these activities at this site are likely to be relatively straightforward as long as on-site activities, drawdown effects and contaminated land are appropriately managed through resource consent conditions.</p> <p><u>Operational Stormwater Discharges</u></p> <p>It is proposed to discharge operational stormwater on-site into land. Discharges will occur in the same/similar manner as it does for already developed areas of the Farringdon development.</p> <p>While there are no concerns about the proposal to discharge stormwater into land as such, the discharge of untreated stormwater into land is not considered to give effect to the concept of te Mana o te Wai and the associated hierarchy of obligations under the National Policy Statement for Freshwater Management 2020 (NPS-FM 2020). Untreated discharges of stormwater into land do not put the health and well-being of the underlying aquifer at the top of the three priorities, but rather promotes the third priority over both the first and second priority.</p> <p>While Environment Canterbury understands that there is a need to also give effect to the National Policy Statement for Urban Development 2020, and while there is, in general, no opposition to freeing up land for urban development, maximising the number of lots, as suggested by the application, comes at the cost of providing for appropriate stormwater treatment. This may not be appropriate in light on the national direction in the NPS-FM.</p>

	<p><u>Alignment with the Canterbury Regional Policy Statement</u></p> <p><i>How does the project align with existing urban growth strategies in your region?</i></p> <p>The application site is within a future urban development area identified in Our Space 2018-2048: Greater Christchurch Settlement Pattern Update, the future development strategy for Greater Christchurch. These areas were identified to provide additional housing development capacity in Selwyn and Waimakariri Districts.</p> <p>This site is also within the Projected Infrastructure Boundary and a Future Development Area (FDA) on Map A in Chapter 6 of the CRPS. The FDAs were identified recently through Change 1 to the CRPS, which also inserted associated policy provisions enabling, under specified circumstances, Selwyn and Waimakariri District Councils to consider rezoning land within these FDAs through their district planning processes (ref. Policy 6.3.12). The Minister for the Environment approved Change 1 under the Streamlined Planning Process and the changes were made operative in July 2021.</p> <p>In this regard, the proposal is considered to align with existing urban growth strategies and the current land use and infrastructure framework of the operative CRPS.</p> <p><u>Public transport</u></p> <p>Coordination of the staging of the development, both within the internal areas of each development block and between adjacent development sites, will be important to ensure that effective public transport access can be provided and maintained. Appropriate mechanisms should be in place to ensure timely and effective public transport access to and through the site. When preparing detailed plans for public transport access liaison between the developer and Environment Canterbury public transport operational staff is advised, with adherence to the public transport guidelines developed with Selwyn District Council.</p>
Is Fast-track appropriate?	Environment Canterbury Recognises that there may be timing benefits for the developer in using the COVID fast track process, and is supportive of the fast track process.
Environmental compliance history	<p>Hughes Developments Ltd:</p> <p>An infringement and abatement notice was issued with respect to the discharge of smoke from a site at the corner of Selwyn Road and Springston-Rolleston Road.</p> <p>Minor non-compliances in relation to a site at Dynes Road, Goulds Road, East Maddisons Road, Rolleston:</p> <ul style="list-style-type: none"> • CRC136746 (construction-phase stormwater discharge permit for) – Late submittal of stormwater system design report; • CRC146917 (operational stormwater discharge permit) Failure to stabilise exposed areas of the site within prescribed timeframe
Reports and assessments normally required	Assessments of effects on surface and groundwater quality and quantity, groundwater users and cultural values.
Iwi and iwi authorities	Te Rūnanga o Ngāi Tūāhuriri and Te Rūnanga o Ngāi Tūāhuriri
Relationship agreements under the RMA	N/A
Insert responses to other specific requests in the Minister's letter (if applicable)	Refer to the general comments above.

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.

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Local authority providing comment	Selwyn District Council
Contact person (if follow-up is required)	Tim Harris, Group Manager Environmental and Regulatory Services
	s 9(2)(a)
	(03) 3472850

Project name	COVID-19 Recovery (Fast-Track Consenting) Act 2020 – Faringdon Oval West and South East Development
General comment – potential benefits	<p>Selwyn District Council (SDC) are supportive of the application under the COVID-19 Recovery (Fast-Track Consenting) Act 2020 (the Act) in principle, noting that the subject of the application is currently being processed through a statutory Resource Management Act 1991 (RMA) process that SDC will make the final decision on, should that proceed. SDC are supportive of the process as it aligns with a number of planning documents and directions managing growth in Selwyn and Greater Christchurch. The Fast Track Consenting Application (FTCA) process is appropriate to occur for the following reasons:</p> <ol style="list-style-type: none">1. This area has been identified as part of the strategic planning for the district for over a decade and is an area identified in the Rolleston Structure Plan.2. Strategic infrastructure planning has been considered over the last decade for development to occur in this location, including through successive Long Term Plans and 30 year Infrastructure Plans.3. The Future Development Strategy (FDS) for Greater Christchurch (known as 'Our Space') identified this area, among others in south Rolleston, as Future Urban Development Areas to support the medium to long-term growth within the Greater Christchurch area of Selwyn.4. The area is identified as Future Urban Development Area in the in Canterbury Regional Policy Statement and provides a policy response framework for growth into these areas where there is an identified capacity issue.

	<p>5. The area has also been identified as an 'Urban Growth Overlay' in the Selwyn Proposed District Plan to recognise and protect this area for urban development in line with the above strategic directions.</p> <p>6. On-going high growth rates in Selwyn, and particularly Rolleston, means that there significant pressure on land capacity for housing to meet demand. This proposal will help ensure potential capacity issues are reduced while still being in line with the strategic planning and the Proposed Change to the CRPS.</p> <p>In considering the purpose of the Act SDC notes that there are number of elements that would meet the Acts purpose, in particular the increase in housing supply.</p>
General comment – significant issues	<p>Although supportive of the use of the Act in this instance, Council is concerned about the reduction in public participation. If referred, the FTCA would in effect circumvent the public process that would have otherwise occurred through the Plan Change 70 process (PC70). PC70 has yet to be notified and as such there has been no opportunity for the wider community to submit. The FTCA process allows for broad range of parties to comment but it remains limited. To ensure greater transparency Council recommends that if referred, the Minister direct that a hearing be held in accordance with Cl6 s21 of the Act so that those that do provide comments can be heard. If this occurs, the process will resemble to a degree the statutory process that would otherwise occur through PC70.</p> <p>SDC will also be happy to nominate a representative for the Panel.</p>
Is Fast-track appropriate?	<p>Yes. As detailed above this proposal meets the purpose of the act and forms part of local and sub-regional strategic planning.</p> <p>SDC is also supportive of the process, as it will have advantages of speeding up the process to deliver on a need for housing supply. The general process has synergies to the plan change process and is likely to identify the issues that may have otherwise been traversed in the PC70 process. Again though Council recommends that the FTCA process includes a hearing.</p>

Environmental compliance history	The applicant has worked in the SDC region for over a decade in number of residential and business developments and to date has not had any environmental compliance issues, other than some very minor complaints that were resolved straight away.
Reports and assessments normally required	<p>Planning Assessment</p> <p>Economic Assessment</p> <p>Transport Assessment</p> <p>Geotech Assessments</p> <p>Contaminated Land Assessments</p> <p>Landscape/Design Assessment and distribution of Open space. More details in Question 2 below</p>
Iwi and iwi authorities	<p>Te Rūnanga o Ngāi Tahu</p> <p>Te Taumutu Rūnanga,</p> <p>Te Rūnanga o Ngāi Tūāhuriri,</p>
Relationship agreements under the RMA	Relationship Agreement with Mahaanui Kurataiao Limited
Insert responses to other specific requests in the Minister's letter (if applicable)	<p>1. Are there any reasons that you consider it more appropriate for the Project, or part of the Project, to continue to proceed through existing Resource Management Act 1991 (RMA) consenting processes rather than the processes in the FTCA?</p> <p>Only in that, there is restricted participation for comments in the FTCA. This concern can be somewhat addressed by requiring a hearing for any of those parties that are invited to comment</p> <p>Not a significant issue but if any FTCA is approved then there will be RMA administration issues going forward if PC70 does not then proceed. Without the completion of PC70 the underlying zone for the area will remain rural and may pose issues for any additional developments and future land use consents as they will be considered under a District Plan rural zone rule framework rather than an urban one. This can be addressed by completing the PC70 process to rezone the land (can still occur even if the FTCA is granted) or by 'tidying up' the rezoning through the District Plan Review and in particular Councils variation to the Proposed plan to give effect to the Enabling Housing Supply Act.</p> <p>2. What reports and assessments would normally be required by the Council for a project of this nature in this area?</p> <p>a. Landscape/urban design assessment to identify any features that could be retained within proposed greenspace areas and to indicate the green connections that support the movement network and any other values (e.g. ecological)</p>

	<p>b. An assessment of the provision and distribution of open space within the subdivision to comply with Council's adopted levels of service (and to take consideration of open space provision in adjacent developments).</p> <p>3. Does the applicant, or a company owned by the applicant, have any environmental regulatory compliance history in your district?</p> <p>The applicant has worked in the SDC region for over a decade in number of residential and business developments and to date has not had any environmental compliance issues, other than some very minor complaints that were resolved straight away.</p> <p>4. Is three waters (stormwater, water supply and wastewater) infrastructure currently available to service the proposed development? If not, when is it likely to become available?</p> <p>Infrastructure for stormwater (discharge to ground) and water is available to service the proposed development. Construction is underway for a new wastewater pump station to the south west of Rolleston which will provide capacity for this development. Completion of this asset is expected towards the end of 2022. This would ensure the proposal could be sufficiently serviced for wastewater.</p> <p>Council's Asset Manager Water Services is comfortable with the proposal and is happy with the FTCA process to proceed.</p>
Other considerations	<p>From a transport perspective the proposal aligns to plans and Council intentions that have already been discussed with the applicant, including:</p> <ol style="list-style-type: none"> 1. Completion of the CRETS Southern Collector Road (Shillingford Ave) to Dunns Crossing Rd as per Council structure planning and other current main roading joint ventures Council are engaged from previous Fast Track proposals 2. Realignment of Goulds Rd being included onto Dunns Crossing Road, so the existing Dunns Crossing/Selwyn Rd intersection can be more efficiently and safely upgraded. 3. Providing the "missing" portions of road network between Plan Change 76 Outline Development Plan (ODPs) and already consented subdivisions to the north, and west along Dunns Crossing Rd. 4. Aligns to other proposed Plan Changes ODPs if they are approved.