

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	Christchurch City Council
Contact person (if follow-up is required)	John Higgins
	Head of Planning & Consents
	Christchurch City Council

Comment form

Please use the table below to comment on the application.

Project name	Holly Lea Village – Buildings D and E
General comment – potential benefits	<p>Provision of appropriate accommodation and care for older / retired members of the Canterbury community. It is generally accepted the proportion of the Canterbury population approaching retirement age is increasing and that facilities are required.</p> <p>Injection of construction expenditure in the Canterbury economy at a time where the general economic outlook for the construction industry in the Canterbury region is uncertain. This is however dependent on the village using local / Canterbury contractors and locally sourced (where available) construction materials to undertake the works. The application states the current contractors on site will be retained for buildings D and E.</p> <p>A general increase in expenditure on local goods and services associated with construction and the day to day operation of the retirement village.</p> <p>Employment opportunities for specialist staff in the day to day operations of the Village.</p> <p>The above matters were accepted as contributors to supporting the Canterbury economy during the early stages and lockdowns of the Pandemic in consent processing for an unrelated but significantly larger scale retirement village development (after independent review by a Council appointed economist).</p>
General comment – significant issues	<u>Written approvals</u>

Building E

- 1, 3, and 4 Heathfield Avenue, 125, 1/127 and 2/127 Fendalton Road,

Building D

[illegible]

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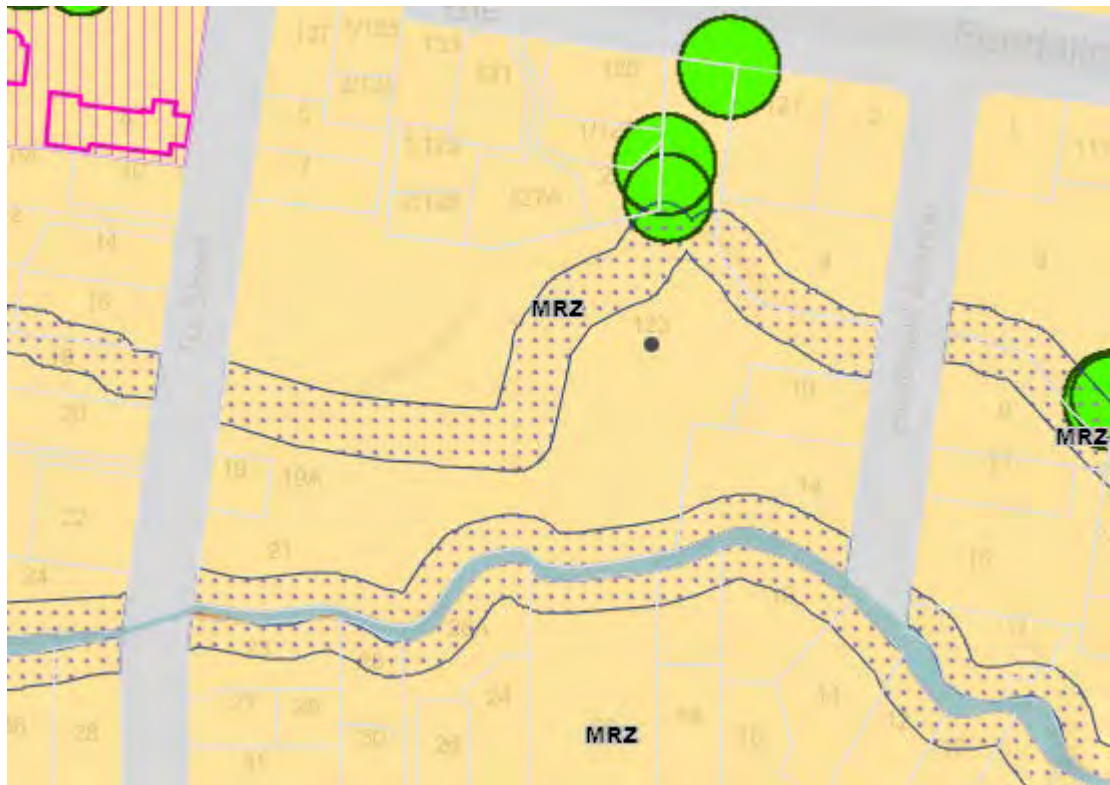
23 Tui Street
28 Tui Street
24 Tui Street
22 Tui Street
28 Weka Street

Public notification

In regard to section 95A there would appear, based on a high level assessment within the timeframe for generating these comments, to be no reason why the Council would publicly notify this application.

MDRS

Plan Change 14 MDRS built form standards provide no useful baseline at this point (as they have no legal effect) – although the objectives and policies are relevant. The publicly notified zoning is MRZ:



Significant natural features

The Waimairi Stream (an ecologically and culturally significant stream) and the scheduled trees on site are significant issues. Conditions on earlier consents, including timing of works and enhancement planting were integral to approval of those consents.

Cultural consultation

	<p>The Council consults with Mahaanui Kurataiao Limited when cultural issues (e.g. Waimairi Stream) arise. This consultation should be completed – it has Section 8 RMA implications.</p>
<p>Is Fast-track appropriate ?</p>	<p>In regard to the applicant's projected timeframes for the construction of Building E fast tracking the application is likely appropriate.</p> <p>However there is no particular reason why consenting of Building D should be fast tracked.</p> <p>Overall the Council is neutral about the application being fast tracked. The key issue from the Council's perspective would be associated with neighbours not being formally consulted and ensuring a complete and thorough evaluation is undertaken.</p>
<p>Environmental compliance history</p>	<p>The Council is currently investigating a complaint related to construction traffic and construction vehicle parking. Outcome of the time of writing is unclear.</p>
<p>Reports and assessments normally required</p>	<p>Although referred to in a planner's memo (Appendix 6) several assessments are missing from the application as forwarded to the Council:</p> <p>A report from a qualified arborist regarding the affected scheduled tree;</p> <p>An waterway ecologist's report in regard to the adverse effects on Waimairi Stream – including trout habitat and spawning;</p> <p>A transportation planner / engineer's high traffic generators assessment;</p> <p>A geotechnical engineer's report;</p> <p>A storm water engineer's report on flood displacement;</p> <p>A noise assessment – including what provisions are made for compliance with the District Plan road noise attenuation rules</p> <p>If processed by the Council none of these reports would be taken at face value and all would be reviewed and commented on by Council's own expert advisors or consultants. The urban design assessment Appendix 9 would be reviewed and commented on by Council urban designers.</p> <p>A Listed Land Use Register report;</p>
<p>Iwi and iwi authorities</p>	<p>Te Rūnanga o Ngāi Tahu</p>
<p>Relationship agreements under the RMA</p>	<p>Mahaanui Kurataiao Ltd on all cultural matters related to Ngāi Tahu.</p>
<p>Insert responses to other specific requests in</p>	

the Minister's letter (if applicable)	
Other consideratio ns	

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	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	Holly Lea Village Buildings D and E
General comment – potential benefits	No comment
General comment – significant issues	<p>The applicant is seeking consent to:</p> <ul style="list-style-type: none"> discharge construction phase stormwater along with flocculants should these be necessary to reduce sediment levels within the stormwater; undertake dewatering, and to undertake earthworks within the bed of a river, within riparian areas and over an aquifer. <p>Resource consents for these activities at this site are likely to be relatively straightforward with conditions of consent being able to be imposed to avoid effects on Waimariri and Fendalton Streams.</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	The applicant is complying with the conditions of the consents it holds for their site.
Reports and assessments normally required	An assessment of effects on surface water quality and quantity, groundwater users and cultural values. An erosion and Sediment Control Plan and a Dust Management Plan.
Iwi and iwi authorities	Te Rūnanga o Ngāi Tahu 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 comments above.
Other considerations	Refer to the general comments above.

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