



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: Holmes Block Development
Application number: PJ-0000737
Date received: 01/04/2021

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

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: Rolleston West Residential Limited (RWRL, the Applicant). RWRL is a subsidiary of Carter Group Limited.

Contact person: Tim Carter

Job title:

Phone: s 9(2)(a)

Email: s 9(2)(a)

Postal address:

Level 2, ASB House, The Crossing, 166 Cashel Street, Christchurch Central 8011

Address for service (if different from above)

Organisation: Chapman Tripp

Contact person: Jo Appleyard / Lucy Forrester

Job title: Partner / Solicitor

Phone: s 9(2)(a)

Email: s 9(2)(a)
s 9(2)(a)

Email address for service: s 9(2)(a)

Postal address:

Level 5, 60 Cashel Street, Christchurch Central 8013

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:

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

327 Dunns Crossing Road, Burnham, Canterbury, 7677, New Zealand

327 Dunns Crossing Road / 385 Burnham School Road. The property is situated on the southwest corner of Dunns Crossing Road and Main South Road, Lincoln.

Legal description(s):

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

SEC 2 SO 480906 (Record of title 686982). There are three notations on the title: Gazette Notice (110032.1) which relates to limiting access onto State Highway 1 (SH1). This will not be an issue to the project as there is no proposed direct access onto SH1; Mortgage to ANZ (9199072.3) which will be removed prior to the transfer of the title to the applicant; Compensation Certificate pursuant to Public Works Act 1981 (9886966.1) which relates to the Crown's acquisition of Section 1 SO 480906 for West Rolleston Primary School. This acquisition has already occurred and the school is operational. This notation is now effectively redundant and will not have any impact on the development of the project on the land.

Registered legal land owner(s):

White Gold Limited

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:

The applicant has a signed contract to purchase the property from White Gold Limited. This contract is conditional on the applicant obtaining the necessary approvals for the project. This condition is solely for the benefit of the applicant and therefore for all intents and purposes, the contract is not conditional on any other matter outside the applicant's control. The applicant does not see any other barriers to the transfer of the title and has every intention of completing the purchase once the relevant approvals are obtained.

No third party finance is required for the acquisition of this property or for the completion of the works proposed by this project.

Part III: Project details

Description

Project name: Holmes Block Development

Project summary:

Please provide a brief summary (no more than 2-3 lines) of the proposed project.

To provide for residential development of 709 lots and 20 superlots (being larger single lots that will be sold for comprehensive development of 343 residential units in total) of some 87.5 hectares in Rolleston that is already zoned rural-residential. The project will deliver 1,052 residential lots/units in total, a range of housing densities, a small local centre to provide convenience needs for residents, and all associated infrastructure necessary for the same.

Project details:

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 purpose of the project is to make efficient use of the site and its desirable locality through the provision of land for residential development which ranges in density and types. The project is intended to open investment and development opportunities to both commercial developers and individuals including first home buyers.

The applicant recognises and understands the challenges many first home buyers face and acknowledge and congratulate the recent increase in income caps applying to first home grants. Based on its understanding of both financier and first home grant application criteria, many single applicants with an income cap of \$95,000 and a joint application of \$150,000 will be in a position to acquire a property within the Holmes Block Development. As stated above, the project will deliver 1,052 residential lots/units in total. During our planning phase, we aimed for around 65% of properties being developed to be suitable for first home buyers. The applicant's philosophy is to be a part of the solution, and preparing and investing in New Zealand's future is a key priority.

Carter Group (who will ultimately have responsibility for the project) is a privately-held Christchurch-based company established in 1946 with a diverse investment portfolio. The Group has a significant property portfolio across New Zealand and Australia and a rich history of building excellence in Canterbury. Predominantly self-funding, the Group has a solid balance sheet and a track record of strong strategic relationships. The Group has extensive capabilities ranging from property management, design management and financial modelling, through to contract and tenancy management. The Group has three main divisions: property investment, hotels and private equity investment.

Carter Group's previous projects include:

IPort - a s 9(2)(b)(ii) industrial and logistics park located on 122ha of industrial zoned land in Rolleston. Carter Group has developed this from initial farm land through to constructing roads and has sold land or constructed large

warehousing facilities. Stage 1 of IPort saw the sale of 27ha to Lyttelton Port Company who have established an inland port, Midland Port. Carter Group has also constructed a 30,000sqm logistics warehouse at IPort which is leased to MOVE Logistics.

The Crossing - as s 9(2)(b)(ii) retail and hospitality precinct featuring laneways and courtyards in central Christchurch. It was the largest private project underway in central Christchurch at the time of construction. Opening in September 2017 as a flagship development for Carter Group, it has become the vibrant heart of Christchurch, setting the benchmark for other retail and hospitality projects. The Crossing covers a hectare of the Cashel Mall, Colombo Street, Lichfield Street and High Street block. This complex comprises 13,000m² of retail, 4,500m² of offices and a 634 carparking facility.

Hotels - Carter Group owns and has refurbished the Crowne Plaza Queenstown and the Holiday Inn Melbourne on Flinders.

Residential – Carter Group has proven expertise in residential subdivisions. The prominence and success of Regents Park and Hyde Park developments are clear demonstrations of the innovation and high quality approach of the company. Regents Park was the first subdivision in Christchurch to create streams and lakes within the development. Comprising 300 sections, it is regarded as a highly-successful development having a unique style and enjoyable living environment. The Hyde Park subdivision in Avonhead, Christchurch, was a large 450 section development that was comprehensive in conceptual design and theming.

These previous projects demonstrate that Carter Group is a successful and reliable developer that follows through with its projects to the highest of standards.

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

The project will consist of five stages. If this project is successful in this fast-tracking application, it is anticipated that construction would commence on Stage 1 in September 2021. If this project is unsuccessful in this fast-tracking application, the timing of the commencement is less certain and unlikely to occur prior to 2023.

Consents / approvals required

Relevant local authorities: Selwyn District Council

Resource consent(s) / designation required:

Land-use consent, Subdivision consent

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
SEC 2 SO 480906 (Record of title 686982)	Operative Selwyn District Plan	Living 3 Zone (residential) It is noted that this property was the subject of a private plan change in 2011 to change the zoning of the land from Rural Outer Plains to Living 3 zone. This was Plan Change 8 and the documents relating to that plan change can be viewed here: https://www.selwyn.g	N/A	Subject to Outline Development Plan – Holmes Block Rolleston (Appendix 39)

Legal description(s)	Relevant plan	Zone	Overlays	Other features
		<p>ovt.nz/property-And-building/planning/strategies-and-plans/selwyn-district-plan/plan-changes/operative-plan-changes/plan-change-8-and-9-selwyn-plantation-board Submissions were received and a hearing was held to determine the plan change. An extensive range of issues were covered at the time. The Plan Change was accepted and the relevant rules and ODP subsequently included into the operative District Plan. The appropriateness for this site to contain residential development has therefore already been tested in a public process. This project does not seek to establish residential units on a rural site, the project simply seeks resource consent to intensify the residential development already enabled under the District Plan by virtue of Plan Change 8 (from no more than 97 rural-residential dwellings to no more than 1,052 residential dwellings). Residential development of this site is not unexpected.</p>		

Released under the Official Information Act 1982

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
Selwyn District Plan – Township Volume, Chapter 1 Status of Activities	1.1.2	The proposed activity is specified in Rules 2 to 11 as a discretionary activity.	Discretionary	
Selwyn District Plan – Township Volume, Chapter 1 Status of Activities	1.1.3	The proposed activity is specified in Rules 2 to 11 as a non-complying activity.	Non-complying	
Selwyn District Plan – Township Volume, Chapter 2 Earthworks	2.1.8	The earthworks activity does not comply with Rule 2.1.1.4 (earthworks <10m from water race) and Rule 2.1.1.6 (earthworks volumes) and therefore requires consent under rule 2.1.8.2.	Discretionary	
Selwyn District Plan – Township Volume, Chapter 4 Buildings	4.2.6	The activity will not comply with Rule 4.2.3 (fencing).	Restricted discretionary	
Selwyn District Plan – Township Volume, Chapter 4 Buildings	4.6.6	The activity will not comply with Rule 4.6.1 (dwellings per allotment).	Non-complying	
Selwyn District Plan – Township Volume, Chapter 4 Buildings	4.7.5	The activity will not comply with Rule 4.7.3 (site coverage).	Non-complying	
Selwyn District Plan – Township Volume, Chapter 4 Buildings	4.9.56	The activity will not comply with Rule 4.9.37 (boundary setbacks) and Rule 4.9.42 (boundary setbacks).	Discretionary	
Selwyn District Plan – Township Volume, Chapter 5 Roading	5.1.2	The proposed roads do not comply with Rule 5.1.1.5 (intersection spacing) or Rule 5.1.1.6 (road cross sections for ODPs in App 39 and 40)	Discretionary	
Selwyn District Plan – Township Volume, Chapter 5 Roading	5.3.6	The activity does not comply with 5.3.1.3 (sight distances for vehicle crossings)	Discretionary	
Selwyn District Plan – Township Volume, Chapter 5 Roading	5.1.2	The proposed roads do not comply with Rule 5.1.1.5 (intersection spacing) or Rule 5.1.1.6	Discretionary	

		(road cross sections for ODPs in App 39 and 40)		
Selwyn District Plan – Township Volume, Chapter 5 Roading	5.3.6	The activity does not comply with 5.3.1.3 (sight distances for vehicle crossings)	Discretionary	
Selwyn District Plan – Township Volume, Chapter 10 Activities	10.8.3	The commercial activity proposed on the site does not comply with the standards in rule 10.8.1 (scale of non-residential activity).	Discretionary	
Selwyn District Plan – Township Volume, Chapter 10 Activities	10.9.2	The commercial activity proposed on the site does not comply with the standards in rule 10.9.1 (hours of operation).	Discretionary	
Selwyn District Plan – Township Volume, Chapter 12 Subdivision	12.1.7	The proposed subdivision is subject to Rule 12.1.1 and does not comply with Rule 12.1.3. Specifically, the subdivision does not comply with Rule 12.1.3.6 (allotment size and shape), and Rules 12.1.3.7, 12.1.3.49, 12.1.3.50, 12.1.3.51 and 12.1.3.59 (all related to Appendix 39 and 40 requirements).	Non-complying	

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.

Rolleston West Residential Limited has lodged a private plan change to the Operative Selwyn District Plan (Plan Change 73) to amend the site's zoning to better enable this development to proceed. The plan change can be viewed on the Council's website. This plan change was accepted by the Selwyn District Council on 10 March 2021 and was notified on 31 March 2021.

RWRL needs to ensure that the proposed higher density residential living for this site is enabled, whether that be through a plan change or resource consent, in order to provide enough investment certainty to make the project viable and to be able to commence entering in arrangements with other parties for the realisation of this project.

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.

Should consent be granted, construction on the first stage of the project could occur as early as 1 September 2021.

Part IV: Consultation

Government ministries and departments

Detail all consultation undertaken with relevant government ministries and departments:

Pre-application meeting with Ministry for the Environment staff (Rachel Ducker and Arif Hasan).

Local authorities

Detail all consultation undertaken with relevant local authorities:

Selwyn District Council.

Other persons/parties

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

N/A

Detail all consultation undertaken with the above persons or parties:

Consultation has occurred with the Selwyn District Council throughout the development of the proposal, primarily to ensure the development can be adequately serviced. This has occurred largely through the plan change process in the form of pre-application consultation and responses to further information requests. It is noted that the rural residential zoning of the site has already been the subject of a publicly notified process (being zoned as rural residential in the operative District Plan) and that the public at that stage had an opportunity to comment on the appropriateness of the site for residential use.

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
Mahaanui Kurataiao Limited	Mahaanui Kurataiao Limited as the relevant iwi authority for Ngāi Tahu was approached in relation to the proposed plan change and provided an assessment of the project at the time. MKT made a number of recommendations: - To avoid infilling of the Holmes block waterway and provide a minimum 10m setback between all waterways. - A landscape plan be prepared utilising indigenous planting that is locally sourced. - All riparian areas should be planted with appropriate species to reduce contaminants reaching water. - An on-site assessment of the fauna present in the waterways be carried out to determine species present; - To avoid effects on wāhi tapu and wāhi taonga an Accidental Discovery Protocol should be in place during all earthworks; - Appropriate sediment controls are in place to prevent runoff reaching waterways that are consistent with Environment Canterbury's Erosion and Sediment Controls. - Incorporate best practice stormwater management controls to mitigate the effects of development and allow for stormwater infiltration. - Incorporate the recommendations from the Ngāi Tahu Subdivision Development Guidelines, particularly with regards to stormwater controls and indigenous plantings. - Development not occur within the recognised odour constrained area. These recommendations have largely all been incorporated into the Plan Change proposal, and have been carried through to this application.

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
No details	

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.

N/A

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.

Infrastructure: There will be no significant three waters infrastructure upgrades required. Some roading upgrades will be required but these are all consistent with the Council's own Long Term Plan. The applicant has been in discussions with the Council who have advised that these are all achievable.

Any adverse effects associated with infrastructure establishment and servicing can be adequately avoided or mitigated. As confirmed through correspondence with Council staff, servicing capacity (water and wastewater) is readily available and further capacity is being provided for the District generally. Council have also confirmed that stormwater can be readily managed on the site. Power and communications infrastructure is already readily available in this locality.

Natural hazards and contaminated land: Any adverse effects associated with natural hazards and/or contaminated land (namely flooding and potential soil contamination) can be adequately avoided or mitigated. The land is not susceptible to any significant flood hazard risks (including coastal or climate induced flood hazards) and has good geotechnical characteristics.

Transport: Some roading upgrades to the existing network are likely to be required. This includes a proposed roundabout at the SH1/Dunns Crossing Road. This upgrade is anticipated by both NZTA and the Council and identified in the relevant long term plans for both the District and the Region (Selwyn District Council Long Term Plan 2015/2025 and the Canterbury Regional Land Transport Plan 2015/2025).

Any adverse effects associated with transport can be adequately avoided or mitigated and the proposal will safety and efficiency of the transport network by contributing to localised roading improvements. Positive transportation outcomes will be achieved in respect of accessibility, reduced greenhouse gas emissions, and resilience to climate change by way of provision for pedestrians and cyclists, good connectivity to the transport network by all transport modes, and accessibility to/by public transport facilities.

Landscape and visual effects and amenity values: Any adverse effects associated with visual and landscape effects can be adequately avoided or mitigated and there are no significant landscape values on the site or nearby warranting particular management. Effects on broader amenity values are similarly considered to be less than minor and consistent with the wider Rolleston Township and other townships in the District that adjoin rural areas.

Urban design and urban form: The project is considered to provide an appropriate standard of urban design and urban form and deliver a well-functioning urban environment as sought by the NPS-UD. In particular, the proposal will:

- a. Have and enable a variety of homes that meet the needs, in terms of type, price, and location, of different households, and would enable Māori to express their cultural traditions and norms, to the extent relevant to the site context. This is relevant in a localised and Greater Christchurch context.
- b. Provide access to suitably located and sized business sectors, recognising local facilities within the project site, accessibility to business activities in Rolleston and the wider offerings in Greater Christchurch.
- c. Provide good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport noting the preceding point and the findings in the transport assessment. Aside from localised transport connections, the proposal provides excellent accessibility to State Highway 1 and its connections to Greater Christchurch.

d. Support the competitive operation of land and development markets by adding greater competition to the Greater Christchurch residential land market, with the corresponding reduction in housing cost being a contributing factor to 'well functioning urban environments.'

e. Support reductions in greenhouse gas emissions (at a local and Greater Christchurch scale), through provision for alternative transport modes, connectivity and accessibility (to local, township and regional services and amenities), and the potential for servicing by public transport.

f. Achieve resilience to the likely current and future effects of climate change through: the site's distance from coastal and low lying areas susceptible to sea level rise and storm surges; the land's resilience to heavy rainfall events/frequency, and the potential for building and landscape design to address increased mean temperatures or amplification of heat extremes. In a Greater Christchurch context, the site has considerable advantages over greenfield or intensification growth in flood prone coastal and low lying areas.

Ecological effects: Any adverse ecological effects can be adequately avoided or mitigated, noting there are no features of significant ecological or natural value on the subject land.

Reverse sensitivity: The site is located to the northeast of the Rolleston Wastewater Treatment Plant and the Rolleston Resource Recovery Park (which have potential odour effects).

The use of a buffer along the western boundary of the site means that the site would not result in reverse sensitivity to odour effects (i.e. effects are less than minor).

A buffer along the western boundary of the site is already incorporated in the ODP contained in the Operative District Plan. This issue was canvassed extensively at the hearing on Plan Change 8 which rezoned the land from Rural Outer Plains to Living 3 zone. The Plan Change application included comprehensive assessment of these possible odour effects which was tested at the hearing for the Plan Change. As part of the current Plan Change 73, the applicant has engaged an odour expert to assess and re-evaluate possible reverse sensitivity issues. This expert has revalidated the buffer as set out in the ODP as appropriate and so this has been carried through to this application.

Reverse sensitivity effects associated with road traffic noise along State Highway 1 will be appropriately avoided or mitigated through the use of a buffer, acoustic fencing, and bund along the northern boundary.

There are no other incompatible or potentially incompatible activities in the vicinity that would give rise to reverse sensitivity effects. The potential adverse effects from the project are considered to be negligible.

Loss of agricultural production: The site is currently Residential 3 zoned land within the Township Volume of the District Plan and under the land use capability classifications, the land includes class 5 soils and therefore the proposal will not result in any loss of versatile soil.

Retail effects: The proposed local centre is a small scale, convenience-oriented centre that will not undermine the viability, vibrancy, and amenity values of the existing centres (large or small) within Rolleston or elsewhere within the Selwyn District. In fact, the project will increase viability, vibrancy, and amenity values of larger centres in Rolleston and the District.

Economic effects: Economic benefits will arise in the form of additional employment, income and expenditure generated by the proposal, including increased economies of scale, increased competition, reduced unemployment and underemployment, and increased quality of central government provided services. The project will also increase competition and choice in residential housing markets in a manner that is strongly and directly consistent with the NPS-UD.

The economic costs of the project are considered acceptable. Utility costs will not arise in a manner that requires cross-subsidisation by other ratepayers, residents or businesses within the Selwyn District, and transportation costs will be internalised to future residents, or externalised in respect of potential road accidents, congestion, greenhouse gas emissions (which are likely to be similar to alternative residential development sites within the Selwyn District). It is noted that the applicant holds relevant expert reports confirming the above adverse effects.

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:

The New Zealand Coastal Policy Statement is not relevant to the site, given the large distance between the site and the coastal environment.

With regard to the NPS for Renewable Electricity Generation 2011, the project does not involve nor is it located in the proximity of a renewable electricity generation activity. Similarly, the project site is not located in close proximity to any main electricity transmission lines nor is there a substation within the site, meaning the NPS for Electricity Transmission 2008 is not relevant. No practices or effects are anticipated that would be inconsistent with the NPS for Freshwater Management 2020.

Noting the above, the National Policy Statement for Urban Development 2020 (NPS-UD) which took effect on 20 August 2020 is of principal relevance to this project. With regard to the term 'urban environment', the NPS-UD defines an 'urban environment' as being an area of land that is or is intended to be predominantly urban in character; and is or is intended to be part of a housing and labour market of at least 10,000 people. The Rolleston population is greater than 10,000 people currently, with the 2019 census indicating a population of approximately 21,910. Council planners have also indicated that Rolleston is considered to be part of the Greater Christchurch urban area, and therefore part of the "urban environment".

The project is generally consistent with the objectives and policies of the NPS-UD, noting that the proposal will retain a relatively compact urban shape and well-functioning urban environment (refer to response in Part 7 above), with an extension of an existing zone into an area. The site is able to be serviced adequately and will allow for both land use and transport efficiencies.

In regards to development capacity, the contribution will be significant. The current estimated population of Rolleston is 21,910 or 7,825 households assuming an average of 2.8 persons per household and therefore the enablement of at least 1052 (being 709 lots, plus 20 superlots providing 343 residential lots/units in total) additional dwellings by the project represents approximately 13.4% of the existing dwellings. Alternatively, accounting for the projection of 26,927 persons or 9,616 households within Rolleston in the year 2029/2030, the proposal represents approximately 11% of the total dwellings in the District at that time.

Selwyn District Council staff have also provided information on 'theoretical' development capacity within the recently zoned areas of Rolleston township relative to actual development. This information indicates that of the 7,151 theoretical dwellings provided for within the existing residential zoned ODP areas at Rolleston, 6308 allotments have been issued subdivision consent approval (i.e. a residual of only 843 allotments). Whilst the number of allotments with section 224c certification, or dwellings with building consent is less, this is to be expected given the lag in constructing / titling subdivisions and subsequent building development. Ultimately though, this confirms in numerical and percentage terms that the current supply of land for residential growth at Rolleston has been largely developed already.

Therefore, when considered in relative terms, it is clear that the proposal to provide for up to 1,052 allotments will 'add significantly to development capacity' for the Rolleston township.

The NPS-UD provides a clear and intentional shift on how urban development around New Zealand is dealt with. While the directions in the NPS-UD are clear and are directly promoted by this project, there is still some uncertainty in Canterbury around how this applies against the Regional Policy Statement which has not yet been updated to reflect the shift reflected in the NPS-UD. The applicant has submitted on the Proposed Change 1 to Chapter 6 of the Canterbury Regional Policy Statement to this effect.

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:

The project will provide for increased competition and choice in residential land markets and help address declining housing affordability. The project will provide additional employment, income and expenditure to the District including increased economies of scale increased competition, reduced unemployment and underemployment, and increased quality of central government provided services. It may also increase levels of economic activity and population in Rolleston and the Selwyn District, and particularly for planned commercial developments in the area such as the likes of Rolleston Fields by Cooper Developments (an s 9(2)(b)(ii) shopping complex). The project would add significantly to residential development capacity both in the context of the existing scale of Rolleston and the Selwyn District, and for the future forecast growth of both areas. The project will provide a choice in residential housing markets, in a manner that is strongly and directly consistent with the NPS-UD.

The economic costs of the project are considered acceptable. Utility costs will not arise in a manner that requires cross-subsidisation by other ratepayers, residents or businesses within the Selwyn District, and transportation costs will be internalised to future residents, or externalised in respect of potential road accidents, congestion, greenhouse gas emissions (which are likely to be similar to alternative residential development sites within the Selwyn District). Therefore, the project is not considered to give rise to economic externality costs.

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

Unaffordable housing has had a profound impact on New Zealand society and has directly contributed to the growing poverty gap in the country. This project will provide a diverse range of housing types and options – the affordability of which will vary in a manner that encourages diversity.

Currently, land available for residential growth at Rolleston has largely been developed already. It is imperative that planning is forward thinking and enabling, particularly in growing urban centres, to ensure that there is appropriate and adequate residential development capacity for current and future generations. This project would go some way to providing the needed land in Rolleston for residential growth into the future.

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

If this project is successful in this fast-tracking application, it is anticipated that construction would commence on Stage 1 in September 2021. If this project is unsuccessful in this fast-tracking application, the timing of the commencement is less certain and unlikely to occur prior to 2023.

The project is lodged as a plan change with the Selwyn District Council. This plan change was accepted by the Selwyn District Council on 10 March 2021 and was notified on 31 March 2021.

At this point in time, the Council is processing some 18 different private plan changes. The Council is also in the process of conducting its District Plan Review (submissions for which were due in December 2020). The applicant also filed a submission on the proposed District Plan seeking the rezoning of the site to better enable the project.

The applicant understands that the Council is under significant resourcing constraints and that internal processing of the plan changes and submissions on the plan review is slow.

On this basis, it is anticipated that the Council will not be in a position to make a decision on the plan change until late this year/early next year. Should there be any appeals on that decision, that would likely extend the process out by another year to the end of 2022/start of 2023.

Similarly, the District Plan review is anticipated to take a similar, if not longer, time to be completed.

Arguably, the speed of such processes in some way or another has contributed to the current housing crisis, and is a significant deterrent to investors. The applicant needs more certainty at an earlier stage than the other processes can offer in order to be able to make certain decisions and investments in relation to the project.

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 project will create jobs and increase employment in the region. A significant amount of work will be made available, particularly with regard to the construction of the project. In addition, the residential development will

bring expenditure, incomes and employment opportunities for local businesses and residents within the Selwyn District and also Christchurch City businesses and residents.

The applicant has engaged an economist who has calculated that the project will have a direct employment effect of an additional 883 FTE jobs (per annum) over a five year period and a total employment effect (accounting for both direct and indirect effects) of an additional 1,545 jobs (per annum) over a five year period. The calculation for this is attached as a supporting document to this application.

The applicant is also optimistic the Holmes Block Development combined with the recent announcement by Government, to extend the Apprenticeship Boost initiative, may provide additional stimulation for skilled tradespeople/construction firms to increase the volume of apprenticeships they offer. The opportunity to be an enabler of the investment in its people and its future holds great appeal to Carter Group.

Housing supply:

Development

Contributing to well-functioning urban environments:

In addition to the reasons set out in the response to Part 7, the project will contribute to well-functioning urban environments by (among other things): Providing a variety of house size and lot size to provide choice; Locating higher density with higher amenity areas; Creating a street hierarchy providing different modal allocation; Continuing a well-connected network which combines with the green network and existing facilities connecting to key destinations (school, parks, childcare, town centre); Creating a high level of legibility through street hierarchy; Prioritising walking and cycling with a mix of on-road, separate, and off-road facilities to promote active transport modes; Avoiding direct access onto Burnham School Road for individual properties; Creating streets with a high level of amenity; Providing a quantity of greenspace and facilities appropriate for the future population; Integrating the green and movement networks to create a high level of connectivity, amenity and active travel options; and Encouraging the use of low impact design techniques including grass swales and soakage pits.

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

As already noted, the project will provide economic benefits to Rolleston and the wider Canterbury region through, among other things, the creation of jobs and increase in employment.

It will also provide for local infrastructure required for the growth of both the town and District, particularly with regards to roading upgrades and improvements.

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

Some of the improved environmental outcomes, that will be beneficial for the whole area not just those in the development, include the introduction of riparian planting, providing a quantity of greenspace and facilities appropriate for the future population and others in the area to use and integrating the green and movement networks to create a high level of connectivity, amenity and active travel options.

The project will also combine existing green networks with a new network that will connect key destinations around the area and make travel to schools, parks and the main town safer and easier.

The project will also seek to reduce both embodied and operational emissions – these are outlined below.

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):

The project will seek to reduce both embodied and operational emissions. This will be achieved in a number of ways including:

- Ensuring that low carbon materials are used during the building phase (for example through encouraging greater use of timber);

- Minimising paved areas in the development as much as possible;
- Minimising the use of fossil fuel in the buildings;
- Encouraging the uptake of solar on buildings through the design of buildings as 'solar ready';
- Encouraging energy efficient building design;
- Installing electric vehicle (EV) charging infrastructure in commercial areas;
- Ensuring residential homes are 'EV ready' through adequate electrical capacity provision in garages;
- Considering communal gardens or composting facilities;
- Considering the installation of solar panels on any community facilities that are developed;
- Locating the development as close as possible to public transport routes and common travel destinations such as schools and supermarkets; and
- Planting trees and shrubs as part of the development (i.e. enabling carbon sequestration through biological processes).

The proposed provision for alternative transport modes, connectivity and accessibility, and the potential for servicing by public transport also supports reductions in greenhouse gas emissions and resilience to climate change. It is noted that while there is currently limited public transport provision for the site, public transport establishment is dependent on population and demand. Therefore, additional public transport for the site will not occur until the residential population exists. All roads within the project have been designed to accommodate buses if required. It is envisioned that the development will be fully serviced by public transport as the population in the development increases – as is the case for all other established suburbs in Christchurch. The applicant has engaged a consultant specialising in energy and carbon emissions and will work closely with them to develop the above initiatives further into the detailed design of the project.

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:

Resilience to climate change will be achieved through: the site's distance from coastal and low lying areas susceptible to sea-level rise and storm surges; the land's resilience to heavy rainfall events/frequency; and the potential for building and landscape design to address increased mean temperatures or amplification of heat extremes. Extending the infrastructure network and providing for additional houses in the middle of a national housing crisis will contribute to Selwyn District's and the wider Canterbury region's resilience.

Other public benefit:

There are multiple public benefits this project will deliver. It is well reported that New Zealand has a housing crisis which the current government is looking to fix with various policy changes. The most significant public benefit is that this project will deliver 1,052 residential lots/units in total, a range of housing densities, a small local centre to provide convenience needs for residents, and all associated infrastructure necessary for the same. The project has a strong focus on attracting first home builders and this is consistent with the government's policy of building more homes for this market.

As stated the project will 'add significantly to development capacity' for the Rolleston township, particularly for first home buyers.

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

This project is not expected to result in 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:

Resilience to climate change will be achieved through: the site's distance from coastal and low lying areas susceptible to sea-level rise and storm surges; the land's resilience to heavy rainfall events/frequency, and the potential for building and landscape design to address increased mean temperatures or amplification of heat extremes.

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 will be released if requested.

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.

Lucy Forrester

01/04/2021

Signature of person or entity making the request

Date

Important notes:

- Please note that this application form, including your name and contact details and all supporting documents, submitted to the Minister for the Environment and/or Minister of Conservation and the Ministry for the Environment, will be publicly released. Please clearly highlight any content on this application form and in supporting documents that is commercially or otherwise sensitive in nature, and to which you specifically object to the release.
- 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.

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.

Released under the Provision of the Official Information Act 1982