

Application for Resource Consent

Under clause 2(1) of Schedule 6 of the COVID-19 Recovery (Fast-track Consenting) Act 2020

This form is to be used to apply for a resource consent(s) for listed projects and referred projects under clause 2(1) of Schedule 6 to the COVID-19 Recovery (Fast-track Consenting) Act 2020 (“the Act”). If the project also includes a Notice of Requirement please also complete the separate Notice of Requirement form.

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

Resource consent applications cannot be lodged with the EPA or determined by a panel if they relate to an activity that:

- is classified as a prohibited activity in a relevant plan or proposed plan, or in regulations made under the Resource Management Act 1991 (including any national environmental standard); and
- is to occur within a customary marine title area, unless agreed in writing with the appropriate customary marine title group.

The information required for resource consent applications are prescribed in clauses 9-12 of Schedule 6 of the Act.

Your application must:

- Include the information required (which is listed in the Resource Consent Application checklist on this form); and
- Comply with any restrictions or obligations, such as any information requirements included in Schedule 2 or 3 of the Act, as applicable.

The information you provide must be in sufficient detail that corresponds with the scale and significance of the effects that the activity may have on the environment, taking into account any proposals to manage the adverse effects through conditions. If these information requirements are not met, the Environmental Protection Authority (EPA) must return your application.

If the project is planned to proceed in stages, please provide details of the nature and timing of the staging and indicative lodgement dates for each stage. Note that a new application should be lodged for each separate stage.

We recommend that you discuss your application with the EPA before lodging the application. Please contact the EPA:

By phone: 0800 080 065; or

By Email: fasttrack@epa.govt.nz

Applications must be submitted to the EPA by email fasttrack@epa.govt.nz and in hard copy (six hard copies required). Hard copies are to be sent to the Environmental Protection Authority, Level 10, 215 Lambton Quay, Wellington.

Please also provide one copy of a redacted version (clearly labelled) that does not disclose personal contact details for you (the applicant) and any other individual, including persons identified as owners or occupiers of land or affected persons.

If your application includes or is for a coastal permit to undertake an aquaculture activity, an additional copy of the application documents must be included for the EPA to provide to the Director-General of the Ministry for Primary Industries.

All documents lodged with this application, must be indexed.

Electronic documents shall be separated into smaller files less than 30MB.

Your personal and company information will be held by the EPA and used in relation to this application. You have the right to access and correct personal information held by the EPA.

If your application is accepted as complying with the requirements of clause 3 of Schedule 6 of the Act, it will be provided to specified parties invited to comment by the expert consenting panel. Any personal contact details (phone number, address and email) including any owners and occupiers listed in application documents, will not be made publicly available.

Your full application (including business contact details) will be publicly available on our website.

All information held by the EPA is subject to the Official Information Act 1982.

We will recover from you the actual and reasonable costs incurred in respect of this application. We may suspend processing your application for non-payment of costs. A copy of the EPA Cost Recovery Policy is available on the EPA website: <https://www.epa.govt.nz/fast-track-consenting/making-an-application/>

Part 1: Applicant details

Project Name and identifier (as named in Schedule 2 or referral order): [Schedule 37 Bellgrove]	
Person or entity authorised to undertake project (as named in Schedule 2 or referral order): [Bellgrove Rangiora Limited]	
Key contact name: [Paul McGowan]	
Phone: [027 223 4228]	Email: [chrisandpaulmc@xtra.co.nz]
Email address for service: [chrisandpaulmc@xtra.co.nz]	
Postal Address (if preferred method of service): [N/A]	

Consultant details

Company: [Aurecon New Zealand Limited]	
Full name of consultant: [Michelle Ruske-Anderson]	
Phone: [03 371 2097]	Email: [Michelle.Ruske@aurecongroup.com]
Email address for service: [Michelle.Ruske@aurecongroup.com]	
Postal Address (if preferred method of service): N/A	

If you are making this application on behalf of the applicant please attach evidence that you are authorised to make this application.

Please direct all correspondence from the EPA to:

- Applicant
- Consultant

Part 2: Type of application for resource consent

This application is for the following type(s) of resource consent (please tick all that apply):

- land-use consent
- subdivision consent
- water permit
- discharge permit
- coastal permit:
 - for reclamation
 - aquaculture activities
 - other

Part 3: Brief description of the application

Please provide a brief description of the application and the consents sought:

Attach additional pages if required

The Proposal is Stage 1 of BRL's intended development of its Bellgrove North and Bellgrove South land holdings. The Proposal is centred on the historic "Belgrove Homestead", and will include general and medium density residential development yielding 196 lots/dwellings, provision for a commercial area, retention of the heritage homestead for residential use, and associated roading, stormwater management and reserve networks. In summary, the Proposal involves the following:

- development of approximately 20.8 ha of land for the purpose of delivering:
 - 195 residential lots / dwellings with a mixture of medium density (200 m² to 499 m²) and general density (>500 m²) residential lots;
 - a large residential lot (approximately 2,950 m²) around the Bellgrove Historic Homestead (note the historic homestead will be retained);
 - a commercial lot for future commercial development (approximately 5,000 m²);
 - a larger residential super lot (approximately 2,400 m²) for future development;
- the subdivision layout includes the establishment of an internal road layout comprising a mixture of collector and local roads and cul-de-sacs. In addition, an integrated network of shared paths is proposed through the proposed esplanade and stormwater reserves; and
- establishment of two new intersections to Kippenberger Avenue (a four-legged roundabout at Kippenberger Avenue / MacPhail Avenue and a new T-intersection);
- remediation of contaminated land;
- the associated construction of the development will include:
 - vegetation clearance and grading of the site;
 - earthworks to establish the site including installation of infrastructure, road network, landscaping and to achieve appropriate furnished floor levels;
 - construction phase stormwater discharge;
 - Dewatering;
 - noise and traffic generation; and
 - residential dwelling construction
- stormwater discharges associated with construction and operation of the site;
- wastewater discharges associated with the operation of the site;
- the realignment of the Cam/Ruataniwha River and Northern Flow Channel;
- creation of a Western Bypass Channel; and
- establishment of esplanade and stormwater utility reserves.

To undertake this development the following consents are sought: |

- Land use consent (s9);

- Subdivision consent (s11);
- Use of beds of lakes and rivers (s13);
- Water permit (s14); and
- Discharge permit (s15)

For further information please refer to the application attached.

Part 4: Schedule of application documents

List all documents submitted with the application

Attach additional pages if required

Attachment number	Document name and date	Author	Document versions
A1	[Concept Proposed Subdivision Scheme Plan, January 2022]	[Aurecon]	[H]
A2	[Proposed Subdivision of Lot 1 DP 22674, Lot 2 DP 24808, PT Lot 2 DP 9976 & PT RS 267 17 Stage 1A, January 2022]	[Aurecon]	[A]
A3	Proposed Subdivision Staging Plan, January 2022	[Aurecon]	[A]
B	[Bellgrove Development – Stage 1, Rangiora Landscape and Urban Design Assessment Graphic Attachment, January 2022]	[Rough and Milne Landscape Architects]	[A]
C	[Records of Title]	[LINZ]	[N/A]
D	Adjacent Property Information	Aurecon and BRL	N/A
D	Adjacent Property Information (redacted)	Aurecon and BRL	N/A
E	Bellgrove, Rangiora: Stage 1 Integrated Transport Assessment, February 2022	Aurecon	A
F1	Bellgrove Development: Civil Infrastructure Report, February 2022	Aurecon	A
F2	WDC Interim Stormwater Management Plan – Rangiora, December 2017	WDC	A

G	Bellgrove Subdivision Stage 1 Fast Tracked: Geotechnical Investigation Report, July 2021	Aurecon	A
H	52 Kippenberger Avenue, Rangiora: Heritage Impact Statement, December 2021	dpa architects	A
I	52 Kippenberger Avenue, Rangiora: Archaeological Assessment for Stage 1 of Bellgrove North Subdivision, December 2021	Underground Overground Archaeology	A
J	Bellgrove Stage One, 3 December 2021	Mahaanui Kurataiao Ltd	N/A
K	Ecological Survey and Bellgrove Residential Development at 52 Kippenberger Avenue, February 2022	Aquatic Ecology	A
L	Landscape and Urban Design Report: Bellgrove Development – Stage 1: 52 and 76 Kippenberger Avenue, Rangiora, 3 February 2022	rough and milne landscape architects	A
M1	Bellgrove Rangiora Dewatering, 16 November 2021	Pattle Delamore Partners Limited	A
M2	Effect of Proposed Bellgrove Subdivision on Spring Flow, 14 October 2021	Pattle Delamore Partners Limited	A
M3	Effects from Stormwater Discharge on Groundwater Quality at the Bellgrove Subdivision, 22 February 2022	Pattle Delamore Partners Limited	A
M4	Investigations into locations of nearby bores	Aurecon	A
N1	Soil Contamination Risk Preliminary Site Investigation & XRF Screening Report: 52 Kippenberger Avenue Rangiora, August 2019	Malloch Environmental Limited	A
N2	Soil Contamination Risk Detailed Site Investigation Report and Remediation Action Plan: 52 Kippenberger Avenue, Rangiora, July 2021	Malloch Environmental Limited	B
N3	Soil Contamination Risk Northern Overland Flow Channel Fill Risk Assessment: 52 Kippenberger Avenue Rangiora, August 2021	Malloch Environmental Limited	A

N4	Soil Contamination Risk Detailed Site Investigation Report and Remediation Action Plan: Cam River (Coldstream) 52 Kippenberger Avenue, Rangiora, February 2022	Malloch Environmental Limited	B
O	Bellgrove Subdivision – Traffic Noise Assessment, 14 December 2021	Marshall Day Acoustics	A
P1	Appendix P1 – Proposed District Conditions of Consent, 25 February 2022	Aurecon	A
P2	Appendix P2 – Proposed Regional Conditions of Consent, 25 February 2022	Aurecon	A
Q	Stakeholder Engagement, 25 February 2022	Aurecon	N/A
R	Bellgrove, Rangiora: Environmental Management Plan, 21 November 2021	Aurecon	A
S	Bellgrove, Rangiora: Erosion Sediment Control Plan, 9 February 2022	Aurecon	A
T	Comprehensive Rule Assessment, 25 February 2022	Aurecon	A
U	Economic Assessment, 27 January 2022	Insight Economics	A
V	Assessment of Potential Transport related Greenhouse Gas Emissions, generated at the Construction, Built and Operational phases for Bellgrove Subdivision Stage 1, Rangiora, 25 November 2021	Aurecon	A
W1	Objectives and Policies of National Policy Statements, February 2022	Aurecon	A
W2	Canterbury Regional Policy Statement Objectives and Policies	Aurecon	A
W3	Regional Plan Objectives and Policies	Aurecon	A
W4	District Plan Objectives and Policies	Aurecon	A
X	Building Line Restriction Cancellation Request	Aurecon	A

Y	BRL Authorisation for Aurecon to Lodge, 31 January 2022	BRL	N/A
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Part 5: Description of inquiries made to identify occupiers

Please explain what reasonable inquiries were made to identify the occupiers of the land on which the project is to be undertaken and the land adjacent to that land.

Attach additional pages if required

The following steps have been taken to identify occupiers of land adjacent to the Stage 1 development:

1. Door knocking was undertaken by BRL over a series of dates and times to identify owner and occupier contact details:

- Monday 29 November – Late Afternoon / Early Evening (5-7pm)

- Tuesday 30 November – Late Afternoon / Early Evening (4-6pm)

- Thursday 2 December – Midday (11am – 1pm)

Tuesday 30 November and Thursday 2 December door knocking sessions were used to follow up at those properties where no one was home on the prior door knocking sessions.

2. Contacting the Waimakariri District Council for any occupier information they may hold;
3. Contacting the rental property managers for the occupier information; and
4. Searching for publicly available information online regarding occupiers of land adjacent to the Stage 1 development.

It is considered that by taking these steps demonstrates that reasonable inquiries have been undertaken to identify occupiers on land adjacent to the Stage 1 development.

Part 6: Is this application part of a project planned to proceed in stages?

Yes (see below)

No

If the project is planned to proceed in stages, please provide details of the nature and timing of the staging and indicative lodgement dates for each stage. Note that a new application should be lodged for each separate stage.

Attach additional pages if required

[For project staging please refer to Appendix A2 and Appendix F1 of the application which includes a staging plan.]

Part 7: Signature

I hereby certify that, to the best of my knowledge and belief, the information given in this application is true and correct, and that I am authorised to make this application.

I understand that the EPA can recover actual and reasonable costs incurred in relation to this application.



25/02/2022

Signature of applicant (or person authorised to make application)

Date

Note: The information checklist on the following page must be completed prior to lodging this application. The checklist is designed to assist you in providing all the relevant information. If an application does not comply with all requirements then the EPA must return it to the person who lodged it.

Resource Consent Application Checklist

<p>In accordance with clauses 9-12 of Schedule 6 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 the following information must be provided for resource consents for listed or referred projects:</p> <p>(all clauses in this checklist are from Schedule 6 of the Act)</p>	<p>Application Reference (Section and page)</p>	<p>✓</p>
<p>A description of the proposed activity (clause 9(1)(a))</p>	<p>[Section 3 'Description of the Proposal', page 58]</p>	<p>[<input checked="" type="checkbox"/>]</p>
<p>A description and map of the site at which the activity is to occur (clause 9(1)(b))</p>	<p>[Section 2.1 'Overview Description of the Site', page 34]</p>	<p>[<input checked="" type="checkbox"/>]</p>
<p>Confirmation that the consent application complies with clause 3(1) (clause 9(1)(c))</p>	<p>Section 1.4 'COVID-19 Recovery (Fast-Track Consenting) Act 2020', page 30</p>	<p>[<input checked="" type="checkbox"/>]</p>
<p>The full name and address of each owner of the site and of land adjacent to the site, and each occupier of the site and of land adjacent to the site who, after reasonable inquiry, is able to be identified (clause 9(1)(d))</p>	<p>Appendix D (Adjacent Property Information)</p>	<p>[<input checked="" type="checkbox"/>]</p>
<p>A description of any other activities that are part of the proposal to which the application relates (clause 9(1)(e))</p>	<p>[Section 3 'Description of the Proposal', page 58]</p>	<p>[<input checked="" type="checkbox"/>]</p>
<p>A description of any other resource consents, notices of requirement for designations, or alterations to designations required for the proposal to which the application relates (clause 9(1)(f))</p>	<p>[Section 4 'Approvals sought under COVID-19 Recovery Act', page 98]</p>	<p>[<input checked="" type="checkbox"/>]</p>
<p>An assessment of the activity against</p> <ul style="list-style-type: none"> (i) Part 2 of the Resource Management Act 1991; and (ii) the purpose of the Act; and (iii) the matters set out in section 19 of the Act <p>(clause 9(1)(g))</p>	<ul style="list-style-type: none"> (i) Section 9.2 'Part 2 of the RMA', page 173 (ii) Section 8 'COVID-19 Purpose Assessment', page 169 	<p>[<input checked="" type="checkbox"/>]</p>

<p>In accordance with clauses 9-12 of Schedule 6 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 the following information must be provided for resource consents for listed or referred projects:</p> <p>(all clauses in this checklist are from Schedule 6 of the Act)</p>	<p>Application Reference (Section and page)</p>	<p>✓</p>
	<p>(iii) Section 8 'COVID-19 Purpose Assessment', page 169</p>	
<p>An assessment of the activity against any relevant provisions in any of the following documents:</p> <p>(i) a national environmental standard;</p> <p>(ii) other regulations made under the Resource Management Act 1991;</p> <p>(iii) a national policy statement;</p> <p>(iv) a New Zealand coastal policy statement;</p> <p>(v) a regional policy statement or proposed regional policy statement;</p> <p>(vi) a plan or proposed plan;</p> <p>(vii) a planning document recognised by a relevant iwi authority and lodged with a local authority</p> <p>Including an assessment of the activity against:</p> <ul style="list-style-type: none"> Any relevant objective, policy, or rules in any of the documents listed above. Any requirement, condition, or permission in any of the documents listed above Any other requirements in any of those documents <p>(clause 9(1)(h)) and clause 9(2) and (3))</p>	<p>[Section 4 'Approvals sought under COVID-19 Recovery Act' page 98 and Appendix T 'Comprehensive Complete Rule Assessment'</p> <p>Section 9 'Statutory Assessment', page 173 and Appendix W 'Objectives and Policies of Relevant Statutory Documents' [</p>	<p>[<input checked="" type="checkbox"/>]</p>
<p>Information about any Treaty settlements, that apply in the project area, including the identification of the relevant provisions in those Treaty settlements, and a summary of any redress provided by those settlements that affects natural and physical resources relevant to the project or project area (clause 9(1)(i))</p>	<p>[Section 9.1 'Treaty of Waitangi', page 173]</p>	<p>[<input checked="" type="checkbox"/>]</p>
<p>The conditions proposed for the consent. (clause 9(1)(j))</p>	<p>Appendix P 'Draft Consent Conditions']</p>	<p>[<input checked="" type="checkbox"/>]</p>
<p>An assessment of the activity's effects on the environment, which must:</p> <ul style="list-style-type: none"> Include the information required by clause 10 of Schedule 6; and Cover the matters specified in clause 11 of Schedule 6. <p>(clauses 9(4) 10 and 11)</p>	<p>[Section 6 'Assessment of Effects' page 138]</p>	<p>[<input checked="" type="checkbox"/>]</p>
<p>A cultural impact assessment:</p> <ul style="list-style-type: none"> Prepared by or on behalf of the relevant iwi authority or authorities; or If one is not provided, a statement of the reasons given by the iwi authority for not providing it 	<p>[Refer Section 6.15 'Effects on Cultural Values' page 162 and Appendix J 'Manawhenua</p>	<p>[<input type="checkbox"/>]</p>

<p>In accordance with clauses 9-12 of Schedule 6 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 the following information must be provided for resource consents for listed or referred projects:</p> <p>(all clauses in this checklist are from Schedule 6 of the Act)</p>	<p>Application Reference (Section and page)</p>	<p>✓</p>
<p>(clause 9(5))</p>	<p>Statement and Development Report'</p>	
<p>If a permitted activity is part of the proposal to which the consent application relates, include a description that demonstrates that the activity complies with the requirements, conditions, and permissions for the permitted activity. (clause 9(6)(a))</p>	<p>Appendix T 'Comprehensive Complete Rule Assessment' includes the identification of permitted activities.</p>	<p><input checked="" type="checkbox"/></p>
<p>If the activity is to occur in an area that is within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, include an assessment of the activity against any resource management matters set out in the planning document. (clause 9(6)(b))</p>	<p>Refer Section 1.4 'COVID-19 Recovery (Fast-Track Consenting) Act 2020', page 30</p>	<p><input checked="" type="checkbox"/></p>
<p>In the case of a referred project, all additional information required by the referral order (clause 9(6)(c))</p>	<p>Refer Section 1.4 'COVID-19 Recovery (Fast-Track Consenting) Act 2020', page 30 and the 'COVID-19 Recovery (Fast-track Consenting) Act 2020 - Schedule 6 Checklist' of the Referral Information page 19)</p>	<p><input checked="" type="checkbox"/></p>
<p>Subdivisions or Reclamation</p>		
<p>If the application is for subdivision, in addition to the information required under clause 9, an application for a subdivision in a project area must include information that adequately defines:</p> <ul style="list-style-type: none"> • The position of all new boundaries; • The areas of all new allotments, unless the subdivision involves a cross lease, company lease or unit plan; • The locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips • The locations and areas of existing esplanade reserves, esplanade strips and access strips 	<p>Section 3 'Description of the Proposal', page 58</p> <p>Appendix A1 'Subdivision Scheme Plan'</p> <p>Appendix B 'Landscape Plans and Urban</p>	<p><input checked="" type="checkbox"/></p>

<p>In accordance with clauses 9-12 of Schedule 6 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 the following information must be provided for resource consents for listed or referred projects:</p> <p>(all clauses in this checklist are from Schedule 6 of the Act)</p>	<p>Application Reference (Section and page)</p>	<p>✓</p>
<ul style="list-style-type: none"> • The location and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A of the Resource Management Act 1991 • The locations and areas of any land within the coastal marine area that is to become part of the common marine and coastal area under section 237A of the Resource Management Act 1991 • The locations and areas of land to be set aside as new roads <p>(clause 12(1))</p>	<p>Design Graphic Attachment'</p> <p>Appendix F1 'Civil Infrastructure Report' – Indicative Rooding Plan]</p>	<p>✓</p>
<p>If the application is for reclamation(s), in addition to the information required under clause 9, information must also be included to show the area to be reclaimed, including the following:</p> <ul style="list-style-type: none"> • The location of the area to be reclaimed • If practicable, the position of all new boundaries • Any part of the reclaimed area to be set aside as an esplanade reserve or esplanade strip <p>(clause 12(2))</p>	<p>[The Cam / Rutaniwha River channel realignment will result in filling (reclamation) of parts of the existing channel (Section 6.12.2, 'Channel realignment / reclamation' page 159).</p> <p>Appendix A1 'Subdivision Scheme Plans']</p>	<p>[<input checked="" type="checkbox"/>]</p>
<p>Other restrictions or obligations</p>	<p>Application Reference (Section and page)</p>	<p>✓</p>
<p>In the case of a listed project, the application complies with any restrictions or obligations in Schedule 2</p> <p>OR</p> <p>In the case of a referred project, the application complies with any restrictions or obligations in Schedule 3 and the referral order</p>	<p>Refer Section 1.4 'COVID-19 Recovery (Fast-Track Consenting) Act 2020', page 30 and the 'COVID-19 Recovery (Fast-track Consenting) Act 2020 - Schedule 6 Checklist' of the Referral Information, page 33</p>	<p>[<input checked="" type="checkbox"/>]</p>

Other restrictions or obligations	Application Reference (Section and page)	✓
Confirmation that the project does not include any of the activities set out in clause 2(4) of Schedule 6	[Refer Section 1.4 'COVID-19 Recovery (Fast-Track Consenting) Act 2020', page 30)]	[<input checked="" type="checkbox"/>]

Evidence of authorisation	Application Reference (Section and page)	✓
Evidence of authorisation if you are making this application on behalf of the applicant who must be a person authorised in accordance with section 15 of the Act	Refer Appendix Y	[<input checked="" type="checkbox"/>]