

Invitation for Comment on Bellgrove, Rangiora

Bellgrove Development, Rangiora is a Referred Project under the COVID-19 Recovery (Fast-track Consenting) Act 2020

Application name	Bellgrove Development, Rangiora
EPA reference	FTC000053
Applicant/s	Bellgrove Rangiora Limited
Comments due by	Wednesday 8 June (comments on the definition of “environment” in relation to Section 104D)
Accessing the application	https://www.epa.govt.nz/fast-track-consenting/referred-projects/bellgrove/the-application/

An application has been made by Bellgrove Rangiora Limited (the applicant) under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the act) for resource consent to subdivide land in Rangiora, Canterbury, and to construct a housing development and a neighbourhood commercial centre on that land.

To comment on the project application, please fill in the details on the attached form and:

- **Email** the form to bellgrove.fasttrack@epa.govt.nz. Please mark in the subject line: “Comments on Bellgrove Development, Rangiora Fast Track Application (Your name/organisation) by 26 April 2022; or
- **Post** the form to Bellgrove Development, Rangiora Fast Track Application, Environmental Protection Authority, Private Bag 63002, Waterloo Quay, Wellington 6140 in time for the form to be received by the 26 April 2022; or
- **Deliver in person** to Environmental Protection Authority, Grant Thornton House, Level 10, 215 Lambton Quay, Wellington by 26 April 2022. Please note that due to potential changes in COVID-19 Alert Levels our reception may not be open to the public. We suggest phoning ahead to check.

Comments must be received by the EPA, on behalf of the Bellgrove Development, Rangiora Expert Consenting Panel, no later than 26 April 2022.

If your comment is not received by the EPA by 26 April 2022 the Panel is not required to consider your comment (although it may decide to). Under the COVID-19 Recovery (Fast-track Consenting) Act 2020 there is no right to seek a waiver of the time limit.

If you are an iwi authority you may share the consent application with hapū whose rohe is in the project area in the application, and choose to include comments from the hapū with any comments you may wish to provide.

Important information

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

A copy of your comments, including all personal information, will be provided to the Expert Consenting Panel and the applicant.

If you are a corporate entity making comments on this application, your full contact details will be publicly available.

For individuals, your name will be publicly available but your contact details (phone number, address, and email) will not be publicly available.

A copy of your comments will also be published on the EPA website. We will redact your contact details but you should not include any other personal information that you are concerned about being publicly available.

Please do not use copyright material without the permission of the copyright holder.

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

More information on the fast-track consenting process can be found at <https://www.epa.govt.nz/fast-track-consenting/about/>.

More information on the commenting on a fast-track consenting application can be found at <https://www.epa.govt.nz/fast-track-consenting/commenting/>.

Your Comment on the Bellgrove, Rangiora

All sections of this form with an asterisk (*) are mandatory.

1. Contact Details

Please ensure that you have authority to comment on the application on behalf of those named on this form.

Organisation name (if relevant)	Waimakariri District Council		
*First name	Tracy		
*Last name	Tierney		
Postal address	215 High Street, Rangiora		
*Home phone / Mobile phone		*Work phone	N/A
*Email (a valid email address enables us to communicate efficiently with you)	tracy.tierney@wmk.govt.nz Please cc: ian.carstens@wmk.govt.nz		

2. *We will email you draft conditions of consent for your comment

<input checked="" type="checkbox"/>	I can receive emails and my email address is correct	<input type="checkbox"/>	I cannot receive emails and my postal address is correct
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3. Please provide your comments on this application

If you need more space, please attach additional pages. Please include your name, page numbers and the project name on the additional pages

On 27 May 2022, the Panel requested further legal / planning advice from the Council as to the proper definition of "environment" that is relevant for the purposes of assessing the effects in the context of this proposal, given the conflict between the Operative Waimakariri District Plan (OWDP), the Proposed Waimakariri District Plan (PWDP), and their relative status. The Panel specifically sought advice in relation to Section 104D(1)(a) – whether the adverse effects on the environment will be minor.

Attached is the legal advice provided to Council in relation to the above matter. It concludes that:

“...the CRPS anticipates the future environment of the Proposal site will be urban under the circumstances outlined in CRPS policy 6.3.12.

Should the Panel be satisfied on a consideration of the evidence that the circumstances set out in CRPS policy 6.3.12 will be met, then that can be a relevant factor toward supporting a conclusion under a real world analysis that it is more appropriate to presuppose a future environment of the Proposal site that is urban rather than rural, notwithstanding that the relevant Proposed Plan provisions currently remain the subject of submissions and have no legal effect.”

The applicant's AEE assesses the proposal in relation to Policy 6.3.12, and Council agrees with the conclusion that the Proposal is suitably located within a FUDA, and its development is appropriately timed in accordance with the circumstances and criteria identified in the CPRS for its development to occur.

The applicant's AEE identifies that the proposal has a range of positive and adverse effects. Council agrees that the adverse effects can be mitigated and managed through the various management plans proposed and appropriate conditions. As a result, Council considers that any actual or potential adverse effects of the proposal on the environment will be no more than minor.

We trust this information assists the Panel.

Thank you for your comments