

Memorandum on Compliance

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| To: | Sandra Balcombe, Manager Land and Oceans Applications |
| Copy to: | June Cahill, Project Lead and Elliott Thornton, Team Leader Fast-track Consents |
| From: | Carolyn Wratt, Principal Planner |
| Date: | 9 June 2021 |
| Subject: | Faringdon South West and South East Development: Assessment whether the application complies with clause 3(1) of Schedule 6 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 |

Purpose

1. The purpose of this memo is to assist you in making your decision on whether the Faringdon South West and South East Development application, received by the Environmental Protection Authority (EPA) on 1 June 2021 lodged by Greenwood Roche on behalf of Hughes Developments Limited, complies with the requirements of clause 3(1) of Schedule 6 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act).

Conflict of interest

2. I confirm that I do not have any conflict of interest in this matter that would prevent me making this assessment.

The application

3. A project referred to a panel by a referral order is eligible to be considered by an expert consenting panel. On 16 April 2021, Schedule 16 of the COVID-19 Recovery (Fast-track Consenting) Referred Projects Order 2020 ("the referral order"), was made that states that Faringdon South West and South East Development is referred to a panel, pursuant to section 27 of the Act.
4. The applicant applied for consents relating to Faringdon South West and South East Development on 1 June 2021.
5. The EPA must either provide the Faringdon South West and South East Development application to the expert consenting panel (if complete) or return it to the person who lodged it (if incomplete), as set out in paragraphs 16-20 below.

Project

6. Clause 3 of the referral order describes the scope of the project as a subdivision and construction of either a subdivision of up to 1,089 lots and 1,087 residential units; or if a secondary school is developed in the location of the project, a subdivision of up to 959 lots and 957 residential units. The development also includes 2 commercial centres, recreation reserves, and the associated infrastructure for the subdivision and development, including roading, walking, and cycling infrastructure, and three waters services.
7. More specifically, the project as described in the application is to develop two sites on the edge of Rolleston, Christchurch. The South East development area is located on the corner of Springston Rolleston Road and Selwyn Road, Rolleston and has a total land area of approximately 24.9783 hectares. This site is proposed to accommodate 289 residential lots, a neighbourhood centre, seven roads (which will be vested in the Council), four reserves (which will be vested in the Council) as well as other lots for access and infrastructure.
8. The South West site encompasses all except two properties within the triangular area defined by East Maddisons Road, Goulds Road and Selwyn Road. This site is proposed to accommodate 681 residential lots, a neighbourhood centre, seventeen roads to be vested in Council and seven reserves to be vested in Council.
9. The total number of residential lots across both sites is 970, and the proposal does not include a school.

Fast-track consenting application process

Legislative context

10. Clause 2(1), Schedule 6 of the Act states that a person authorised in accordance with section 15 may apply for a resource consent that would otherwise be required under section 88 of the Resource Management Act 1991 (RMA).
11. Clause 3(1), Schedule 6 of the Act states that *“within 5 working days of receiving a consent application or notice of requirement, the EPA must determine whether the application or notice—
(a) relates solely to 1 or more of the listed projects or referred projects; and
(b) does not breach clause 2(3)(c) or (4); and
(c) contains all the information required under clauses 9 to 13.”*
12. Clause 3(2), Schedule 6 of the Act states that *“if the EPA is satisfied that a consent application or notice of requirement complies with the matters listed in subclause (1), the EPA must provide the application or notice to the panel appointed to determine that application or notice.”*
13. Clause 4(1), Schedule 6 of the Act states that *“if the EPA determines that a consent application or notice of requirement does not comply with the requirements of clause 3(1), it must return the application or notice immediately to the person who lodged it, with written reasons for the EPA’s determination”.*

Prerequisites for the application

14. There are a number of prerequisites for an application to be lodged as set out in this table.

| Reference to clause in Schedule 6 | Preliminary Matter | Comment | Accept/reject |
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| Clause 2(1) or 2(2) | Application is made by authorised person or requiring authority | The application is made by Hughes Developments Limited in accordance with clause 2 of the referral order. This is confirmed in the application form, and section 1.1 (page 1) of the AEE. | Accept |
| Clause 2(3)(b) | Application is in approved form and manner | The completed EPA application form is included. | Accept |
| Clause 2(3)(c) | Application complies with any restrictions and obligations in either: | | |
| | (i) Schedule 2; or | Not applicable | Not applicable |
| | (ii) Schedule 3 and referral order | <p>Clause 3 of the referral order describes the project as:</p> <p><i>(1) The scope of the project is to subdivide land and construct—</i></p> <p><i>(a) either—</i></p> <p><i>(i) a subdivision of up to 1,089 lots and 1,087 residential units; or</i></p> <p><i>(ii) if a secondary school is developed in the location of the project, a subdivision of up to 959 lots and 957 residential units; and</i></p> <p><i>(b) 2 commercial centres; and</i></p> | Accept |

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| | | <p><i>(c) recreation reserves; and</i></p> <p><i>(d) the associated infrastructure for the subdivision and development, including roading, walking, and cycling infrastructure, and three waters services.</i></p> <p>The description in Section 1.1 and 1.2 (pages 1-7) of the AEE confirms that the proposal matches the description in clause 3 of the referral order.</p> <p>Clause 4 of the referral order clarifies that the project involves works such as the following:</p> <p><i>(a) the subdivision of land and construction of buildings:</i></p> <p><i>(b) earthworks (including bulk earthworks and excavation of materials over an aquifer) and discharges associated with the earthworks:</i></p> <p><i>(c) landscaping, including plantings:</i></p> <p><i>(d) works to clear existing vegetation:</i></p> <p><i>(e) works to construct roading, walkways, cycle links, and other transport infrastructure, including parking:</i></p> <p><i>(f) works to construct three waters services and upgrade existing three waters services:</i></p> | |
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| | | <p><i>(g) any other works that are—</i></p> <p><i>(i) associated with the works described in paragraphs (a) to (f); and</i></p> <p><i>(ii) within the scope of the project as described in clause 3 of this schedule.</i></p> <p>The description in Section 1.1 -1.7 (pages 1-21) of the AEE confirms that the proposal matches the description in clause 4 of the referral order.</p> <p>Clause 5 of the referral order identifies the legal descriptions of the two blocks of land. This matches the legal descriptions for the site on pages 22 and 23 of the AEE, and Appendix J Titles. The list of legal descriptions on page 23 of the AEE contains an error (Lot 2 DP <u>3</u>43803), however this appears to be typographical only.</p> | |
| Clause 2(4)(a) | Applications must not relate to an activity that is classified as a prohibited activity in a: | | |
| | (i) Relevant plan or proposed plan | This is confirmed by Section 3 (page 23) of the AEE | Accept |
| | (ii) RMA regulations (including any NES) | This is confirmed by Section 3 (page 23) of the AEE | Accept |
| Clause 2(4)(b) | Applications must not relate to an activity that is to occur within a customary marine title area unless agreed by the | Section 13.2 (page 78) of the AEE confirms The Project site is not within a customary marine title area. | Accept |

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| | appropriate customary marine title group | | |
| Clause 3(1)(a) | Relates solely to 1 or more of the listed projects or referred projects | The application is for Faringdon South West and South East Development as listed in the referral order. This is explicitly confirmed on Section 1.1 (page 1) and 3 (page 23) of the AEE. | Accept |

Conclusions on preliminary matters

15. The application can proceed to an assessment of whether the application contains all the information required under clauses 9 to 12 of Schedule 6 of the Act.

Assessment of compliance table

16. An assessment table against Clauses 9-12, Schedule 6 of the Act is included in Appendix 1.
17. The information provided must be in sufficient detail to correspond to the scale and significance of the effects that the activity is anticipated to have on the environment, taking into account any proposal by a consent applicant or requiring authority to manage adverse effects through conditions, including requiring the preparation of a management plan (Clauses 13(3) and 14 of Schedule 6).
18. The information in the application has been assessed on the basis that the scale of the activity is moderate (79 hectares), and potentially minor effects on the environment after taking into account mitigation measures and conditions. The effects from a residential subdivision of this type and scale are well understood.
19. My view is that the application does comply with clause 3(1) and can be provided to the Panel.
20. Although I am recommending that the application be provided to the Panel, this is a finely balanced view. Clause 6(1)(a) of the referral order requires an emissions assessment that includes modelling and analysis of the effects and mitigation measures related to the emissions impact of the project. The emissions report in Appendix Q did not explicitly analyse the effects of the emissions (other than calculating the gross amount), any mitigation measures, or assess the opportunities to reduce emissions by providing housing supply closer to amenities or work centres. Schedule S of the application did however state that the project will support a reduction in greenhouse gases by reducing the extent of travel that would otherwise occur if the demand for housing in Rolleston had to be met elsewhere. There is, therefore, some risk in accepting the application as complete as the information required by the referral order may be viewed as insufficient detail.
21. Additionally, I make the following observations for your consideration and recommend that these be communicated to both the applicant and the Panel:

- a) Clause 9(2)(f) requires an assessment of the activity against any relevant provisions in a plan or proposed plan. The application assesses the proposal against the objectives and policies of the Proposed Selwyn District Plan, but has not assessed the proposal against the rules on the basis that they do not have immediate effect unless they qualify under s86B of the RMA. The identification of permitted activities as required by clause 9(6)(a) takes that same approach.

Appendix 1: Clauses 9-12

The Faringdon South West and South East Development is a referred project and is outlined in the referral order.

Table 1: Checklist of completeness requirements in Clauses 9-12 of Schedule 6 of the Act

| Reference to clause in Schedule 6 | Requirement | Is the information present? (include section/page reference) | Is the information provided in sufficient detail? Y/N |
|-----------------------------------|---|--|---|
| Clause 9(1)(a) | A description of the proposed activity | <p>Yes</p> <p>Section 1 (pages 1-21) of the AEE</p> <p>Appendix A Subdivision plans</p> <p>Appendix C Erosion and Sediment Control Plans</p> <p>Appendix E Urban Design Assessment</p> <p>Appendix L Comprehensive Residential Development Plans</p> | Yes |
| Clause 9(1)(b) | A description and map of the site at which the activity is to occur | <p>Yes</p> <p>Section 2 (pages 22-23) of the AEE</p> | Yes |

| Reference to clause in Schedule 6 | Requirement | Is the information present? (include section/page reference) | Is the information provided in sufficient detail? Y/N |
|-----------------------------------|---|---|---|
| | | <p>Maps and aerials photographs are in pages 1-2 of the AEE</p> <p>Descriptions of various aspects of the sites are in the following documents:</p> <ul style="list-style-type: none"> • Page 3 of Appendix E Urban Design Assessment • Section 1 Appendix C Erosion and Sediment Control Plans • Section 3 (pages 2-4) of Appendix M Regional Consent Application describes the soils and groundwater of the sites. • Appendix I Geotechnical Reports describes the subsurface characteristics of the site | |
| Clause 9(1)(c) | Confirmation that the consent application complies with clause 3(1) | <p>Yes</p> <p>Section 3 (page 23) of the AEE confirms that the</p> | Yes |

| Reference to clause in Schedule 6 | Requirement | Is the information present? (include section/page reference) | Is the information provided in sufficient detail? Y/N |
|-----------------------------------|--|---|---|
| | | application complies with clause 3(1). | |
| Clause 9(1)(d) | <p>The full name and address of:</p> <p>i. Each owner of the site and of land adjacent to the site</p> | <p>Yes</p> <p>Section 4.1 and 4.2 (page 24) of the AEE identifies the owners of the sites</p> <p>The owners adjacent to the site are identified in appendix K Owner Occupier List & Letter.</p> <p>The maps included in Appendix K identify the addresses of the adjoining sites.</p> | Yes |
| | <p>ii. Each occupier of the site and of land adjacent to the site who, after reasonable enquiry, is able to be identified by the applicant</p> | <p>Yes</p> <p>Section 4.1 and 4.2 (page 24) of the AEE identifies the occupiers of the sites</p> <p>The occupiers of land adjacent to the site are identified in appendix K Owner Occupier List & Letter</p> <p>Maps are included in Appendix K identifying the</p> | Yes |

| Reference to clause in Schedule 6 | Requirement | Is the information present? (include section/page reference) | Is the information provided in sufficient detail? Y/N |
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| | | addresses of the adjoining sites | |
| | Were reasonable inquiries made? | <p>Yes</p> <p>Section 4 (pages 23-24) of the AEE sets out the process for identifying the occupiers. Titles for the adjacent properties were issued in late 2017 / early 2018 and HDL retains a good knowledge of ownership. On that basis HDL has a high degree of confidence that the majority of dwellings identified are owner occupied.</p> <p>Individual letters have been distributed to the adjacent properties for the purposes of informing those properties of the Project and to identify any occupiers that are not owners. To date, HDL has received no responses advising of additional occupiers.</p> | Yes |
| Clause 9(1)(e) | A description of any other activities that are part of the proposal to which the consent application relates | Yes | Yes |

| Reference to clause in Schedule 6 | Requirement | Is the information present? (include section/page reference) | Is the information provided in sufficient detail? Y/N |
|-----------------------------------|--|--|---|
| | | <p>Section 5 (pages 24-25) of the AEE</p> <p>Appendix M Regional Consent Application</p> <p>Appendix N Contamination Reports</p> | |
| Clause 9(1)(f) | A description of any other resource consents, notices of requirement for designations, or alterations to designations required for the proposal to which the consent application relates | <p>Yes</p> <p>Section 6 (page 25) of the AEE confirms that all resource consents are being applied for as part of this application. The development does not require any consents beyond those applied for, or any new designations or alterations to existing designations.</p> | Yes |
| Clause 9(1)(g) | An assessment of the activity against— | <p>Yes</p> <p>Section 7.1 (pages 26-27) of the AEE</p> <p>Section 9 (page 15) of Appendix M Regional Consent Application</p> | Yes |
| Section 19 | (ii) the purpose of this Act | Yes | Yes |

| Reference to clause in Schedule 6 | Requirement | Is the information present? (include section/page reference) | Is the information provided in sufficient detail? Y/N |
|-----------------------------------|---|--|---|
| | | <p>Section 7.2 (pages 27-28) of the AEE</p> <p>Appendix S Referral Application contains a full assessment of the proposal against the purpose of the Act</p> | |
| | <p>(iii) the following matters (set out in section 19 of the Act - whether project helps to achieve purpose of Act):</p> <p>(a) the project's economic benefits and costs for people or industries affected by COVID-19</p> | <p>Yes</p> <p>A summary is contained in section 7.2 (pages 27-28) and section 7.3.1 (page 28) of the AEE</p> <p>Appendix O Economics Report</p> | <p>Yes</p> |
| | <p>(b) the project's effect on the social and cultural well-being of current and future generations</p> | <p>Yes</p> <p>Section 7.3.2 (page 28-29) of the AEE</p> <p>Page 12 of Appendix S Referral Application</p> | <p>Yes</p> |
| | <p>(c) whether the project would be likely to progress faster by using the processes provided by this Act than would otherwise be the case</p> | <p>Yes</p> <p>Section 7.3.3 (page 29) of the AEE</p> | <p>Yes</p> |

| Reference to clause in Schedule 6 | Requirement | Is the information present? (include section/page reference) | Is the information provided in sufficient detail? Y/N |
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| | | Page 12-13 of Appendix S Referral Application | |
| | (d) whether the project may result in a public benefit by, for example: generating employment; increasing housing supply; contributing to well-functioning urban environments; providing infrastructure in order to improve economic, employment, and environmental outcomes, and increase productivity; improving environmental outcomes for coastal or freshwater quality, air quality, or indigenous biodiversity; minimising waste; 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); promoting the protection of historic heritage; strengthening environmental, economic, and social resilience, in terms of managing the risks from natural hazards and the effects of climate change; or any other benefit(s) identified. | <p>Yes</p> <p>A summary is in section 7.3.4 (pages 29-30) of the AEE</p> <p>Appendix O Economics Report</p> <p>Appendix E Urban Design Assessment</p> <p>Appendix F Landscaping Plans</p> <p>Appendix G Infrastructure Reports</p> <p>Appendix H Stormwater Assessment</p> <p>A summary of greenhouse gas emissions is in section 11.1.5 (page 66-67) of the AEE and Appendix R Emissions Report</p> <p>These matters are also addressed in pages 13-15 of</p> | Yes |

| Reference to clause in Schedule 6 | Requirement | Is the information present? (include section/page reference) | Is the information provided in sufficient detail? Y/N |
|-----------------------------------|---|--|---|
| | | Appendix S Referral Application | |
| | (e) whether there is potential for the project to have significant adverse environmental effects, including greenhouse gas emissions: | <p>Yes</p> <p>Section 7.3.5 (pages 30-31) of the AEE confirms that the various technical assessments of the project indicate that it will not have any significant adverse environmental effects, including greenhouse gas emissions.</p> <p>Appendix R Emissions Report</p> | Yes |
| | (f) any other matter that the Minister considers relevant. | Not applicable | Not applicable |

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| <p>Clause 9(1)(h)</p> | <p>An assessment of the activity against --</p> <p>(a) any relevant provisions in a national environmental standard, including:</p> <p>i. Any relevant objectives, policies or rules</p> | <p>Yes</p> <p><u>National Environmental Standard for Freshwater Regulations 2020</u></p> <p>Section 8.3 (pages 35-36) of the AEE</p> <p>Section 6 (pages 6-7) of Appendix M Regional Consent Application confirms that the NES does not apply.</p> <p><u>National Environmental Standard for Assessing and Managing Contamination in Soil to Protect Human Health 2011</u></p> <p>Summaries are in section 8.4 (page 36) and section 5.2 (page 25) of the AEE</p> <p>Appendix N Contamination Reports</p> | <p>Yes</p> |
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| Reference to clause in Schedule 6 | Requirement | Is the information present? (include section/page reference) | Is the information provided in sufficient detail? Y/N |
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| | ii. Any requirement, condition, or permission in any rules | <p>Yes</p> <p><u>National Environmental Standard for Assessing and Managing Contamination in Soil to Protect Human Health 2011</u></p> <p>Summaries are in section 8.4 (page 36) and section 5.2 (page 25) of the AEE</p> <p>Appendix N Contamination Reports</p> | Yes |
| | iii. Any other requirements | Not applicable | Not applicable |
| | (b) Any relevant provisions in any other regulations made under the RMA, including: | Not applicable | Not applicable |
| | i. Any relevant objectives, policies or rules | Not applicable | Not applicable |
| | ii. Any requirement, condition, or permission in any rules | Not applicable | Not applicable |
| | iii. Any other requirements | Not applicable | Not applicable |

| Reference to clause in Schedule 6 | Requirement | Is the information present? (include section/page reference) | Is the information provided in sufficient detail? Y/N |
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| | <p>(c) Any relevant provisions in any national policy statement, including:</p> <p>i. Any relevant objectives, policies or rules</p> | <p>Yes</p> <p><u>National Policy Statement for Urban Development</u></p> <p>An assessment is in section 8.1 (pages 31-35) of the AEE</p> <p><u>National Policy Statement for Freshwater Management 2020</u></p> <p>Section 8.2 (page 35) of the AEE</p> <p>Section 8.3 (pages 14-15) Appendix M Regional Consent Application</p> | <p>Yes</p> |

| Reference to clause in Schedule 6 | Requirement | Is the information present? (include section/page reference) | Is the information provided in sufficient detail? Y/N |
|-----------------------------------|--|--|---|
| | ii. Any requirement, condition, or permission in any rules | Not applicable | Not applicable |
| | iii. Any other requirements | Not applicable | Not applicable |
| | (d) Any relevant provisions in a New Zealand coastal policy statement, including: | Not applicable | Not applicable |
| | i. Any relevant objectives, policies or rules | Not applicable | Not applicable |
| | ii. Any requirement, condition, or permission in any rules | Not applicable | Not applicable |
| | iii. Any other requirements | Not applicable | Not applicable |
| | (e) Any relevant provisions in any regional policy statement or proposed regional policy statement, including: | Yes | Yes |
| | i. Any relevant objectives, policies or rules | <p>The objectives and policies of the Canterbury Regional Policy Statement 2013 are addressed in:</p> <ul style="list-style-type: none"> • Section 8.5 (pages 37-41) of the AEE • Section 8.2 (pages 13-14) of Appendix M Regional Consent Application | |

| Reference to clause in Schedule 6 | Requirement | Is the information present? (include section/page reference) | Is the information provided in sufficient detail? Y/N |
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| | ii. Any requirement, condition, or permission in any rules | Not applicable | Not applicable |
| | iii. Any other requirements | Not applicable | Not applicable |

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| <p>(f) Any relevant provisions in a plan or proposed plan, including:</p> <p>i. Any relevant objectives, policies or rules</p> | <p>Yes</p> <p><u>Canterbury Land and Water Regional Plan</u></p> <p>Objectives and policies are assessed in section 8.1 (pages 11-13) of Appendix M Regional Consent Application</p> <p>Rules are assessed in section 4 (pages 4-6) of Appendix M Regional Consent Application</p> <p>The rules are also assessed in section 13.1.1 (pages 76-77) of the AEE.</p> <p><u>Canterbury Air Regional Plan</u></p> <p>A summary is in section 8.7 (page 41) and section 13.1.2 (page 77) of the AEE.</p> <p>Section 5 (page 6) of Appendix M Regional Consent Application.</p> <p><u>Operative Selwyn District Plan</u></p> <p>The objectives and policies are assessed in section 8.9 (pages 53-56) of the AEE</p> | <p>Yes</p> |
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| | | <p>The rules for both Living Z and Rural Inner Plans Zones are assessed in section 8.8 (pages 41-53) and also section 13.1.3 (page 78) of the AEE</p> <p>The transport rules are assessed in sections 9.2-9.6 (pages 28-31) of Appendix D Traffic Assessment</p> <p><u>Proposed Selwyn District Plan</u></p> <p>Objectives and policies are addressed in Section 8.10 (pages 56-58) of the AEE</p> | |
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| Reference to clause in Schedule 6 | Requirement | Is the information present? (include section/page reference) | Is the information provided in sufficient detail? Y/N |
|-----------------------------------|---|--|---|
| | <p>ii. Any requirement, condition, or permission in any rules</p> | <p>Yes</p> <p><u>Canterbury Land and Water Regional Plan</u></p> <p>Rules are assessed in section 4 (pages 4-6) of Appendix M Regional Consent Application</p> <p><u>Canterbury Air Regional Plan</u></p> <p>A summary is in section 8.7 (page 41) of the AEE.</p> <p>Section 5 (page 6) of Appendix M Regional Consent Application.</p> <p><u>Operative Selwyn District Plan</u></p> <p>Rules for both Living Z and Rural Inner Plans Zones are assessed in section 8.8 (pages 41-53) of the AEE</p> <p>The transport rules are assessed in sections 9.2-9.6 (pages 28-31) of Appendix D Traffic Assessment</p> | <p>Yes</p> |

| Reference to clause in Schedule 6 | Requirement | Is the information present? (include section/page reference) | Is the information provided in sufficient detail? Y/N |
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| | | <p>Section 13.1 (pages 76-78) of the AEE outlines the permitted activities for the:</p> <ul style="list-style-type: none"> • Land and Water Regional Plan • Canterbury Air Regional Plan • Operative Selwyn District Plan • Proposed District Plan (but only those rules with immediate effect under s86B of the RMA) <p>Section 8.7 (page 41) of the AEE and Appendix M Regional Consent Application sets out the permitted activities in the Canterbury Air Regional Plan</p> | |
| | iii. Any other requirements | Not applicable | Not applicable |
| | (g) Any relevant provision in any planning document recognised by a relevant iwi authority and lodged with a local authority, including: | Mahaanui Iwi Management Plan | |
| | i. Any relevant objectives, policies or rules | Yes | Yes |

| Reference to clause in Schedule 6 | Requirement | Is the information present? (include section/page reference) | Is the information provided in sufficient detail? Y/N |
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| | | <p>Section 8.12 (pages 59-62) of the AEE</p> <p>Appendix P Cultural Values Report and Correspondence with Mahaanui Kurataiao</p> <p>Section 7.4 (page 11) of Appendix M Regional Consent Application</p> <p>Ngāi Tahu Subdivision and Development Guidelines have been addressed in Section 8.12 (pages 59-62) of the AEE.</p> | |
| | ii. Any requirement, condition, or permission in any rules | Not applicable | Not applicable |
| | iii. Any other requirements | Not applicable | Not applicable |
| Clause 9(1)(i) | <p>Information about any Treaty settlements that apply in the project area, including—</p> <p>(i) the identification of the relevant provisions in those Treaty settlements</p> <p>(ii) a summary of any redress provided by those settlements that affects natural and physical resources relevant to the project or project area</p> | <p>Yes</p> <p>Section 9 (page 63) clarifies that neither the South East nor the South West sites are subject to a Treaty settlement.</p> | <p>Yes</p> <p>Not applicable</p> |

| Reference to clause in Schedule 6 | Requirement | Is the information present? (include section/page reference) | Is the information provided in sufficient detail? Y/N |
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| Clause 9(1)(j) | The conditions that the applicant proposes for the resource consent | <p>Yes</p> <p>Appendix B Selwyn District Council Conditions</p> <p>Section 16 (pages 16-23) of Appendix M Regional Consent Application</p> | Yes |
| Clause 9(4)(a) | <p>An assessment of the activity's effects on the environment that includes the following information (set out in clause 10 Schedule 6 of the Act):¹</p> <p>(a) an assessment of the actual or potential effects on the environment</p> | <p>Yes</p> <p>Sections 11.1 and 11.2 (pages 63-72) of the AEE</p> <p>Section 7 (pages 7-11) of Appendix M Regional Consent Application</p> <p>Appendix D Traffic Assessment</p> <p>Appendix C Erosion and Sediment Control Plans</p> <p>Appendix G Infrastructure Reports</p> <p>Appendix H Stormwater Assessment</p> | Yes |

¹ The application does not need to include any additional information specified in a relevant regional policy statement or plan that that would be required in an assessment of environmental effects under Schedule 4 of the RMA.

| Reference to clause in Schedule 6 | Requirement | Is the information present? (include section/page reference) | Is the information provided in sufficient detail? Y/N |
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| | | <p>Appendix I Geotechnical Reports</p> <p>Appendix N Contamination Reports</p> <p>Appendix P Cultural Values Report and Correspondence with Mahaanui Kurataiao</p> <p>Appendix R Emissions Report</p> | |
| | (b) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use | <p>Yes</p> <p>Section 11.2 (page 72) of the AEE confirms that the project does not include the use of hazardous installations</p> | Yes |
| | <p>(c) if the activity includes the discharge of any contaminant, a description of—</p> <p>(i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and</p> <p>(ii) any possible alternative methods of discharge, including discharge into any other receiving environment</p> | <p>Yes</p> <p>A summary is in section 11.3 (page 72) of the AEE</p> <p>Appendix C Erosion and Sediment Control Plans</p> <p>Appendix M Regional Consent Application</p> | Yes |

| Reference to clause in Schedule 6 | Requirement | Is the information present? (include section/page reference) | Is the information provided in sufficient detail? Y/N |
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| | | <p>Appendix H Stormwater Assessment</p> <p>The characteristics of the soil and groundwater are assessed in Appendix I Geotechnical Reports</p> <p>Section 12 (page 25) of Appendix M Regional Consent Application considers the option of discharging to water. The application concludes in section 11.3 of the AEE that there are no alternative methods for discharging stormwater generated by the development.</p> | |
| | <p>(d) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect of the activity</p> | <p>Yes</p> <p>A summary is in section 11.4 (pages 72-73) of the AEE</p> <p>Appendix C Erosion and Sediment Control Plans</p> <p>Appendix D Traffic Assessment</p> | <p>Yes</p> |

| Reference to clause in Schedule 6 | Requirement | Is the information present? (include section/page reference) | Is the information provided in sufficient detail? Y/N |
|-----------------------------------|---|---|---|
| | | <p>Appendix E Urban Design Assessment</p> <p>Appendix F Landscaping Plans</p> <p>Appendix G Infrastructure Reports</p> <p>Appendix H Stormwater Assessment</p> <p>Appendix N Contamination Reports</p> <p>Section 10 (pages 16-24) of Appendix M Regional Consent Application</p> | |
| | (e) identification of persons who may be affected by the activity and any response to the views of any persons consulted, including the views of iwi or hapū that have been consulted in relation to the proposal | <p>Yes</p> <p>A record of discussions and consultation is in Section 11.5 (pages 73-74) of the AEE</p> <p>Appendix P Cultural Values Report and Correspondence with Mahaanui Kurataiao</p> | Yes |
| | (f) if iwi or hapū elect not to respond when consulted on the proposal, any reasons that they have specified for that decision | Not applicable | Not applicable |

| Reference to clause in Schedule 6 | Requirement | Is the information present? (include section/page reference) | Is the information provided in sufficient detail? Y/N |
|-----------------------------------|--|--|---|
| | (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how the effects will be monitored and by whom, if the activity is approved | <p>Yes</p> <p>Section 11.6 (page 74) of the AEE states that monitoring is not warranted above and beyond Council's standard monitoring practices.</p> <p>Appendix B Selwyn District Council Conditions</p> <p>Appendix M Regional Consent Application</p> <p>Section 6 (page 6) of Appendix C Erosion and Sediment Control Plans</p> | Yes |
| | (h) an assessment of any effects of the activity on the exercise of a protected customary right | <p>Yes</p> <p>Section 11.7 (page 74) of the AEE confirms that there are no protected customary rights on the sites</p> | Yes |
| Clause 9(4)(b) | <p>An assessment of the activity's effects that also covers the following matters (set out in clause 11 of Schedule 6 of the Act):</p> <p>(a) any effect on the people in the neighbourhood and, if relevant, the wider community, including any social, economic, or cultural effects</p> | <p>Yes</p> <p>The following sections in the AEE assess this matter:</p> <ul style="list-style-type: none"> Section 11.1.3 (pages 65-66) | Yes |

| Reference to clause in Schedule 6 | Requirement | Is the information present? (include section/page reference) | Is the information provided in sufficient detail? Y/N |
|-----------------------------------|---|---|---|
| | | <ul style="list-style-type: none"> • Sections 11.1.6 and 11.1.7 (pages 67-68) • Section 11.8.1 (page 74) • Ngāi Tahu Subdivision and Development Guidelines have been addressed in Section 8.12 (pages 59-62) of the AEE. <p>Appendix P Cultural Values Report and Correspondence with Mahaanui Kurataiao</p> <p>Appendix E Urban Design Assessment</p> <p>Appendix O Economics Report</p> | |
| | (b) any physical effect on the locality, including landscape and visual effects | <p>Yes</p> <p>Section 11.8.2 (page 75) of the AEE</p> <p>Appendix E Urban Design Assessment</p> <p>Appendix F Landscaping Plans</p> | Yes |

| Reference to clause in Schedule 6 | Requirement | Is the information present? (include section/page reference) | Is the information provided in sufficient detail? Y/N |
|-----------------------------------|--|--|---|
| | | Appendix L Comprehensive Residential Development Plans | |
| | (c) any effect on ecosystems, including effects on plants or animals and physical disturbance of habitats in the vicinity | Yes Section 11.8.3 (page 75) of the AEE | Yes |
| | (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations | Yes Section 11.8.4 (page 75) of the AEE Appendix P Cultural Values Report and Correspondence with Mahaanui Kurataiao Ngāi Tahu Subdivision and Development Guidelines have been addressed in Section 8.12 (pages 59-62) of the AEE. | Yes |
| | (e) any discharge of contaminants into the environment and options for the treatment and disposal of contaminants | Yes A summary is in section 11.8.5 (page 75) of the AEE Appendix C Erosion and Sediment Control Plans | Yes |

| Reference to clause in Schedule 6 | Requirement | Is the information present? (include section/page reference) | Is the information provided in sufficient detail? Y/N |
|-----------------------------------|--|--|---|
| | | <p>Appendix H Stormwater Assessment</p> <p>Appendix M Regional Consent Application</p> <p>The discharge of dust and sediment laden runoff is addressed in Appendix B Selwyn District Council Conditions</p> <p>Section 12 (page 25) of Appendix M Regional Consent Application considers the option of discharging to water. The application concludes in section 11.3 of the AEE that there are no alternative methods for discharging stormwater generated by the development.</p> | |
| | (f) the unreasonable emission of noise | <p>Yes</p> <p>A summary is in section 11.8.6 (page 75) of the AEE</p> <p>There are conditions of consent around construction</p> | Yes |

| Reference to clause in Schedule 6 | Requirement | Is the information present? (include section/page reference) | Is the information provided in sufficient detail? Y/N |
|-----------------------------------|--|--|---|
| | (g) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations. | <p>noise in Appendix B Selwyn District Council Conditions</p> <p>Yes</p> <p>Natural hazards are assessed in the following documents:</p> <ul style="list-style-type: none"> • Section 11.1.4 (page 66) of the AEE • Appendix G Infrastructure Reports • Appendix I Geotechnical Reports • Appendix H Stormwater Assessment <p>A summary is contained in section 11.8.7 (pages 75-76) of the AEE</p> <p>Section 11.2 (page 72) of the AEE confirms that the project does not include the use of hazardous installations</p> | Yes |
| Clause 9(5) | Is there a cultural impact assessment? | Yes | Yes |

| Reference to clause in Schedule 6 | Requirement | Is the information present? (include section/page reference) | Is the information provided in sufficient detail? Y/N |
|-----------------------------------|--|--|---|
| | <p>If a cultural impact assessment is provided, is it prepared by or on behalf of the relevant iwi authority?;</p> <p>OR</p> <p>If a cultural impact assessment is not provided, a statement of reasons given by the relevant iwi authority for not providing that assessment</p> | <p>A summary is in section 12 (page 76) of the AEE</p> <p>HDL commissioned a cultural values report which was provided by Mahaanui Kurataiao and is attached as Appendix P Cultural Values Report and Correspondence with Mahaanui Kurataiao.</p> <p>Accidental discovery protocols, recommended in the Cultural Values Report have been included in draft earthwork conditions contained in Appendix B in accordance with the recommendations of Mahaanui Kurataiao. The subdivision guidelines have been followed.</p> <p>For these reasons, Te Rūnanga o Ngāi Tahu as the relevant iwi authority confirmed it would not provide a cultural impact assessment.</p> <p>Correspondence from Sefeti Erasito from Ngai Tahu (27 April 2021) clarifies that a</p> | |

| Reference to clause in Schedule 6 | Requirement | Is the information present? (include section/page reference) | Is the information provided in sufficient detail? Y/N |
|-----------------------------------|---|---|---|
| | | cultural impact assessment is not needed. | |
| Clause 9(6)(a) | If a permitted activity is part of the proposal to which the consent application relates, a description that demonstrates that the activity complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1) of the RMA) | <p>Yes</p> <p>Section 13.1 (pages 76-78) of the AEE outlines the permitted activities for the:</p> <ul style="list-style-type: none"> • Land and Water Regional Plan • Canterbury Air Regional Plan • Operative Selwyn District Plan • Proposed District Plan (but only those rules with immediate effect under s86B of the RMA) <p>Section 8.7 (page 41) of the AEE and Appendix M Regional Consent Application sets out the permitted activities in the Canterbury Air Regional Plan</p> <p>Rules for both Living Z and Rural Inner Plans Zones are</p> | Yes |

| Reference to clause in Schedule 6 | Requirement | Is the information present? (include section/page reference) | Is the information provided in sufficient detail? Y/N |
|-----------------------------------|--|---|---|
| | | assessed in section 8.8 (pages 41-53) of the AEE | |
| Clause 9(6)(b) | 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, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of clause 30(3)) | Not applicable Section 13.2 (page 78) confirms that the Project site is not within the scope of any planning document prepared by a customary marine title group under that Act. | Not applicable |
| Clause 9(6)(c) | In the case of a referred project, all the additional information required by the relevant referral order. | | |
| | (a) an emissions assessment that includes modelling and an analysis of— (i) the effects and mitigation measures related to the emissions impact of the project; and (ii) the opportunities to reduce emissions by providing housing supply closer to amenities or work centres; and | Yes Appendix R Emissions Report Appendix S referral application (page 9) | Partially – see comments above in paragraph 20 |
| | (b) an integrated transport assessment that includes modelling and analysis of the effects and mitigation measures required to provide— (i) adequate cycleways and walkways for the number of dwellings and residents planned for the project; and (ii) safe pedestrian crossings and traffic calming devices; and | Yes A summary is contained in section 11.1.1 (pages 63-64) of the AEE An integrated transport assessment is contained in Appendix D Traffic Assessment. | Yes |

| Reference to clause in Schedule 6 | Requirement | Is the information present? (include section/page reference) | Is the information provided in sufficient detail? Y/N |
|-----------------------------------|--|--|---|
| | | <p>The report does not support specific cycling infrastructure, and recommends cyclists sharing the road with motorised traffic.</p> <p>It also considers pedestrian crossing measures are not needed, although they could be introduced if desired as a way of focussing crossing movements into specific locations.</p> <p>The report concludes that traffic calming devices are also not needed.</p> <p>Appendix Q Movement network</p> | |
| | (c) a stormwater assessment, including how stormwater will be treated before being discharged onto land. | <p>Yes</p> <p>Appendix C Erosion and Sediment Control Plans</p> <p>Appendix G Infrastructure Reports</p> <p>Appendix H Stormwater Assessment</p> | Yes |

| Reference to clause in Schedule 6 | Requirement | Is the information present? (include section/page reference) | Is the information provided in sufficient detail? Y/N |
|-----------------------------------|---|--|---|
| | | Appendix M Regional Consent Application | |
| Clause 12(1)(a) | The position of all new boundaries | Yes Appendix A Subdivision Plans | Yes |
| Clause 12(1)(b) | The areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan | Yes Appendix A Subdivision Plans | Yes |
| Clause 12(1)(c) | The locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips | Yes Appendix A Subdivision Plans | Yes |
| Clause 12(1)(d) | The locations and areas of existing esplanade reserves, esplanade strips, and access strips | Not applicable | Not applicable |
| Clause 12(1)(e) | The locations 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 RMA | Not applicable | Not applicable |
| Clause 12(1)(f) | 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 RMA | Not applicable | Not applicable |
| Clause 12(1)(g) | The locations and areas of land to be set aside as new roads | Yes | Yes |

| Reference to clause in Schedule 6 | Requirement | Is the information present? (include section/page reference) | Is the information provided in sufficient detail? Y/N |
|-----------------------------------|-------------|--|---|
| | | Appendix A Subdivision Plans | |

ENDS