

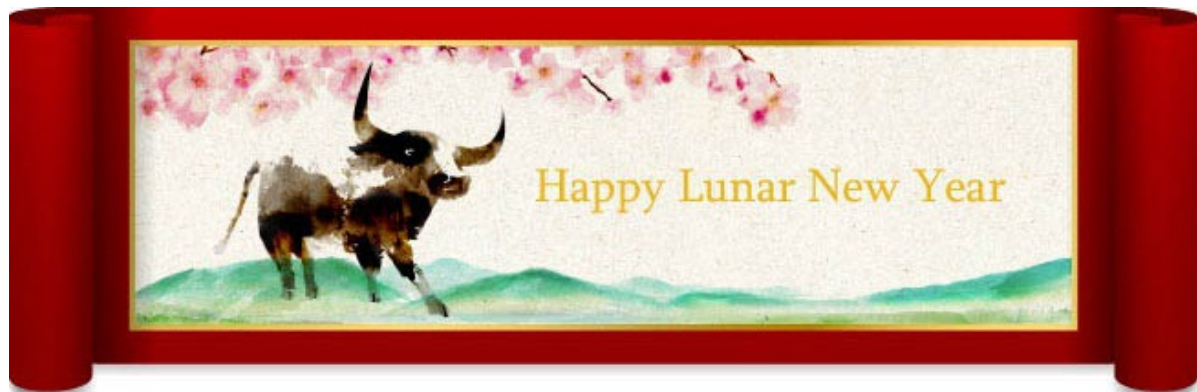
**From:** [Mark Allan](#)  
**To:** [Mailroom Mailbox](#)  
**Subject:** Chapter 6 CRPS Submission  
**Date:** Monday, 15 February 2021 12:06:17 pm  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
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[image007.png](#)  
[Submission - Proposed Change 1 RPS - Bellgrove Rangiora Limited.pdf](#)

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Hi – please find **attached** a submission on Proposed Change 1 to Ch. 6 of the CRPS on behalf of **Bellgrove Rangiora Limited**. Please acknowledge receipt by return.

Regards

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RMA FORM 5

# Submission on publicly notified Proposed Change 1 to Chapter 6 of the Canterbury Regional Policy Statement

CLAUSE 6 OF SCHEDULE 1, RESOURCE MANAGEMENT ACT 1991

## Note to person making submission:

The submission period for Proposed Change 1 to Chapter 6 of the Canterbury Regional Policy Statement closes at **5pm Monday 15 February 2021**.

To return this form you can:

- email it to **mailroom@ecan.govt.nz** (subject line: Chapter 6 CRPS submission)
- post it to **Customer Services, Environment Canterbury, PO Box 345, Christchurch 8140**

Your submission (or part of your submission) may be struck out if at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious.
- It discloses no reasonable or relevant case.
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- It contains offensive language.
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

## To: Environment Canterbury

### 1. Submitter details

*Please note: all fields marked with an asterisk (\*) are required.*

Name of submitter(s)\* Bellgrove Rangiora Limited

Submitter address\* C/O Aurecon, Level 2, Iwikau Building, 93 Cambridge Terrace

City/Town\* Christchurch Postcode\* 8013

Contact name (if different from above) Mark Allan

Contact organisation Aurecon

Contact email address mark.allan@aurecongroup.com

Contact address (if different from above) \_\_\_\_\_

City/Town \_\_\_\_\_ Postcode \_\_\_\_\_

Contact phone number +64 3 372 7601 / 021 936 468

**Please note** that by making a submission your personal details, including your name and contact details, will be made publicly available in accordance with the Resource Management Act 1991. While all information in your submission will be included in papers which are available to the media and the public, your submission will be used only for the purpose of this process.

**2. Trade competition declaration\* (Please tick the statement that applies)**

I could gain an advantage in trade competition through this submission.

☐ Yes    ☒ No

If yes: I am directly affected by an effect of the subject matter of the submission that

(a) adversely effects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

☐ Yes    ☐ No

**Note:** *If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.*

### 3. Submission details\*

☐ I am enclosing further supporting information in addition to this submission form.

Provision to which my/our submission relates: <i>(Please specify the provision or other aspect of the proposed change your submission relates to)</i>	My/our position on this provision is: <i>(Select one option)</i>	My/our reasons for supporting/opposing the amended provisions are:	The decision I/we want is: <i>(Please specify if you want the provision to be retained, amended or deleted)</i>
Proposed Change 1 to Chapter 6 of the Canterbury Regional Policy Statement (CRPS) in its entirety	<input type="checkbox"/> Oppose in part <input type="checkbox"/> Oppose in full <input type="checkbox"/> Support in part <input checked="" type="checkbox"/> Support in full	<p>Bellgrove Rangiora Limited (BRL) owns approximately 100ha identified for urban development in Waimakariri District Council's North East and East Rangiora Structure Plan Areas. BRL supports Proposed Change 1 as it implement Our Space 2018:2048 and gives effect to the National Policy Statement on Urban Development 2020 (NPS-UD).</p> <p>The inclusion of Future Development Areas at Rangiora will respond to the projected shortfall of housing and address the housing capacity issues for the Waimakariri District over the medium to long term.</p> <p>Proposed Change 1 provides clear guidance for Waimakariri District Council to rezone land within Future Development Areas through their district planning process.</p>	That Proposed Change 1 is retained as notified, except as sought to be amended by the following submission points.
Amended Map A - Greenfield Priority Areas	<input type="checkbox"/> Oppose in part <input type="checkbox"/> Oppose in full <input checked="" type="checkbox"/> Support in part <input type="checkbox"/> Support in full	<p>BRL supports the extent of the Future Development Areas identified in Amended Map A, specifically those in North East and East Rangiora. The areas identified are considered appropriate for integrated development that will meet shortfalls in housing capacity, and provide clear guidance for Waimakariri District Council to rezone land within these areas through their district planning process.</p> <p>Given Amended Map A contains more than just Greenfield Priority Areas, BRL considers it appropriate that the Future Development Areas are referenced in the Map title for clarity and consistency with the associated policies.</p>	That Amended Map A is retained as notified, with the exception that the Map title is amended to read 'Map A - Greenfield Priority Areas and Future Development Areas'.

## 2. Submission details\*

Policy 6.3.11 Monitoring and Review	<input type="checkbox"/> Oppose in part <input type="checkbox"/> Oppose in full <input checked="" type="checkbox"/> Support in part <input type="checkbox"/> Support in full	<p>BRL supports the proposed amendments to Policy 6.3.11 insofar as they recognise the short, medium and long term availability of residential and business land, and the requirements of the NPS-UD.</p> <p>Given Proposed Change 1 introduces 'Future Development Areas', in addition to the existing Greenfield Priority Areas, it is appropriate that the Future Development Areas are similarly referenced in Policy 6.3.11(5).</p>	<p>That Policy 6.3.11 is retained as notified, except that sub-clause 5 is amended to read "...any alteration to the Greenfield Priority Areas, Future Development Areas, or provision of..."</p>
Methods	<input type="checkbox"/> Oppose in part <input type="checkbox"/> Oppose in full <input checked="" type="checkbox"/> Support in part <input type="checkbox"/> Support in full	<p>BRL supports the directive (i.e. 'will') for territorial authorities in Method 1, and the directives (i.e. 'will') for local authorities in Methods 1 and 2.</p> <p>BRL questions the watered-down directive (i.e. 'should') for local authorities in Method 3. The NPS-UD (Part 3: Implementation) requires that local authorities 'must' provide sufficient development capacity (3.2(1)) that 'must' be 'infrastructure-ready'. Consistency with the NPS-UD requires that local authorities 'will' co-ordinate the sequencing, provision and funding of infrastructure to enable the orderly and efficient development of Future Development Areas.</p>	<p>That Methods 1, 1 and 2 be retained as notified, but that Method 3 be amended by replacing "Should" with "Will".</p>

**Signature of submitter** (or person authorised to sign on behalf of submitter) \_\_\_\_\_ **Date** 15 February 2021

**Note:** A signature is not required if you make your submission by electronic means.