
SUMMARY OF SUBMISSIONS (DECISIONS REQUESTED AND REASONS)

P02 Suburban Estates/Elizabeth Estates

Ref Relief Sought

Canterbury Regional Council

49.1 Decline the Plan Change

Reason The Plan Change pre-empts and could undermine the Structure Planning process currently being carried out by the Waimakariri District Council to define a location for growth within the East Rangiora urban limits identified in Proposed Change 1 to the Regional Policy Statement (PC1) in relation to urban growth, its management and achieving efficient integration with infrastructure provision. The proposal represents an inefficient use of land due to the low density of development it would engender, undermining urban consolidation.

The proposed Plan Change fails to provide adequate connectivity with surrounding areas by a variety of transport modes or to promote the use of transport modes which have low adverse environmental effects.

Options are identified for the management of stormwater but implementation methods have not been included in the Outline Development Plan. The failure to provide for the implementation of stormwater management measures (including any land required for stormwater retention and drainage paths) and to consider their environmental effects fails to provide certainty to developers and the community on the delivery and development of the area.

Modelling of Ashley River breakout scenarios show that large parts of the site would be flooded up to a depth of 0.25m for a 200 and 500 year return period event. The Plan Change has not adequately assessed the flood risk from the Ashley River and whether mitigation of the flood hazard is necessary and/or the effect of the proposed development on the flow of floodwaters.

The Plan Change is inconsistent with the objectives and policies of the Waimakariri District Plan, fails to give effect to the Canterbury Regional Policy Statement (including Proposed Change 1) and fails to have regard to the Canterbury Regional Land Transport Strategy 2008-2018, the Proposed Canterbury Natural Resources Regional Plan, the Urban Development Strategy, the Waimakariri Walking and Cycling Strategy and fails to achieve the purposes of the Resource Management Act.

Spark, R C & R G

51.1 Support the Plan Change requested.

Reason The Plan Change site is a logical site to develop rather than further east due to its proximity to existing houses and attractions. Considerable investigatory work has been carried out and 25 sewer connections are available. The size of the proposed sections will attract buyers who want a larger than normal size section who might otherwise take up a 4 hectare lot. A major road will be needed in the future along Spark Lane to the north and the development requested will have excellent access to this road. The Plan Change request is in the interests of the District.

Ref Relief Sought

Waghorn, Angela

50.1 Approve the Plan Change as requested.

Reason The submissions, supporting reports and details included in the notified private Plan Change request are logical and sustainable. Sewerage is available without the need for extensive extensions. Water is available from the existing Rangiora Town Supply. Suitable stormwater drainage and treatment can be achieved. The site is not at risk from flooding. Methods are available to address any geotechnical issues. The land is located within the growth area identified by Proposed Change 1 to the Regional Policy Statement. Traffic, walking and cycling linkages are available. The site is a logical area for form and function reasons. The site is available for development.

Waimakariri District Council

53.1 The option of a rural residential style lower density urban development be considered.

Reason The characteristics and development issues indicate lower density rural residential style development, similar to the Waimakariri District Plan Residential 4A and 4B Zone provisions. Residential 2 Zone development is unlikely to provide for a sustainable urban form.

Grand total

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