

APPENDIX 6

Section 32 RMA Assessment (Woodwater Ltd Proposed District Plan Submission 48: Submission 215):

Woodend South Rezoning

Introduction and RMA requirements

1. The submission on the Proposed Waimakariri District Plan/Variation 1 seeks to change the zoning of the submission site (32.9 ha) from Proposed Rural Lifestyle Zone to General Residential and/or Medium Density Residential Zone.
2. The amendments to the Proposed Plan are outlined in the submission. Effects associated with the rezoning will be appropriately managed by the planning framework included in the Proposed District Plan, together with a range of site specific provisions. No significant adverse environmental effects are anticipated by the change of zoning.
3. The proposed rezoning needs to be evaluated in accordance with section 32 of the Resource Management Act. Waimakariri District Council has also required submitters for re-zoning submissions to prepare a section 32 assessment in support of the submission. In this case it is the appropriateness of rezoning of the land for Medium Density /Residential General that needs to be examined.

Objective of the Submission to the Proposed District Plan

4. The objective of the submission is to change the zoning of the site in the Proposed District Plan from Proposed Rural Lifestyle Zone to Medium Density/ General Residential Zone in a controlled and managed way and by adopting, as far as possible, proposed planning zones and subdivision, activity and development standards.
5. Accepting the submission will:
 - a) Provide for short and medium term additional housing and residential land choice in Woodend that generally achieve the Proposed District Plan's target of a minimum of 15 households/ha net density. Such densities will complement the immediately adjoining residential land in terms of housing choice.
 - b) Provide for urban development that will fill in a gap in the south eastern quadrant of the Woodend (part of which has already been identified for future urban development) in a manner that enables efficient use of existing and future infrastructure and current land resources.

Environmental Outcomes – Regional Policy Statement & District Plan Objectives and Policies

6. The proposed residential rezoning has been assessed against the relevant District Plan objectives and policies. The requested rezoning is consistent with and meets the outcomes sought by the objectives and policies, including for urban/township growth and new residential areas. The non-compliance of part of the Site with Map A in Chapter 6 of the

CRPS is acknowledged but it is considered that Map A does not give effect to the NPS-UD. The Site is within the MAP Projected Infrastructure Boundary which indicates an intention for planned urban development here over time.

7. The proposed residential development will provide a more efficient use of the Site as a whole, and more efficient development, is for full urban development over the entire Site, given the high demand but impending shortfall in land for housing at Woodend, and the Site's location within a logical urban growth area within Woodend.

Identification of options

8. In determining the most appropriate means to achieve the objectives of the submission, several alternative planning options are assessed below.
9. These options are:
 - a) Option 1: status quo/do nothing: Do not rezone the Site.
 - b) Option 2: submission to rezone the whole site for urban residential use zoned Medium Residential.
 - c) Option 3: resource consent: ad hoc land use and subdivision consent for subdivision through non-complying subdivision and land use consents for residential use.

S32 Matter	Option 1:	Option 2:	Option 3:
	Do nothing: Rural Lifestyle Zone	General Residential/ Medium Density Residential Zone	Consents
Cost	None for submitters. On-going opportunity costs for landowners	Time and money cost to submitter for submission processes and technical reports. Servicing costs. Contributes some potential commuter traffic to Greater Christchurch from 500 additional households. (but site is accessible to public transport services).	Time and money cost to submitters to seek one-off non-complying land use and subdivision consents. Consents unlikely to be approved as exceed the permitted Rural zone dwelling density standards & policy requires higher densities to be 'avoided'. Community cost and uncertainty in responding to ad hoc applications and not seeing the full scale of possible development at any time.

S32 Matter	Option 1:	Option 2:	Option 3:
	Do nothing: Rural Lifestyle Zone	General Residential/Medium Density Residential Zones	Consents
Benefit	Retains existing lifestyle character and amenity.	Additional housing stock with consistency in housing typology.	No rezoning required.

Contributes to the growth of Woodend and supports new Key Activity Centre at Ravenswood.

Benefit to individuals that succeed (but successful applications unlikely).

Contributes to meeting strong demand and diminishing remaining supply.

Implements NPS-UD.

Provides more households to support township services/amenities and facilities.

S32 Matter

Option 1:

Option 2:

Option 3:

Do nothing: Rural Zone

General Residential/ Medium Density Residential Zones

Consents

Efficiency/
Effectiveness

Submission site remains an amenity/lifestyle block bounded by existing and planned urban land use

Utility services can be efficiently provided by the Council, and stormwater can be managed on-site.

Least effective and efficient as outcomes from consent processes are uncertain, and potentially un-coordinated and lack proper planned integration with the township utilities.

Woodend's housing needs are not met. An undersupply of residential land capacity.

Effective as it utilises low productivity rural land in a location undergoing rapid urbanisation.

Effective in providing for the needs and

well-being of
landowners according
to respective
aspirations.

Comprehensively
provides for extension
of the township

Effective in meeting
Woodend's housing
needs in an
appropriate location
and implements the
NPS-UD.

Risks of Acting or Not Acting

10. Zoning under the Proposed District Plan must be robust enough to ensure that the housing supply requirements of the NPS-UD are met. The risk of not acting in 2024 to re-zone sufficient urban zoned land, and to provide security of land supply over that timeframe, is that Woodend will continue to experience the present-day issues of uncatered-for demand, undersupply of serviced land, and a lurch in land and house prices.
11. The risk is that if the necessary decisions are not taken today then the sustainable growth and development of Woodend over the NPS-UD planning period is uncertain. The review of the CRPS and any subsequent District Plan Changes required to give effect to the RPS are unlikely to be completed and operative in a timeframe that will enable land supply in Woodend to meet demand.
12. The submitter has commissioned several reports: soil contamination, geotechnical, urban design, ecology and servicing reports to inform and shape the development proposal.
13. There is no risk that a decision will be made in an absence of expert advice and appropriate technical solutions for servicing and design.
14. All these inputs to the proposal mean there is little, if any, uncertain or missing information in relation to this proposal.
15. It is therefore considered that there are no significant risks of acting to accept the submission.

Overall Assessment

16. Based on the above assessment, it is concluded that the submission to re-zone the Site from Rural Lifestyle Zone to General Residential and/or Medium Density Residential Zone is the most appropriate method for achieving the objectives of the proposal, compared to the other alternatives also considered above.
17. Option 2 is the most consistent with a range of Proposed District Plan policies especially as it supports the strategic directions signalled in the proposed District Plan and NPS-UD.
18. Option 2 is the most appropriate given:
 - a) The proposal adopts a Proposed District Plan zone, and development and activity standards. This ensures continuity of District Plan anticipated environmental outcomes and urban amenity for Woodend. This greenfield Site is close to the town centre, industrial employment areas and community facilities.
 - b) Will be consistent with, and give effect to, the relevant proposed District Plan objectives and policies (apart from those relating to location of urban development which reflect the CRPS urban limit which has been superseded by the requirements of the NPS-UD 2020);
 - c) It is a logical urban infill development which will assist in achieving a compact, efficient urban form.
 - d) There is no additional cost to the Council in re-zoning the Site as proposed as there is capacity in the public utilities and the existing road network to accommodate the traffic effects of about 500 households;
 - e) The proposal will fill in a gap in the existing urban area in southeast Woodend; and
 - f) The proposed ODP provides certainty of the final form and disposition of the re-zoned area in its proposals for future roading improvements.
19. The adoption of the rezoning proposal is considered to be appropriate to achieve the long-term sustainable growth and development of Woodend.
20. The economic, social and environmental benefits of the proposal outweigh the potential costs.
21. The proposal is considered to be the most appropriate, efficient and effective means of achieving the purpose of the Resource Management Act 1991.