

Attachment 4: The Council Strategic Spatial Plans

Dalkeith Holdings Re-zone to MRZ

The District Development Strategy 2018

1. The Waimakariri 2048 District Development Strategy (Our District, Our Future) (DDS) of July 2018 specifically addresses how the strategic aim of *consolidated and integrated urban growth that provides housing choice in Rangiora (and other centres)* will be achieved.
2. Section 2.4 Our Growing Communities states that:

Community feedback on accommodating the District's anticipated growth generally supported providing for growth around towns ... Such locations would maximise the efficiency of infrastructure, services, amenities and transport, and would create critical mass for business and retail. Generally, the creation of new towns was not supported, principally to retain existing District character and to support efficient use of infrastructure. Intensification within existing towns was well-supported to avoid further urban sprawl whilst also catering for an aging/ mixed population seeking smaller section sizes and diverse housing styles as well as proximity to amenities and services. The majority of comments were not in favour of developing 'new towns', for example Eyreton/Eyrewell.

Community feedback on the specific proposed growth directions for Rangiora, Kaiapoi, Woodend/Pegasus and Oxford was mixed, with some support and opposition for the areas identified and alternative sites identified.
3. The growth approach and location of future growth directions for Rangiora recognises these community comments and the various opportunities and constraints identified such as natural hazards, serviceability and location choice.
4. The DDS summarises the approach to growth and urban form at Rangiora that is required to provide for a 71% increase in the number of households by 2048:
 - a) *423 hectares of additional feasible residential land required by 2048 (this includes capacity in remaining stages of existing residential developments as well as new greenfield areas inside and outside of the Infrastructure Boundary)*
 - b) *Future residential growth directions proposed to the east (predominantly) and west of the current town*
 - c) *Opportunities for intensification/regeneration to be identified*
 - d) *New growth directions take into account areas of unacceptable natural hazard risk and areas of significant environmental and cultural values (p39 DDS)*
5. Part 3 of the DSS (Making it Happen) identifies how this approach will be implemented:
 - a) Provision of zoned land to accommodate growth
 - Undertake further work to determine the specific growth areas and additional land requirements
 - Confirm capacity in the Infrastructure Supported Boundary
 - Re-zone land for residential development when appropriate

- Continue to protect cultural and heritage sites when planning for growth

Implementation:

- District Plan Review, currently underway
- Three and 10 year reporting under the NPS-UDC
- District resource consenting process

b) Provision of opportunities for intensification and regeneration

- Provide further opportunities for intensified residential and business development focused in and around the town centres of Rangiora and Kaiapoi
- Work with developers to encourage the provision of adaptable buildings including a greater mix of housing typologies that enable intensification in the District’s main towns
- Explore regeneration opportunities

Implementation

- District Plan Review, currently underway
- Three and 10 year reporting under the NPS-UDC

6. The approach to growth is represented in Figure 11 of the DDS:



Figure 1: DDS Figure 11: Rangiora Growth Directions

Assessment:

7. I support the approach of the DDS to identify future growth needs for Rangiora and to map out an appropriate response in the form of a mix of new greenfield development and some intensification to meet the forecast growth and demand needs of Rangiora out to 2048. I would note that a 70% increase in households in a 30 year timeframe is significant in the context of the existing population base. That is 170 new households for each of the 30 year planning horizon.
8. The site the subject of this submission is in an anticipated growth direction for Rangiora as represented by the DDS but in my opinion it is clear from Figure 11 that the site would contribute to an in-fill or squaring off function to the west of Rangiora extending the established development out to Lehman's Road. It would extend the existing MRZ zone (Variation 1) which may, if the DDS is followed, undergo intensification as its contribution to the housing needs for the additional 5025 households anticipated in Rangiora by 2048.
9. There is a compelling process logic, and a well-founded planning rationale, then to the provision of a Res Overlay over this site foreshadowing a MRZ future. It follows directly from the higher level spatial planning exercises undertaken by the Council. It is supported by the FDA in Map A CRPS.
10. The DDS specifically shows urban growth to the west of Rangiora in its Figure 11. It includes the Dalkeith site.
11. From the perspective of a well-functioning urban area I support the proposition that Rangiora offers a number of strengths that support further residential development. In particular I note and endorse the identification of its existing community and social infrastructure, close proximity to retail and other services, proximity to employment opportunities, good transport networks and connections.
12. The Site can be serviced, there are no special values to be looked after and there is good ground for building.
13. Technical reports in support of the re-zoning for geotechnical and land contamination issues show the land is well suited to urban development.
14. The inclusion of the Residential Overlay in the PWDP was the next planning step taken by the Council. Dalkeith's submission 242 closes the strategic planning circle to confirm the urban and residential future for the site.