

**BEFORE THE WAIMAKARIRI DISTRICT
COUNCIL HEARINGS PANEL**

IN THE MATTER of the Proposed
Waimakariri District Plan.

AND

IN THE MATTER of Variation 1: Residential
Rezoning, M Hale, V1 Submission 55; PDP
Submission 246.

**STATEMENT OF EVIDENCE OF IVAN THOMSON ON BEHALF
OF MIRANDA HALE**

30 January 2024

SHORT SUMMARY

1. Miranda Hale ('the Submitter') has requested that approximately 5.5 hectares of rural zoned land at Lehmans Road in west Rangiora be rezoned Medium Density Residential (MRZ) (Figure 1).
2. The Site is in the Rangiora West Outline Development Plan (RWODP) as depicted in Part 3 of the Proposed Waimakariri District Plan (PWDP), and Future Development Area on Map A the Canterbury Regional Policy Statement (CRPS). The anticipated net residential yield from the site is around 70 sections, based on 15 hh/ha.

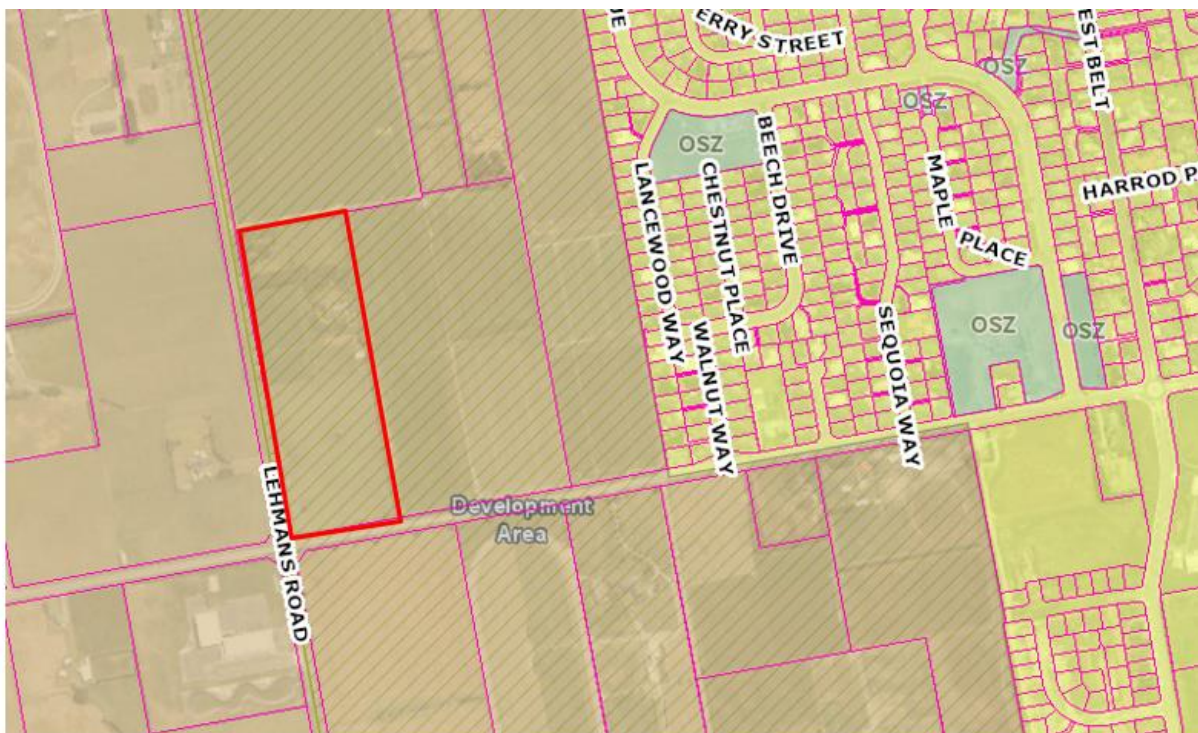


Figure 1: Site subject to the submission (outlined in red)

As well as seeking rezoning, the submission sought amendments to the Strategic Directions and the following request was made regarding Certification:

Delete or in the alternative **amend** the PWDP subdivision certification process provisions including so that it is a fair, equitable, transparent, appealable, efficient and fast process for delivering land for housing and does not duplicate matters that can be dealt with at subdivision stage; and to address any other concerns with certification which arise on further investigation.

3. The Submission on Variation 1 noted that Miranda Hales also made a submission on the notified PWDP and the Variation 1 submission should be read alongside and be subject to that earlier submission. The submission on the PWDP include details of requested amendments to the RWODP Narrative which I have attached at **Appendix 1**.
4. The statutory context for assessing the submission is relatively simple. Neither the NPS-UD¹ nor the NPS-HPL need to be considered, and the only higher order resource management document that is relevant is the CRPS and specifically Policy 6.3.12. This is the policy that implements Change 1 to the CRPS which inserted Future Urban Development Areas (FDAs) on Map A. The RWODP gives effect to this Policy.
5. As will be explained further at the Rezoning Hearing, the merits of the rezoning are therefore not at issue in strategic terms, except for the need to ensure the timing of land use development gives effect to Policy 6.3.12 and is integrated with the Council's Capital Program for infrastructure, which is one of the matters set out in Policy 6.3.12. There are other requirements in the Policy but these are orientated towards site specific matters that are not part of this hearing. However the relevance of 6.3.12 here is due to the process it prescribes for enabling urban development in the FDAs.
6. In accordance with Minute 14² this evidence is confined to briefly describing the requested amendments to the RWODP and Narrative, and the proposed method of implementing the RWODP, which is certification. I have reservations about this method of enabling development and consider that rezoning the land is more consistent with relevant objectives and policies in higher order documents.
7. The Proposed Plan and Variation 1 adopt a certification process which has been opposed by the Submitter. In my opinion the most appropriate method is to rezone the land through this Review process and proceed through the normal subdivision consent processes.
8. In summary my evidence covers the following:
 - i. Summary of submission
 - ii. Site description - context

¹ Other than with respect to ensuring there is at least sufficient plan enabled capacity to meet short, medium and long term demand for housing land .I have assumed that Change 1 has been deemed by the Minister to give effect to the other provisions of NPS-UD.

² Panel's Response to Spark Memo On FUDA and Rezoning Timetabling

- iii. Statutory context for Future Development Areas.
- iv. Certification process.

INTRDUCTION

9. My full name is Ivan Thomson and I hold the position of Senior Planner with Aston Consultants. I have a Bachelor of Science (Geography) from Canterbury University, and Master's Degree in Urban and Regional Planning (M.Phil) from Reading University in England. I have 40 years' post graduate experience in urban and regional planning, and I am a Fellow Member of the New Zealand Planning Institute.
10. My experience includes 30 years at the Christchurch City Council including 12 years' involvement with preparation, hearings and appeals for the former Christchurch City Plan involving the Urban Growth Chapter, four years leading an Area Plans programme, with the remainder of my time there being in a leadership/management role, including the Christchurch Replacement District Plan.
11. I confirm that I have prepared this evidence in accordance with the Code of Conduct for Expert Witnesses. Code of Conduct for Expert Witnesses contained in Part 9 of the Environment Court Practice Note 2023. The issues addressed in this statement of evidence are within my area of expertise except where I state that I am relying on the evidence or advice of another person. The data, information, facts and assumptions I have considered in forming my opinions are set out in the part of the evidence in which I express my opinions. I have not omitted to consider material facts known to me that might alter or detract from the opinions I have expressed.
12. The key documents which I have relied upon in preparing my evidence include the following:
 - a) the Canterbury Regional Policy Statement (CRPS).
 - b) National Policy Statement on Urban Development 2020 (NPS-UD)
 - c) Greater Christchurch Partnership Housing Capacity Assessment March 2023 and subsequent Formative Report prepared for the Waimakariri District Council 8 December 2023³.
 - d) Waimakariri District Development Strategy 2014
 - e) Section 32A Reports on Development Areas Variation 1, and PWDP.

³ Waimakariri Residential Capacity and Demand Model – IPI 2023.

SCOPE

13. I note that the Panel's expectations regarding evidence to be presented at this hearing are articulated in Minute 14⁴. The Panel 'is not anticipating that the 'FUDA' hearing in Stream 10A will involve technical evidence relating to rezonings, and rather will focus on the mechanics of the certification process and other matters relating to the FUDA process.' The Panel also accept that it may need to circle back after the rezoning hearings to address any consequential amendments to relevant FUDA⁵ provisions or development area provisions.
14. Accordingly I have restricted my evidence to matters covered in Minute 14 together with contextual information to assist the Panel in gaining an understanding of the wider proposal. I will be cross referencing that part of my evidence at the Rezoning hearing to avoid repetition.
15. My interpretation of the Minute is that 'other matters relating to the FUDA process' hooks back into Policy 6.3.12 of the CRPS which sets out the process through which (FDAs) are made available for development. The 'mechanics of the Certification process' seems to me to also seek to give effect to this policy. My evidence therefore focuses on the application of Policy 6.3.12 to this and other Development Areas in Waimakariri, and how it affects future decisions on rezoning and / or certification.
16. My evidence therefore addresses the following:-
 - (a) The key features of the part of the Submission which covers the West Rangiora Development Area.
 - (b) Contextual background, including site description.
 - (c) The relevant statutory planning documents for FDAs, mainly CRPS.
 - (d) Certification process.
 - (e) Matters raised in the Section 42A Report.
17. Where appropriate I have avoided repeating information to be provided by experts at the Rezoning Hearing or contained in the original submission and Section 42A Report.

⁴ Response To Spark Memo On FUDA And Rezoning Timetabling

⁵ The term 'FUDA' is assumed to refer to 'Future Development Areas' as identified in the CRPS (see Minute 1 p 21). In the National Planning Standards they are known as Future Urban Zones ('FUZ').

However, I have explained in some detail the background to and requirements of, Change 1 to the CRPS because I consider this matter to be relevant to both this hearing and the Rezoning Hearing.

KEY FEATURES OF REZONING SUBMISSION

18. Submissions were lodged on both the PWDP and Variation 1 and the submission on Variation 1 asks that the submission be read in conjunction with that for the PWDP. In summary, the (V1) submission requests the following decisions from the Council on Variation 1:
 - a. Amend Proposed Waimakariri District Plan (PWDP) Planning Maps by rezoning the land identified in **Figure 1** ('the Site') from Rural Lifestyle Zone (RLZ) to Medium Density Residential Zone (MRZ). The submitter lodged a similar submission (but requesting a General Residential Zone) on the Notified Proposed Plan (Sub 246).
 - b. Amend the West Rangiora Outline Development Plan by identifying all residential areas as MRZ. Or in the alternative Amend the West Rangiora Outline Development Plan by removing all medium density areas and discuss potentially suitable locations in the ODP narrative, not on the ODP
 - c. Other decisions requested concern the Objectives and Policies and certification process, the latter being the main subject of this hearing. However an important matter for the Submitter is amendments to the RWODP Narrative requested in the submission on the PDP (attached as **Appendix 1**). Relevant to this hearing I also note the PDP submission put forward as a less preferred alternative: retain proposed Rural Lifestyle zoning but address concerns with the certification process so it is a fair, equitable, transparent, appealable, efficient and fast process for delivering land for housing.

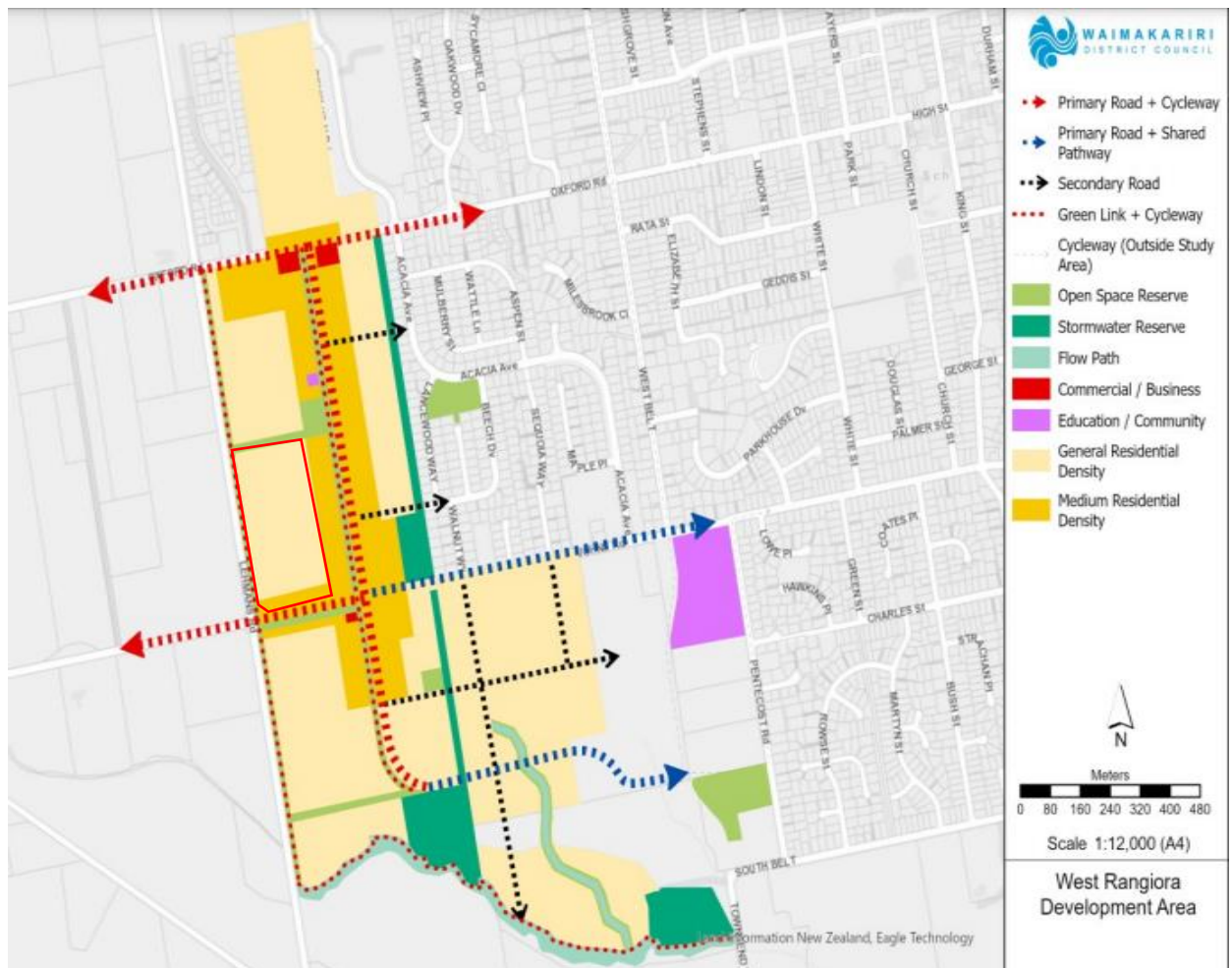


Figure 1: West Rangiora Development Area. Site is outlined in red.

SITE AND WEST RANGIORA ENVIRONS

19. The Site is part of the 111ha West Rangiora Development Area (RWDA) which has been identified in the PWDP as suitable for a mix of General Residential zoning (standalone dwellings) and Medium Density Residential zoning (medium-density dwellings).⁶ The subject site is legally described as Pt RS 48562 and comprise a total of approximately 5.5 hectares located on the south west corner of the RWDA at the intersection of Lehmans Road and Johns Road (as shown on **Figure 1** above). The anticipated net residential yield from the site is around 70 sections, based on 15 hh/ha.

20. The land is currently leased for grazing and cropping purposes. The submitter intends to make the land available for development as soon as urban zoning is in place.

⁶PDP Development Areas Section 32 Report p5.

VARIATION 1

21. The Site has been included in the RWDA in Variation 1 (Figure 2). Variation 1 retains the PWDP proposed Rural Lifestyle zoning for the RWDA. It also retains the Medium Density provisions in the ODPs which for the Site includes along the Johns Road frontage. However in the Introduction to the General Residential Zone, Variation 1 amends the ODP provisions in Proposed Plan as follows: **In an ODP where the General Residential Zone is shown (outside of Oxford), the MDRS takes precedence and these areas are therefore to be considered as Medium Density Residential Zone.**

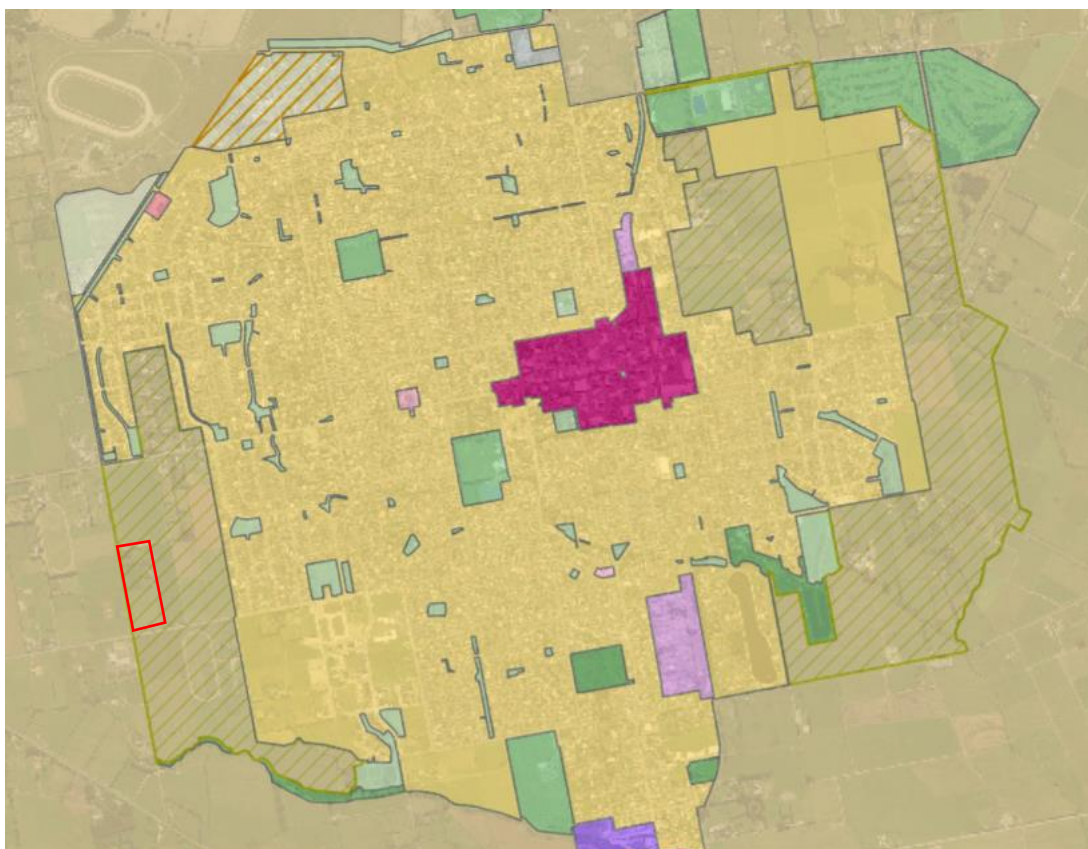





Figure 2: Variation 1 proposed zoning – Rangiora. Site outlined in red (appx)

-  MRZ - Variation 1
-  General Residential Zone (GRZ)
-  Development Area

STATUTORY FRAMEWK

National Policy Statement 2020

22. The NPS–UD 2020 is directed at Tier 1 urban environments, which incorporates that part of Waimakariri District within the Greater Christchurch urban environment, and this includes Rangiora. The NPS-UD 2020 recognises the national significance of having well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future⁷.
23. I consider that rezoning the Site for MRZ can be assumed to be contributing to promoting a well-functioning settlement pattern in west Rangiora, and the wider sub region. However the NPSUD 2020 has a requirement to ensure that there is at least sufficient plan enabled capacity to meet short, medium and long term needs. Providing at least sufficient development capacity to meet the different needs of people and communities is a key policy of the NPS-UD and is one of the matters to be considered under Policy 6.3.12 of the CRPS and will be an issue for the Rezoning Hearing.
24. I note that the Development Area was specifically identified as a Future Development Area in Change 1 to the CRPS and accepted by the then Minister as giving effect to the NPS-UD⁸.

Canterbury Regional Policy Statement

25. The Site is in the Greater Christchurch sub region, and I consider Chapter 6 of the CRPS to be the relevant set of regional planning provisions relating to settlement growth for this area. The insertion of Chapter 6 into the Canterbury Regional Policy Statement (CRPS) was directed by the Minister for Canterbury Earthquake Recovery in the Land Use Recovery Plan for Greater Christchurch and under Section 27 of the Canterbury Earthquake Recovery Act 2011. The Chapter provides a resource management framework for the recovery of Greater Christchurch, to enable and support earthquake

⁷ Objective 1.

⁸ Letter from Minister Parker to the CEO Canterbury Regional Council 28 May 2021.

[file:///C:/Users/User/Downloads/LetterfromMinisterParkertoEnvironmentCanterburyMay2021%20\(12\).PDF](file:///C:/Users/User/Downloads/LetterfromMinisterParkertoEnvironmentCanterburyMay2021%20(12).PDF)

recovery and rebuilding, including restoration and enhancement, for the area through to 2028⁹.

26. In 2019 the Greater Christchurch Partnership prepared Change 1 to the CRPS in response to the 2018 HBCA assessments required by the National Policy Statement on Urban Development Capacity 2016 (NPS-UDC) That assessment showed that Selwyn and Waimakariri Districts did not have sufficient development capacity to meet their statutory obligations under the NPS-UDC and amended Map A of the CRPS to include Future Development Areas (FDAs), including in Rangiora. All of the FDAs are within the Projected Infrastructure Boundary on Map A. Change 1 was approved by the Minister in May 2021 following a Streamlined Planning Process.
27. Policy 6.3.12 provides for the re-zoning of land within the Future Development Areas, through district planning processes, in response to projected shortfalls in feasible residential development capacity over the medium term. The Policy establishes several criteria to be considered when deciding whether to put a residential zoning in place.
 1. It is demonstrated, through monitoring of housing and business development capacity and sufficiency carried out collaboratively by the Greater Christchurch Partnership or relevant local authorities, that there is a need to provide further feasible development capacity through the zoning of additional land in a district plan to address a shortfall in the sufficiency of feasible residential development capacity to meet the medium term targets set out in Table 6.1, Objective 6.2.1a; and
 2. The development would promote the efficient use of urban land and support the pattern of settlement and principles for future urban growth set out in Objectives 6.2.1 and 6.2.2 and related policies including by:
 - a. Providing opportunities for higher density living environments, including appropriate mixed use development, and housing choices that meet the needs of people and communities for a range of dwelling types; and
 - b. Enabling the efficient provision and use of network infrastructure; and
 3. The timing and sequencing of development is appropriately aligned with the provision and protection of infrastructure, in accordance with Objective 6.2.4 and Policies 6.3.4 and 6.3.5; and
 4. The development would occur in accordance with an outline development plan and the requirements of Policy 6.3.3; and
 5. The circumstances set out in Policy 6.3.11(5) are met; and

⁹ Canterbury Regional Policy Statement Chapter 6 Introduction.

6. The effects of natural hazards are avoided or appropriately mitigated in accordance with the objectives and policies set out in Chapter 11.
28. Policy 6.11 .5 relates to any changes resulting from a review of the extent, and location of land for development, any alteration to the Greenfield Priority Areas, Future Development Areas, or provision of new greenfield priority areas, shall commence only under the following circumstances (relevant to this Plan Change):
- a) infrastructure is either in place or able to be economically and efficiently provided to support the urban activity.
 - b) provision is in place or can be made for safe, convenient and sustainable access to community, social and commercial facilities;
 - c) the objective of urban consolidation continues to be achieved.

I will assess the submission against these aspects of Change 1 at the Rezoning hearing.

PROPOSED PROCESS FOR ENABLING DEVELOPMENT IN THE FUDAS

29. The WPDP proposes certification as the method for enabling development in the FUDAS. This contrasts with the usual method of using Schedule 1 of the Act to rezone the land.
30. According to the Council's Section 32 Evaluation ('evaluation')¹⁰, a certification process is the preferred method *'for timely release of land rather than relying on private plan changes to rezone land, which takes time and incurs significant cost for both developers and the Council'*. The evaluation refers to an MFE Report which states that, on average, a non-appealed plan change took 11 months (median) after notification, with appealed *plan changes* taking 33 months (median) after notification. Along with the substantial cost associated with ***private plan*** changes to both Council and developers, this affects how quickly housing supply can be available. The evaluation goes on to say that 'development via ***individual plan changes*** could occur in a more fragmented, ad-hoc manner, meaning more chance of adverse effects, cumulative effects and less opportunity to take a coordinated and structured approach that allows greater consideration of options for mitigation'. (bold italics my emphasis)

¹⁰ PDP Section 32 Report Development Areas (Rangiora East and West and Kaiapoi) 18 September 2021, Section 6.1 p26 et seq

31. I see three problems with this rationale. Firstly, the present method for enabling development in the development areas subject to a review of the District Plan, not privately requested plan changes. While there is some commonality in the approaches¹¹, there are also significant differences. For example Clauses 23 – 25 of Schedule 1 do not apply to submissions seeking a change of zoning as part of a plan review. More importantly, in my opinion, the purpose of a plan review is different from a private plan change. The former involves an integrative and strategic assessment of and response to, the matters set out in S75(1) and (2) of the Act. The latter in my experience focusses on a single issue or piece of land where integration is confined to a local setting. I agree that a succession of private plan changes does raise to risk of ad hoc development, but this is not the case in a review as in this case.
32. Regarding time and costs, there are set deadlines around the ISPP so there is little material difference in timeframes. I accept that under a normal Schedule 1 process the time between notifying a proposed plan and notifying decisions and dealing with appeals can take some years, but it is a more complex process than a private plan change request.
33. The second problem is the wording of the CRPS with regards to FUDAs. As explained above the relevant policy is Policy 12 and that policy includes the following:
- i. *'Enable' urban development in the Future Development Areas identified on Map A, in the following circumstances:...*
 - ii. *It is demonstrated, through monitoring of housing and business development capacity and sufficiency carried out collaboratively by the Greater Christchurch Partnership or relevant local authorities, that there is a need to provide further feasible development capacity through the **zoning** of additional land in a district plan.*
34. In in the explanation it states:
- i. *'Policy 6.3.12 provides for the **re-zoning of land within the Future Development Areas**, through **district planning processes**, in response to projected shortfalls in feasible residential development capacity over the medium term'.*
35. The third problem concerns the NPS-UD 2020 section 3.4, Meaning of plan-enabled and infrastructure-ready:
- Development capacity is **plan-enabled** for housing or for business land if:*

¹¹ Eg Sections 74, 75 and Part 1 of Schedule 1

- a. *in relation to the short term, it is on land that is **zoned** for housing or for business use (as applicable) in an operative district plan.*
- b. *in relation to the medium term, either paragraph (a) applies, or it is on land that **is zoned** for housing or for business use (as applicable) in a proposed district plan.*
- c. *in relation to the long term, either paragraph (b) applies, or it is on land identified by the local authority for future urban use or urban intensification in an FDS or, if the local authority is not required to have an FDS, any other relevant plan or strategy.*

*For the purpose of subclause (1), land is **zoned** for housing or for business use (as applicable) only if the housing or business use is a permitted, controlled, or restricted discretionary activity on that land.*

36. Therefore, in my assessment, the purpose behind Change 1 to the CRPS was to enable more development capacity to be enabled in circumstances where capacity assessments identified a situation where there is insufficient capacity to meet short, medium or long term needs to give effect to the then NPS-UDC. The method by which land is to become 'plan enabled' is through rezoning. The proposed certification process isn't a 'rezoning'. Furthermore I cannot see anywhere in the Act where certification is a 'district planning process'. In my assessment certification (of compliance) is an administrative process which falls outside of Sections 74 and 75.

CERTIFICATION

37. I can see how the certification process could suit some landowners. For example, if a landowner cannot, or has no intention to, subdivide in the foreseeable future then they might prefer to leave the land under the current District Plan status and use the certification process to initiate development at a later date. This could be where the land is at the edge of the Development Area and has to wait until other land is developed for services to arrive.
38. However, the submission raises concerns with the Certification process including.
- (a) Certification does not provide the security of a rezoning. It is a hybrid, discretionary and implemented through non-statutory decisions delegated to staff. The process does not appear to provide conventional rights to an applicant (e.g. right of objection/appeal) meaning decisions cannot be challenged,

- (b) There is a risk that some developers and landowners may shy away from certification because of these uncertainties associated with it as it is presently set out in the PWDP. This could impede development across property boundaries.
- (c) A risk for subdividers is that certification lapses if a s224 subdivision completion certification is not granted within three years of obtaining certification¹². I understand that there is an ability to meet the s224 subdivision 'completion' requirement by, for example, completing an initial 2 lot subdivision of a larger development area. The subdivision is in reality hardly underway, but services will have been allocated to potentially a much larger area indefinitely, but which may not be subdivided in a sequential and timely manner. This will prejudice other subdividers if there are, for example, servicing capacity constraints.
- (d) This sets up an unnecessary contest for access to services. It is not clear how services will be allocated between different certification applicants. Will it be on a first come first served basis, or does the Council have a view on sequencing and priorities and does it favour some areas ahead of others within, in this case, the South East Rangiora Development Areas.
- (e) The certification rules do not take effect until Council decisions are issued on submissions and further submissions (earliest late 2024 as it is understood that some elements of the certification provisions are not covered by Variation 1) and later if the certification provisions are subject to appeal. The information and design details required for certification are substantial. The process can be expected to take 1- 2 years+ depending on the size of subdivision. This is a slower and far less certain method for delivering land for housing than the submitter's preferred option of the Council rezoning the land in Variation 1.
- (f) Rezoning does not appear to automatically follow certification. So even if a block such as the submitters is successfully certified, it does not get the security of rezoning at the s224 stage. Rezoning only occurs when the entire South East Rangiora Development Area is developed.¹³ This may well not happen during the life of the PWDP;

¹² PWDP DEV-WR-S1.2

¹³ PWDP WR-South East Rangiora Development Area Introduction ..'Once development of these areas has been completed, the District Council will remove the Development Area layer and rezone the area to the appropriate zones'.

39. The prospect of a tidy, sequenced and co-ordinated or staged development is therefore not certain. There may be some landowners not wishing to develop in the short-medium term; one landowner can delay the Council action to remove the planning layer and can leave all other land in a statutory limbo over its zoned status indefinitely.
40. It appears that the certification process is no longer supported by the Council. The Variation 1 Section 32AA Report for the North East and South West development areas concludes that:
- i. Option 1, retaining the land as proposed Rural Lifestyle Zoning with an overlay that enables development following certification has more costs than benefits¹⁴.
41. The evaluation goes on to say that *'Option 2 [Rezone land from Rural Lifestyle Zone to MDZ] is the preferred option as the proposed MRZ [would] allow a potential yield of approximately 1000 residential allotments, which will significantly contribute to meet the residential housing demand that Waimakariri is currently experiencing'*¹⁵. These reasons are similar to those outlined above.

OUTLINE DEVELOPMENT PLAN

42. The PDP submission included a requested amendment to ODP for West Rangiora as below.

For water, wastewater and stormwater servicing reasons, staging of development from the south to the north is preferable, except where initial development can be serviced through a temporary commitment of existing infrastructure capacity. **Development within the West Rangiora Development Area is to be contiguous. The Outline Development Plan does not anticipate physically separated or ad-hoc development.....**

43. While I agree that an orderly, staged, and sequential development process is preferable, this is not often possible where the ODP area has fragmented land ownership. 'Out of sequence' development can work provided that services are available (as is the case for the submitter's site), steps are taken as part of the subdivision consent to ensure that connectivity and other integrative measures are taken to implement the overall development plan.

¹⁴ https://www.waimakariri.govt.nz/__data/assets/pdf_file/0022/140089/VARIATION-1-HOUSING-INTENSIFICATION-REZONING-LAND-IN-RANGIORA-DEVELOPMENT-AREAS-SECTION-32-REPORT.pdf p26, August 2022.

¹⁵ Ibid p27

44. Requiring sequential development of the Development Area from east to west could potentially be an impediment to the Council meeting the requirements under the NPS-UD to rezone sufficient land for the short and medium term. If intervening landowners are slow or choose not to develop, this delays the development of other parts of the Development Plan Area that can expeditiously add to land availability.

45. I suggest the following amendment to this clause could be:

Development within the West Rangiora Development Area is **generally** to be contiguous. The Outline Development Plan does not **generally** anticipate physically separated or ad-hoc development **except for non contiguous development which can be efficiently serviced and is in accordance with the integrative intent of the Development Plan.**

46. While there are other amendments sought to the Narrative this requested amendment is particularly important for the expeditious development of the submitter’s land. There are existing reticulated services along the full length of Johns Road including to no. 126 Lehmans Road and to service the existing school on the opposite south west corner of Johns / Lehmans Roads – at no. 255 Johns Road – so I am not aware of any servicing constraints to rezoning 126 ahead of other land closer to the existing urban area.

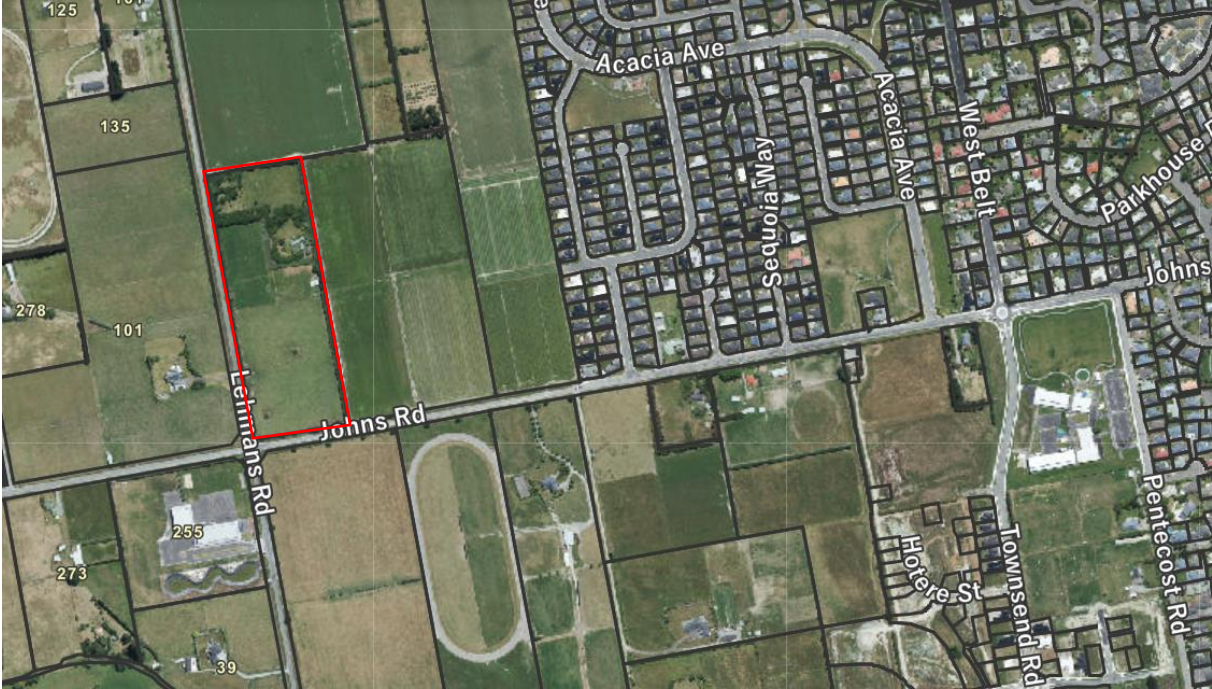


Figure 3: Site and locality including existing school at 255 Johns Road. Site outlined in red.

SECTION 42A REPORT

47. Generally I concur with the findings in the Section 42A Report. The recommendations would make the certification process more transparent by bringing the process under the RMA, but I still question whether the method gives effect to the CRPS. In particular I support the following:
- a) The recommendation to show all development areas, and for them to be distinguished between “existing” and “new”.
 - b) the outcome of the rezoning submissions for the FDAs, following their hearing, may be that land is rezoned anyway where the evidential case supports it and the certification provisions for that area of land would essentially become redundant as the provisions of the relevant zone, usually the residential zones, would apply . I accept that some developers/landowners may choose to use the certification consent method.
48. I note for the record that the Report at [56] does not record the submission point regarding amending UFD-P6 correctly. It should read as below, reflecting the submitter’s opposition to the certification method. This includes by amending the West Rangiora Development Area provisions to removal all references to the certification process, and instead rezoning the land the subject of this submission to MDRZ.
- The release of land within the identified new development areas of Kaiapoi, North East Rangiora and South East Rangiora occurs in an efficient and timely manner ~~via a certification process~~ to enable residential activity to meet **or exceed** short to medium-term feasible development capacity and achievement of housing bottom lines.
49. If the Council intends to retain the certification option then the wording of UFD-P6 will need to be amended so it says including by a certification process. Also at [65] I do not share the view that, with respect to the “at least sufficient development capacity” wording of the NPSUD, “meet” would include “exceed”. “Meet” implies ‘just enough’ and this is clearly not what the NPS-UD requires.
50. Regarding the proposed RDA status for the Certification process, I am not convinced that the potential effects of enabling large scale land uses change through an RDA is appropriate. Some of the matters for discretion are of strategic significance (e.g.

development capacity) and in my experience RDA matters are generally more concerned with relatively minor non compliances with activity standards or built form standards.

51. Subject to the above comments I agree that Mr Wilson's approach resolves the bulk of the concerns raised in the submission and consider that the recommended process could be an option as a backup, but not a replacement for rezoning.

CONCLUSION

52. I support the identification of the Site as a Development Area in the Notified Plan. It constitutes a logical extension to Rangiora in terms of urban form. I also consider that the land needs to be 'plan enabled' as soon as possible to ensure there is at least sufficient development capacity to meet the short, medium and long term needs of the District. The most appropriate method to achieve this, in my opinion, is for the land to be rezoned for urban purposes, and this is what the CRPS requires.
53. Conversely I do not consider that certification is the appropriate mechanism for enabling residential development to proceed. The statutory framework clearly anticipates that the land will be rezoned, and this appears to accord with the more recent Section 32 assessment on the development areas. However, I accept that there may be land parcels at the edge of the Development Areas where Certification could be an alternative method for the landowner to enable development but should not be a blanket substitute for rezoning the FDAs.

APPENDIX 1: REQUESTED CHANGES TO THE WEST RANGIORA OUTLINE DEVELOPMENT PLAN NARRATIVE (deletions shown as strike-through and additions shown as bold and underlined; further amendments discussed in this evidence highlighted).

Amend the narrative as below

DEV-WR-APP1 - West Rangiora Outline Development Plan

Land Use Plan

The Outline Development Plan for the West Rangiora Development Area provides for a variety of site sizes, including some medium density residential activities. Appropriate locations will be determined at subdivision design stage. Suitable locations may include overlooking open space/green corridors and reserves; in proximity to reserves, existing or planned future public transport routes and/or local centres. Small clusters are likely to be suitable throughout the ODP area..., ~~with medium density residential activity located along a key north/south primary road connection and along Johns and Oxford Roads, as these are suitable to have public transport links and associated higher amenity areas. Locating medium density residential activity along these maximises opportunities for alternative transport, including walking and cycling, to local amenity and services. The location of a concentration of medium density residential activity, at a minimum ratio of 70% medium density and a maximum of 30% general density, at either side of this primary road as shown in the Outline Development Plan is therefore fixed.~~ The Medium Density Residential Zone enables a minimum lot size of 200m² while the General Residential Zone enables a minimum lot size of 500m². Overall, the West Rangiora Development Area shall achieve a minimum residential density of 15 households per ha, unless there are identified constraints to development, in which case an exemption shall apply. no less than 12 households per ha shall be achieved.

For water, wastewater and stormwater servicing reasons, staging of development from the south to the north is preferable, except where initial development can be serviced through a temporary commitment of existing infrastructure capacity. Development within the West Rangiora Development Area is **generally** to be contiguous. The Outline Development Plan does not anticipate physically separated or ad-hoc development The Outline Development Plan does not generally anticipate physically separated or ad hoc development, except for non contiguous development which can be efficiently serviced and is in accordance with the integrative intent of the Outline Development Plan.

Fixed Outline Development Plan Features for the West Rangiora Development Area:

~~Location of a concentration of medium density residential activity (meaning a minimum ratio of 70% medium density residential zone density and a maximum 30% general residential zone density) immediately adjoining the new north/south road~~

Location of the local/neighbourhood centre at the juncture of Oxford Road and the north/south road

Green link with cycleway adjoining the north/south road.

Location of stormwater corridor at eastern edge of the West Rangiora Development Area

Separated shared pedestrian/cycleway at Johns Road and southern part of new north/south road.

Cycleways at Oxford Road, the new north/south road, Johns Road, Lehmans Road and southern flow path

Integrated road connections with 77A Acacia Avenue, Beech Drive, Walnut Way and Sequoia Way

Flow paths and adjoining green links and cycleways, including any required water body setbacks.