

# Section 32 Report

## Wāhanga waihanga/ Development Areas (Rangiora East and West and Kaiapoi)

prepared for the

# Proposed Waimakariri District Plan

18 September 2021



**WAIMAKARIRI**  
DISTRICT COUNCIL

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## 1. EXECUTIVE SUMMARY

The population of the Waimakariri District is projected to grow to 100,000 people by 2051 (35,300 more people than live here today). To provide dwellings for these people, the District will need at least an additional 13,600 new dwellings (450 per annum for 30 years). A planned approach to growth is required.

The effects-based approach to urban growth in the Operative District Plan has created difficulties in effectively providing available land that is feasible for future development. Since the District Plan became operative in November 2005, many private plan changes have been made to address growth pressures in towns and settlements throughout the District. Growth pressures in the District were exacerbated by the 2010 and 2011 Canterbury earthquakes. The Land Use Recovery Plan rezoned land in Rangiora and amended residential provisions for Māori Reserve 873. The Minister of Canterbury Earthquake Recovery also rezoned land in Kaiapoi in 2011.

Although this has provided for growth in some places, the effects-based planning regime has not effectively dealt with urban development thoroughly and promptly to manage supply with demand for residential housing.

The National Policy Statement on Urban Development Capacity 2016 (NPS-UDC) and its replacement, the National Policy Statement on Urban Development 2020 (NPS-UD), recognise the national significance of urban environments and provide direction to decision-makers on planning for urban environments.

The NPS-UD places a legal requirement on the Council to respond and deliver zoned, feasible, serviced land to meet projected population growth. The National Planning Standards 2019 provide clear direction on the growth framework that District Plans must follow. This involves land identified for growth being safeguarded through Development Areas to ensure comprehensive development of these areas can occur.

The resource management issues relating to growth are providing adequate land in suitable locations for expansion and safeguarding this land for future urban development.

The main changes introduced for growth are:

- The introduction of development areas to specifically recognise and identify suitable locations for residential growth in the medium to long term future. In line with the National Planning Standards, this overlay will have specific objectives and policies that provide for the efficient urban growth of the District while ensuring adverse effects of unplanned urban development are managed.
- A certification process 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 introduction of structure plans for each of the development areas
- The requirement that development areas are to be planned (i.e. an agreed structure plan in place) and serviced before they can be developed for urban use.

The Proposed chapter will support urban growth by providing a strengthened approach to identifying and delivering adequate land for growth in the right location. This will be supported by a robust policy framework that will encourage comprehensive and high-quality development to occur in these areas.

## 2. OVERVIEW AND PURPOSE

### 2.1 Purpose of Section 32 RMA

The overarching purpose of Section 32 of the Resource Management Act 1991 (RMA) is to ensure that plans are developed using sound evidence and rigorous policy analysis, leading to more robust and enduring provisions.

Section 32 reports are intended to clearly and transparently communicate the reasoning behind plan provisions to the public. This report should provide a record of the evaluation process, including the consultation, technical work, methods, assumptions and risks that informed that process. A robust report can prove highly useful to decision-makers, mainly where it communicates the analysis undertaken to identify the most appropriate way to achieve the purpose of the RMA.

The District Council is required to undertake an evaluation of any proposed District Plan provisions before notifying those provisions. The Section 32 evaluation report provides the reasoning and rationale for the proposed provisions and should be read in conjunction with those provisions.

### 2.2 Topic Description

The New Development Areas chapter responds to a critical need to supply more land in the District for housing purposes. This need was confirmed by the Greater Christchurch Housing and Business Capacity Assessment Report (HBA) (2018) prepared under the National Policy Statement on Urban Development Capacity 2016 (NPS-UDC).

The NPS-UDC directed councils to ensure sufficient land is available for housing and business purposes to help resolve any shortage in housing supply, which can lead to elevated house prices, and provide more business land to generate employment and wealth. This direction in the NPS-UDC has been carried forward into the objectives and policies of the replacement National Policy Statement on Urban Development 2020 (NPS-UD). No rural land has been rezoned for residential housing in Waimakariri since 2016, which has exacerbated the current land supply issues in the District. The Development Areas proposed are 450 hectares (ha) of land in total which will provide between 5,000 and 7,000 new dwellings.

Economic and market analysis by Property Economics Ltd<sup>1</sup> informed the findings of the HBA report and has assisted in establishing the required quantum of land needed for housing and business purposes in the medium and long term.

Comprehensive analysis and assessment of a broad range of evidence and other relevant matters have identified the need for the development areas and the three spatially separate greenfield areas it comprises. These are:

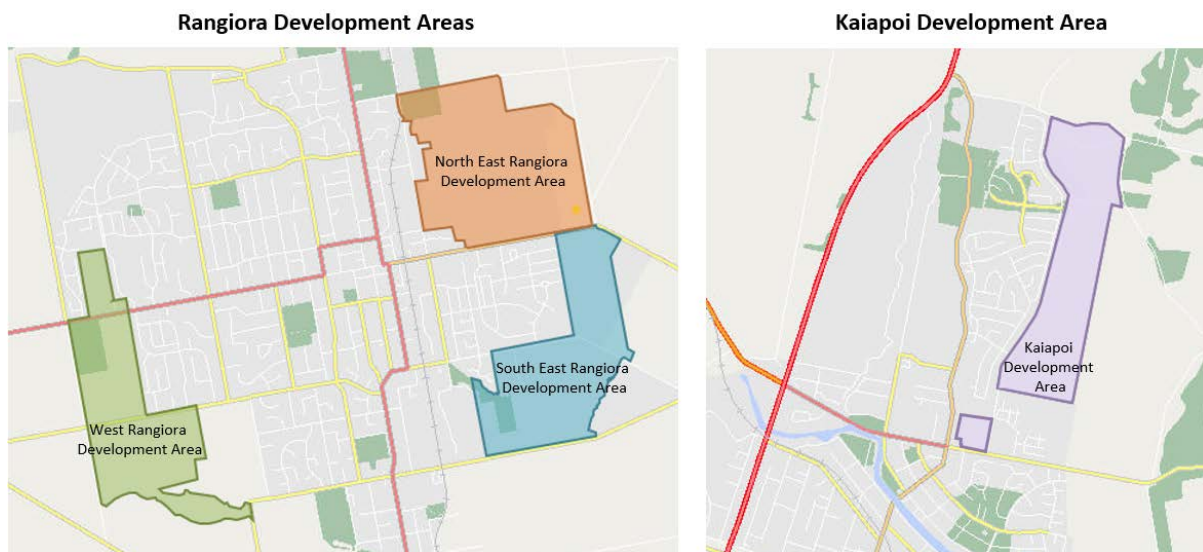
- **East Rangiora (split into North East Rangiora and South East Rangiora)** - situated between Coldstream Road, Golf Links Road, Northbrook Road and Boys Road. This is the largest of the three development areas at 235ha in size and is held in multiple ownership. The area is currently used for primary production. The majority of Rangiora East is identified for future housing, with a smaller amount of land identified for a local centre. This development area is close to Rangiora High School, Mainpower Oval and Council's multi-use sports facility.

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<sup>1</sup> Waimakariri District Residential Feasibility 2018

- **West Rangiora** – situated between Brick Kiln Road, Oxford Road, Lehmans Road, Johns Road and Fernside Road. This development area is 111ha in size and is held in multiple ownership. The area is currently used for primary production. It has been identified as suitable for a mix of General Residential zoning (standalone dwellings) and Medium Density Residential zoning (medium-density dwellings).
- **Kaiapoi** – situated to the east of Sovereign Palms residential development. This development areas is 104ha in size and is held in multiple ownership. The area is currently used for primary production. It has been identified as suitable for a mix of General Residential zoning (standalone dwellings) and Medium Density Residential zoning (medium-density dwellings).

A map showing the location of each of the development areas is shown below:



### 2.3 Significance of this Topic

The topic is significant by its scale (it covers extensions to the main urban areas of Rangiora and Kaiapoi) and the nature of the activities covered. The development area provisions need to define the new location of residential development in the District outside of intensification in existing residential zoned areas. The development areas are likely to provide a significant amount of residential growth in the District over the medium to long term<sup>2</sup>.

Residential development combined with the population growth will support the District's economy with increased employment opportunities and new opportunities for businesses to set up in the District.

The proposed development areas would use 450 ha out of 183,434 ha of rural land zoned in the District for future residential purposes. This equates to approximately 0.25% of land use. Out of this 450ha of land, only three land parcels are greater than 20ha and less than 41 ha in size (90ha in total).

If an economic farming unit is considered to be 20 ha or greater, then as only 20% of the 450ha is deemed economic, then the impact of the loss of rural land for residential purposes is not regarded as significant.

<sup>2</sup> Medium term means between 3 and 10 years and Long term means between 10 and 30 years as per the NPS-UD.

## 2.4 Current Objectives, Policies and Methods

The Operative Waimakariri District Plan contains one objective relating to urban growth and no objectives or policies relating to the suitable expansion of towns within the District. Under the Operative Plan, private plan changes would provide additional growth areas.

Objective 13.1.2 was added into the District Plan on 19 July 2019 to give effect to the National Policy Statement – Urban Development Capacity. The objective relates to the minimum targets for sufficient, feasible development capacity for housing in the urban area of Waimakariri District.

*Objective 13.1.2 Minimum targets for the sufficient, feasible development capacity for housing*

*For the period 2018-2048, the minimum targets for sufficient, feasible development capacity for housing is enabled in the urban areas (as defined in the Housing Capacity Assessment) of the Waimakariri District within Greater Christchurch, as outlined below:*

<i>Term</i>	<i>Short to Medium Term up to 2028</i>	<i>Long Term 2028-2048</i>	<i>30 Year Timeframe 2018-2048</i>
<i>Minimum Targets</i>	<i>6,300 Dwellings</i>	<i>7,060 dwellings</i>	<i>13,360 dwellings</i>

## 2.5 Information and Analysis

Table 1 – List of relevant background assessments and reports.

<b>Title</b>	<b>Author</b>
Waimakariri District Development Strategy	<i>Waimakariri District Council, July 2018</i>
<b>Description of Reports</b>	
The Strategy sets out broad directions for growth and development and informs decision-making for RMA documents within the context of a long-term view. The document forms part of the ongoing process to ensure that growth management within the Waimakariri and Greater Christchurch context, including through joint work with Greater Christchurch Strategic Partners, is current and forward-looking. It anticipates additional greenfield growth in the District in Rangiora, Oxford, Kaiapoi and Woodend/Pegasus. The Strategy seeks to retain the particular characteristics of the small settlements by providing for development that is mainly consistent with historical growth rates.	
<b>Title</b>	<b>Author</b>
District Plan Effectiveness Review	<i>Waimakariri District Council, July and August 2016</i>
<b>Description of Reports</b>	
An assessment of District Plan effectiveness was undertaken as an early step to identify issues and gaps for the District Plan Review. The review included an evaluation of resource consent applications and conditions for various topics, other methods used to manage activities outside the District Plan and a range of internal and external policy and legislative influences.	

The review identified the need to manage rural subdivision better and sought a review of the range of housing needs in residential areas and opportunities to review the rural residential provisions in the Outline Development Plan (ODP).

Title	Author
Residential Character and Intensification Guidance for Waimakariri District Council	<i>Jasmax Limited, August 2018</i>

**Description of Reports**

This report provides a review of urban design and residential character for the Waimakariri District residential zones. The study found that there were no particular areas of discernible special character that required protecting. It found that several provisions in the ODP are considered good practice from an urban design perspective. However, there was scope for greater consistency across all zones.

A key finding was that intensification in the District should occur within an 800m walkable area from the key commercial centres at Kaiapoi and Rangiora, subject to no other constraints being present.

Title	Author
Our Space 2018-2048 Greater Christchurch Settlement Pattern Update <i>Whakahāngai O Te Hōrapa Nohoanga</i>	<i>Greater Christchurch Partnership, 2019</i>

**Description of Reports**

Our Space 2018-2048 builds on the Greater Christchurch Urban Development Strategy 2007. It is the future development strategy for Greater Christchurch, which is required by the National Policy Statement on Urban Development Capacity 2016 and the National Policy Statement on Urban Development 2020. It outlines land use and development proposals to ensure sufficient development capacity for housing and business growth.

Title	Author
Greater Christchurch Urban Development Strategy 2007 (Strategy update occurred in 2016)	<i>Greater Christchurch Partnership, 2007</i>

**Description of Reports**

The Greater Christchurch Urban Development Strategy (UDS) is a collaborative document prepared by the Greater Christchurch Partnership (local authorities of Greater Christchurch) and sets out a vision and Strategy for how Greater Christchurch should grow and change to 2041. The Strategy reinforces resource management issues, including the nature and location of future housing, development of activity centres, providing areas for new employment and recognising the impact of land-use change on transportation networks.

Title	Author
Housing and Business Development Capacity Assessment March 2018	<i>Greater Christchurch Partnership, March 2018</i>

Description of Reports	
<p>The Greater Christchurch Partnership prepared this report to support the development of Our Space 2018-2048. The capacity assessment provides information about the current housing and business trends to inform future planning responses across Greater Christchurch. The overall conclusion is that there is enough zoned land in the short and possibly medium-term to meet projected demand. However, there are emerging shortages in Waimakariri and Selwyn Districts.</p>	
Title	Author
Waimakariri District Residential Feasibility 2018	<i>Market Economics Limited, 2018</i>
Description of Reports	
<p>A research report on the financial feasibility of residential land and building developments in the Waimakariri District prepared by Market Economics. The study includes the application of Market Economics' land development model and build development models. The results show that most residential development capacity in the District's zoned greenfield priority areas is likely to become feasible in the coming 30 years. The report noted that supply-side and demand constraints are likely to be essential factors that influence whether feasible development is developed. It states that further monitoring and the district plan review will enable additional land to be zoned and re-evaluate housing sufficiency.</p>	
Title	Author
Housing Demand and Need in Waimakariri District	<i>Livingstone and Associates Limited/Community Housing Solutions Limited, February 2020</i>
Description of Reports	
<p>The report outlines current and future housing demand for Waimakariri District in terms of demand by a range of demographic characteristics, including tenure, age, and household composition. The report makes recommendations to encourage and potentially incentivise universal design in newly built homes, create additional opportunities for older homeowners to downsize within their neighbourhoods, maintain section sizes of undeveloped land adjacent to town centres to facilitate development, ensure retirement villages are connected, promote minor residential units, consider enabling partitioning of homes, organise a property developers forum, consider development contribution fee reductions for social and affordable rental housing and continue with infrastructure development to support growth.</p>	

## 2.6 Consultation Undertaken

Consultation has been undertaken as part of this District Plan Review process with key internal and external stakeholders and the wider community. This section focuses on engagement undertaken and feedback received through means administered by the Waimakariri District Council specifically.

It does not include engagement undertaken as part of regional planning framework development, which has formerly identified the spatial extent and priorities of land earmarked for future residential growth through documents such as the Canterbury Regional Policy Statement or Our Space. However, their role is addressed elsewhere in this report, and the significant engagement undertaken in their development is acknowledged.



Feedback from consultation relevant to the Development Areas Chapter is summarised below:

**Summary of feedback:**

- (a) **District Development Strategy 'Your Early Thoughts' Survey (2016):** Comments on a document that introduced seven key District Development Strategy themes, including 'Our Growing Communities', with prompting questions posed against each theme to begin a conversation with the community and stakeholders about the directions in which they wish the District to grow over the next 30 years.
- (b) **Draft District Development Strategy public submissions (2017):** Consultation findings for 'Our Growing Communities' and Main Town' snapshots' that stipulate growth directions for the District's main towns, including Rangiora and Kaiapoi, containing the Development Areas.
- (c) **'What's the Plan' Consultation – District Plan Review (2019):** Comments received address the management of development of new residential areas and that provide feedback regarding housing typologies and affordability, and zoning changes that will apply in the Development Areas.
- (d) **Rangiora Town Centre and Residential Structure Plans External Stakeholder Group (2019):** Identified the vision and directions for content of draft Structure Plans for Development Areas.
- (e) **Rangiora Structure Plan Early Engagement Survey (August 2019):** Survey findings provided community direction about the types of housing that should be built in new neighbourhoods in Rangiora, what community or neighbourhood facilities, parks and green spaces are needed for new neighbourhoods, how new neighbourhoods should connect with the rest of the town, what transport options should be provided, and what else is vital for Rangiora's future success.
- (f) **WDC Technical Advisory Group (2019/2020):** Development of concept options for draft Structure Plans for Development Areas, District Plan provisions for when relevant land would become available for development and consideration of implications relating to proposed provisions.
- (g) **Councillor Committee Workshops (2019/2020):** Councillor and staff briefings to develop, consider and progress concept options for draft Structure Plans for the Development Areas and proposed District Plan provisions for releasing relevant land for development.
- (h) **Community Boards Workshops (2019/2020):** Rangiora-Ashley Community Board and Kaiapoi-Tuahiwi Community Board and staff briefings to present and gain input into concept options for draft Structure Plans for Development Areas and proposed District Plan mechanism for releasing relevant land for development.
- (i) **Information Evenings for Rangiora West and Rangiora East Development Areas landowners (July 2020):** Opportunity for staff to introduce the Residential Structure Plans project, present context, drivers, process, timeframes and initial high-level concepts for the Development Areas, and have conversations with landowners to ascertain their views and receive feedback.
- (j) **Meetings held with residential developers (2020):** Several meetings with developers with a particular interest in land within the Development Areas to collaboratively develop high-level concepts for the Structure Plans that align with developer aspirations and WDC objectives for the Development Areas.
- (k) **Update emails/letters to immediately affected landowners within the Development Areas and associated responses to queries via email, phone and meetings (July 2020 – ongoing):** Key project updates to landowners via email/letter following the July 2020 Information Evening and in early November 2020, as well as phone/email enquiry responses to, and associated one-on-one meeting with individual landowners.

General feedback received from the groups/individuals consulted:

- (a) There is public support for the spatial extent of the Development Areas
- (b) There is general support for the draft Structure Plans for the Development Areas
- (c) There is general support for the Proposed District Plan for releasing relevant land for development; this is considered to be enabling and innovative, particularly by the development community
- (d) There is general support for a timely release of land for residential development, particularly in Rangiora, where developable land to meet the demand for further housing is especially limited

## 2.7 Iwi Authority Advice

Clause 3(1) (d) of Schedule 1 of the RMA sets out the requirements for local authorities to consult with iwi authorities to prepare a proposed plan. Clause 4A requires the District Council to provide a copy of a draft proposed plan to iwi authorities and have particular regard to any advice received. This section summarises the consultation feedback/advice received from the iwi authority relevant to the Development Areas Chapter, and the District Council's consideration of, and response to (as required by Section 32(4A) (b) of the RMA), that feedback/advice.

In early 2020, an approach for providing iwi feedback was agreed with Mahaanui Kurataio Limited (MKT. Firstly, MKT would provide initial high-level commentary regarding desired outcomes for the identified Development Areas, based on key policies and directives from the Iwi Management Plan to identify high-level priorities.

This resulted in MKT issuing a short report in April 2020, which provided four key recommendations:

1. To avoid any adverse effects on cultural values outlined, the applicant should, where applicable, incorporate Ngāi Tahu Subdivision Guidelines into development planning.
2. All springs, including those as yet undiscovered, should be protected from effects arising from future land uses.
3. All waterways and wetlands should be protected, and structure plans should allow for incorporating Water Sensitive Urban Design.
4. Wāhi Tapu/Taonga must be avoided if possible and otherwise protected.

Recommendation one is addressed within the Proposed District Plan's Subdivision Chapter. Concerning recommendations two and three, the Structure Plans for the Development Areas identify the locations of overland flow paths, waterways and wetlands where relevant and seek to protect and enhance these through sensitive urban design. Structure Plans for the Development Areas only provide indicative locations and sizes of stormwater management areas, and these will be subject to detailed design.

The Structure Plans stipulate that streams, springs and waterways will be protected and included in the relevant stormwater reserves. Flowpaths and streams are protected, and green links provided on either side. Esplanade reserves will be taken to accommodate green links and provide riparian buffers, as some of the flow paths are identified by the Regional Council as natural waterways. Where possible, amenity planting will be encouraged to enhance stream environments. A stormwater treatment system will be designed to manage stormwater to ensure high amenity values.

Concerning recommendation four, the Kaiapoi Development Area lies within two overlapping Silent File Areas. Continued engagement with Te Ngāi Tūāhuriri Rūnanga will be critical, particularly during

more detailed subdivision design. The areas are identified as Sites and Areas of Significance to Māori, and specific provisions are included in that chapter.

Secondly, it was agreed that MKT would provide more detailed feedback on draft Structure Plans for the Development Areas shared in September 2020, by October 2020, after seeking recommendations from the Kaitiaki. Additional feedback was provided by MKT on 15 March 2021 via an Interim Mana Whenua Assessment. This assessment provided seven key recommendations:

1. Mana whenua are concerned with any works that could negatively impact on habitats and taonga species generally.
2. Stormwater outflows and subsequent sediment and contaminant loading from the proposed residential developments are of concern to mana whenua
3. Existing springs need to be identified and protected.
4. Mana whenua are treaty partners and not stakeholders. Therefore all processes should be collaborative with runanga engagement.
5. During heavy rainfall events, overflows from these events can be directed into the stormwater system. Residential expansion would likely increase the amount of overflow that these systems can accommodate. There are concerns that if mitigation is not effective, then these overflow events could have implications on both the aquatic environment and human health.
6. Rangiora East Development Area, possible future road connection from Boys Road through to Kippenberger Avenue, is located near the stream along Sparks Lane, which is a site for kekewai, which could negatively impact this culturally significant mahinga kai area.
7. Green corridor shown in the Rangiora Northeast Development Area appears to be disproportionate in comparison to the proposed development area.

Generally, there has been regular engagement with Te Ngāi Tūāhuriri Rūnanga (via MKT) under the partnership between the Iwi and Council on the drafting of the District Plan. Drafts of proposed provisions relating to the Development Areas have been provided to MKT.

## 2.8 Reference to Other Relevant Evaluations

This Section 32 topic report should be read in conjunction with the following key evaluations:

- (a) Strategic Directions chapter – sets the strategic direction for the district plan, including the plan for urban development
- (b) Transport Chapter – provides design provisions for development, including roading and access
- (c) Natural Hazards chapter – sets out the requirements for development in areas at risk of natural hazards
- (d) Historic Heritage Chapter – provides a framework for the management of historic heritage
- (e) Sites and Areas of Significance to Māori Chapter – identifies those areas of importance to Ngāi Tūāhuriri
- (f) Residential Zones Chapter – sets out the activities and built form controls throughout the residential zones, including the Medium Density Residential Zone and the General Residential Zone, which are anticipated to apply to the development areas if the land is certified for that type of development.

- (g) Rural Zones Chapter – sets out the activities and built form controls throughout the rural zones, which include the Rural Lifestyle zone, which is anticipated to apply to the development areas if the land is not certified.
- (h) Commercial and Mixed-Use Zones Chapter – sets out the activities and built form controls in the Local Centre Zone, which is anticipated to apply to the development areas if the land is certified for that type of development.
- (i) Open Space and Recreation Zones Chapter – sets out the activities and built form controls throughout the open space and recreation zones, including the Open Space Zone, which is anticipated to apply to the development areas if the land is certified for that type of development.

### 3. STATUTORY AND POLICY CONTEXT

#### 3.1 Resource Management Act 1991

Section 5 of the RMA sets out the purpose of the RMA, which is to promote the sustainable management of natural and physical resources. In achieving this purpose, authorities need to recognise and provide for matters of national importance identified in Section 6, have particular regard to other matters listed in Section 7, and take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) under Section 8.

The proposed provisions allow people and communities to provide for their social, economic, and cultural wellbeing by enabling new areas of land to be used for residential activities in high growth areas of the District. Effects on natural and physical resources and the life-supporting capacity of air, water, soil and ecosystems from residential activity can be avoided, mitigated or remedied through the proposed rules, resource consent assessment, provisions in other relevant District Plan chapters, together with methods that sit outside the District Plan.

##### 3.1.1 Section 6

Section 6 sets out the matters of national importance. When making decisions under the Act or preparing plans concerning the use, development and protection of natural and physical resources, every person must recognise and provide for the matters of national importance set out in section 6(a) to 6(h).

Some of those matters specify the protection of specific resources, such as significant indigenous vegetation and significant habits of indigenous fauna (section 6(a)) and protected customary rights (section 6(g)), while others specify the need to protect areas from inappropriate subdivision, use and development, which means that these activities are anticipated, but that determination needs to be made as to whether the activity is appropriate or not (sections 6(a), (b), (f)).

Specific provision is made to maintain and enhance public access to and along the coastal marine area, lakes and rivers (section 6(d)). Provision needs to be made for the relationship of Māori and their culture and traditions with their ancestral land, water, sites wāhi tapu and other taonga (section 6(e)), and for the management of significant risks from natural hazards.

New residential development can affect the matters set out in s6. However, all of these topics are addressed primarily in other chapters.

### 3.1.2 Section 7

When decision-making and plan-making in relation to use, development and protection of natural and physical resources, particular regard is to be had to a range of other matters in section 7(a)-(j) of the RMA.

These include the kaitiakitanga and the ethic of stewardship (section 7(a) and (b)). These are broadly similar concepts, although kaitiakitanga is slightly different as it relates to exercise of guardianship by Māori in accordance with tikanga Māori, and includes the ethic of stewardship (section 2 definition of kaitiakitanga). This is relevant to the Development Area Chapter, to the extent that some activities can affect culturally important resources. This is provided for through the specific consultation on the provisions with the iwi authority as part of plan development, and also the ability to limited notify affected parties (unless this is precluded by a specific rule with the exclusion of affected customary rights groups or affected customary marine title groups).

Section 7(b) and (bb) provide for the efficient use and development of natural and physical resources and the efficiency of the end-use of energy, and section 7(g) provides for regard to be had to the finite characteristics of natural and physical resources. These matters are relevant to the setting of urban form in terms of site size and also location.

More intensive development is focussed on areas that are walkable to main shopping areas and have access to main transport routes in urban settings. This enables more efficient use of transport and enables more efficient use of land through higher densities of development.

Section 7(c) and section 7(f) require regard to the maintenance and enhancement of amenity values and the maintenance and enhancement of the quality of the environment. These sections guide policies on good urban design outcomes that are sought as part of the development areas.

In addition to Section 7 (c) and section 7 (f), the National Policy Statement on Urban Development (NPS-UD) addressed the issue of amenity values. Objective 4 states:

"New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations."

Within the options assessment of the section 32 report for NPS-UD, the assessment states the following in regard to the interpretation of this objective. The assessment states:

"The integration of a policy framework that recognises amenity values can change over time will catalyse the shift for decision-makers from preserving existing amenity values of the existing urban areas to considering a wider array of amenity values for both existing and future communities. Emphasis is placed on the long term, community-wide amenity outcomes and the long-term amenity values for future communities."<sup>3</sup>

Section 7(d) and 7(h) address particular biophysical matters to which regard is to be had, including the intrinsic nature of ecosystems and the habitat of trout and salmon. These topic matters are impacted indirectly by residential activity and are primarily addressed outside the chapter.

Finally, regard also needs to be had to the effects of climate change and the benefits of using and developing renewable energy, which can affect urban form and residential development. Climate

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<sup>3</sup> Page 46 of the Section 32, National Policy Statement on Urban Development

change will affect the capability to service development for stormwater, with forecast increases and change to stormwater events and rising sea level. Recognising the potential flood risk for Kaiapoi, it is not recommended that the Medium-density Residential Zone in this development area be extended throughout the entire area and only used in two small locations. Development can occur using the General Residential Zone subject to the flood mitigation works as stated in the Kaiapoi Outline Development Plan and the Natural Hazards chapter.

### 3.1.3 Section 8

In the development of the chapter, it is required to take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). It is noted that the principles of the treaty are different to the treaty text itself. The principles include the duty of the Crown and Māori to act reasonably and in good faith and the duty of the Crown to actively protect Māori interests and make informed decisions (which in most cases requires consultation). While local government is bound in the same manner as the Crown, the principles are applied in the same way by Waimakariri District Council, and recognition is given in the RMA statute to consult with iwi authorities on plans, as well as take into account relevant planning documents recognised by iwi authorities.

As part of that process, section 32 evaluation sets out the consultation and advice we have received on the chapter and how the proposal has responded to that advice (section 2.7 of this report).

## 3.2 National Instruments

The following national instruments are relevant to this topic/chapter:

### 3.2.1 National Planning Standards

Under RMA s75 (3), a District Plan must give effect to a National Planning Standard. The first set of National Planning Standards was introduced in November 2019 to improve the consistency of council plans and policy statements.

The National Planning Standards provide the format, layout, and key definitions for the plan. The following are the key relevant sections concerning the Development Area Chapter:

- *4: District Plan Structure Standard*, which requires that the development areas be included in the order set out in Table 4. This is relevant to how the development areas provisions are ordered.
- *12: District Spatial Layers Standard*, which sets out the spatial layers that can be used within the Proposed District Plan. These allow for the use of zones, overlays, precincts, specific controls, development areas, designations and heritage areas where these meet the function of the layer described in Table 18. This is relevant as to why the development areas was selected to be used in the proposed plan. The outline development plans that Council has developed for West Rangiora, North East Rangiora, South East Rangiora and Kaiapoi best align with the description of development areas as described in Table 18. Therefore this spatial layer has been chosen to be used as part of the Proposed District Plan along with the following description:
  - A development area spatially identifies and manages areas where plans such as concept plans, structure plans, outline development plans, master plans or growth area plans apply to determine future land use or development. When the associated development is complete, the development areas spatial layer is generally removed

from the plan either through a trigger in the development area provisions or at a later plan change.

- *14: Definitions Standard*, which sets out standard definitions that must be applied if used in the District Plan.

### 3.2.2 National Policy Statements

#### National Policy Statement on Urban Development 2020 ('NPS-UD')

The NPS-UD is the second NPS on urban development, replacing the 2016 National Policy Statement on Urban Development Capacity (NPS-UDC).

The NPS-UD provides direction to decision-makers on planning for well-functioning urban environments, enabling them to grow and change in response to the community's changing needs and provide enough room for populations to live and work through the intensification of existing areas and releasing greenfield development land.<sup>4</sup> The intent is to ensure that housing and business land supply meets the demand for urban growth. The NPS-UD has different provisions that apply to all local authorities, medium growth urban environments and high growth urban environments. Greater Christchurch, of which much of Waimakariri District is a part, is identified as a high growth urban environment, and as such, all of the provisions of the NPS apply to the District.

There are eight objectives in the NPS-UD. With respect to Waimakariri District, they seek that:

- New Zealand has well-functioning urban environments that enable people to provide for their wellbeing;
- Planning decisions improve housing affordability by supporting competitive markets;
- Plans enable more people to live centrally, in areas serviced by public transport, and in areas where there is a high demand for housing or business land;
- Urban environments change in response to needs;
- Urban environments take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi);
- Local authority decisions are integrated with infrastructure planning and funding, are strategic and are responsive;
- Local authorities have robust and frequently updated information about the urban environments to inform planning decisions; and
- Urban environments support reductions in greenhouse gas emissions and are resilient to current and future effects of climate change.

Policies 1-10 set out the requirements of the NPS-UD, seeking well-functioning urban environments that cater for growth. Specifically, they provide for targeted multi-level development and intensification in key locations in urban areas, recognising that changes resulting from intensification may result in significant change. The policies provide that decision-makers are responsive to plan changes that would add significant capacity and contribute to well-functioning urban environments, even if unanticipated by RMA planning documents or include out-of-sequence planned land release.

The NPS-UD then sets out several directions for Councils to undertake as part of implementing the NPS-UD, including providing development capacity, monitoring requirements for evidence-based

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<sup>4</sup> NPS-UDC 2016 Pre-amble

decision-making, development of a Future Development Strategy, housing and business development capacity assessments, intensification within districts, amendment of development outcomes for the zones and removal of car parking provisions.

The Greater Christchurch Partnership has developed a future development strategy, prepared under the NPS-UDC but still relevant under the NPS-UD. Land in Rangiora and Kaiapoi identified as Future Development Areas (figure 16 page 30 of Our Space – Future Development Strategy) has been included in the proposed plan as the four new Development Areas.

### National Policy Statement for Freshwater Management 2020 (NPS-FM)

The NPS-FM provides policy direction for managing freshwater bodies while giving effect to the Treaty of Waitangi. This is achieved through recognition of the principle of Te Mana o te Wai, providing policy and objectives that direct local government to manage water in an integrated and sustainable way while providing for economic growth within set water quantity and quality limits. The Canterbury Regional Council amended the Canterbury Regional Policy Statement to reflect the NPS-FM and included objectives and policies that provide for managing the bed and riparian zones within the region.

A review of the NPS-FM and other policy was undertaken under the "*Action for Healthy Waterways Essential Freshwater national direction package*". The key direction in the NPS-FM is:

- policy direction for freshwater management Te Mana o te Wai has been strengthened with a specific hierarchy of obligations to prioritises the health and wellbeing of water bodies and freshwater ecosystems first, the health of people second and the ability of people and communities to provide for their wellbeing last;
- strengthen water quality provisions and protection of ecosystems;
- greater control of drinking water sources;
- the improvement of ecosystem health through better management of stormwater, wastewater and farm practices;
- Strengthening involvement of Māori in freshwater decision-making;
- Inclusion of new compulsory values and attributes; and
- The mapping, monitoring and management of wetlands and obstacles to fish passage.

As part of the integrated approach, the natural character chapter has several provisions that regulate certain land use activities within a set range of distances from freshwater bodies. While the emphasis is on preserving natural character, the proposed policy and regulation will contribute towards those other NPS-FM outcomes of improving water quality, protecting fish habitat, limiting the loss of river extent and protecting the significant values of outstanding water bodies.

### 3.2.3 National Environmental Standards

There are no national environment standards that are directly applicable to the Development Areas chapters. The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) is relevant where contaminated land occurs. These matters are addressed in the proposed Contaminated Land Chapter.



### 3.3 Regional policy statement and plans

#### Canterbury Regional Policy Statement (CRPS)

Of particular relevance to the Development Area Chapters is the application of Chapter 6 – Recovery and Rebuilding of Greater Christchurch, which forms part of the Canterbury Regional Policy Statement 2013 (CRPS). This chapter sets out the high-level considerations to be given to development activities in the Greater Christchurch Area, defined on Map A of the CRPS.

Chapter 6 *Recovery and Rebuilding of Greater Christchurch* of the CRPS applies to the Greater Christchurch area and encompasses the towns of Rangiora, Kaiapoi and Woodend/Pegasus. The CRPS seeks to provide certainty to the wider community for recovery and growth within the sub-region to encourage and support the earthquake rebuild through to 2028. Objectives provided in Chapter 6 seek to establish and manage a framework for recovery that identifies both the priority areas for urban development and the constraints to this in ensuring the long-term sustainable management of natural and physical resources.

Related CPRS policies prescribe how urban growth is to be managed by determining the:

- (a) Urban form and settlement pattern by identifying the location, type and mix of residential and business activities, including the spatial extent of the priority areas for urban development through to 2028 in Map A (Policy 6.2.2).
- (b) Network of key activity centres needed to provide a focus for commercial activity, medium density housing, community facilities, public green space, and public and active transport networks.
- (c) Methods to integrate land use with natural, cultural, social and economic outcomes, transport and other infrastructure, including stormwater management planning.
- (d) Areas where rebuilding and development may not occur, including areas constrained by natural hazards and environmental values.
- (e) Minimum residential densities in greenfield and brownfield housing locations.
- (f) Requirements for urban design to be addressed at various scales for business, housing and mixed-use development.
- (g) Development of housing options on Māori reserves.

The spatial coverage of the Development Areas in the Proposed Plan are within the infrastructure boundary of Map A of the CRPS, and the 'Projected Infrastructure Boundary' that has been identified as a Future Development Area in Our Space. The locational extent of the proposed Development Areas will need to be updated to ensure consistency with the CRPS and the related development plans, which will evolve over the life of the Proposed Plan is a response to strategic planning initiatives and changing priorities from the community and central Government.

Chapter 5 *Land-Use and Infrastructure* of the CRPS applies to the entire Canterbury Region but excludes the Greater Christchurch area with respect to some provisions. The CRPS acknowledges that urban development, and the associated provision of infrastructure and transport networks, results in

changes to environments and that this needs to be managed to promote the sustainable management of natural and physical resources. There is a focus on ensuring that urban growth does not adversely impact community wellbeing or foreclose the ability to use the land for primary production. Objectives seek to encourage a consolidated settlement pattern that maintains the quality of the natural environment, providing for the efficient use of infrastructure and resources and avoids conflict between incompatible activities.

Chapter 15 *Soils* of the CRPS recognises a need to align land use activities with land use capability and that versatile soils are a finite resource that can enable highly efficient primary production. Objectives identify that it is desirable to preserve the versatile soil resource for present and future generations. However, while urban growth and expanding settlements may impact on the quality of soil or limit the opportunity for soil to be used for primary production purposes, the CRPS also recognises that the protection of soil quality is not absolute. This position may change if the Government provides stronger recognition of the versatile soil resource through a national policy statement or national environmental standard.

The Proposed Plan must 'give effect' to the CRPS where the policy statement contains a provision that the plan does not give effect (s73 (4) RMA). However, where there is a gap or discrepancy between a CRPS and NPS, a district plan must be 'in accordance with' a national policy statement. Where the CRPS has not been updated to give effect to the new NPS-UD, then following the *King Salmon* principles, the proposed district plan must meet the requirements of the higher-order policy document (in this instance, the NPS-UD). This situation creates complexity when district councils need to respond to Policy 8 of the NPS-UD. With respect to responding to private plan changes. Implementation Action 3.8(3) requires that regional councils include criteria for how private plan changes will be treated with regard to whether they add significantly to development capacity in its regional policy statement. In the absence of this criteria, UFD-P2 identifies criteria to be used to identify any new residential development areas outside of the four areas included as development area included in the Proposed Plan

### 3.4 Iwi Management Plan

The Proposed Plan must 'take into account' the IMP. The following Iwi Management Plan is relevant to this matter:

#### ***Mahaanui: Iwi Management Plan (IMP)***

The Mahaanui Iwi Management Plan provides statements of Ngāi Tahu objectives, issues and policies for natural resource and environmental management in the takiwa that express kaitiakitanga and protect taonga.

Section 5.3, Wai Māori, recognises the significant cultural resource that is water. Achieving the outcomes sought by the IMP can be assisted through the provisions of outline development plans and the construction of wastewater and stormwater management systems at the time of subdivision, together with the provision of esplanade reserves and strips, which improve access to mahinga kai resources.

Section 5.4, Papatūānuku, addresses issues of significance in the takiwa relating to land. Issue P3 Urban and Township Planning seeks Ngāi Tahu participation in urban and township planning development. Policies responding to this issue focus on the involvement of Te Ngāi Tūāhuriri Rūnanga in the development and implementation of broader development plans and strategies. Issue P4 Subdivision and Development acknowledges that development can have significant effects on tāngata whenua values but can also present opportunities to enhance those values. Policies encourage engagement with Papatipu Rūnanga by local authorities and developers and refer to subdivision and

development guidelines which state (in part) that new developments should incorporate design to reduce the development footprint on existing infrastructure and the environment. (Refer to Section 2.7 of this report) where the involvement in Te Ngāi Tūāhuriri in the consideration of the development areas was undertaken).

Section 5.5, Tane Mahuta, addresses issues of significance relating to indigenous biodiversity and mahinga kai. Again, the technical provisions relating to subdivision will respond to the matters raised in other chapters in this respect.

### 3.5 Any relevant management plans and strategies

The following management plans and strategies prepared under other legislation are relevant to this matter:

- Waimakariri 2048 District Development Strategy
- Our Space 2018-2048 Greater Christchurch Settlement Pattern Update *Whakahāngai O Te Hōrapa Nohoanga*

#### ***Waimakariri 2048 District Development Strategy***

This Strategy, prepared under the Local Government Act 2002, provides an overview of how the Waimakariri District will develop to 2048. It sets out the broad directions for growth and development to inform decision making with a long term view. It is part of the implementation of the joint work with the Greater Christchurch Partnership. It anticipates a need for additional feasible greenfield residential land in the main towns of Rangiora, Kaiapoi, Woodend/Pegasus and Oxford. It notes that for industrial land, further monitoring and review of vacant land is required. The Strategy outlines broad directions for growth for the main towns, with further analysis needed to determine exact growth areas.

#### ***Our Space 2018-2048 Greater Christchurch Settlement Pattern Update Whakahāngai O Te Hōrapa Nohoanga***

Our Space 2018-2048 builds on the Greater Christchurch Urban Development Strategy 2007. It is the future development strategy for Greater Christchurch, a document required by the National Policy Statement – Urban Development Capacity 2016, prepared following the Local Government Act 2002 consultation process and outlines land use and development proposals to ensure sufficient development capacity for housing and business growth. It identifies areas for greenfield development and opportunities for intensification for the Greater Christchurch Partnership.

### 3.6 Any other relevant legislation or regulations

No additional relevant legislation or regulations have been identified.

### 3.7 Any plans of adjacent or other territorial authorities

The District Council is required to have regard to the extent to which the district plan needs to be consistent with the plans and proposed plans of adjacent territorial authorities under Section 74(2) (c) of the RMA.

## **Urban growth**

A review of current best practice urban growth provisions has been undertaken, together with a review of the following District Plan:

- Operative Christchurch District Plan (CDP), including specifically Chapter 3 Strategic Directions.
- Proposed Selwyn District Plan.

## **Christchurch City Plan**

This plan was chosen because Christchurch City is a 'High Growth Area' under the NPS-UD and the Greater Christchurch area and is subject to Chapter 6 of the CRPS. The CDP has been made operative relatively recently. It followed a comprehensive process under an Order in Council that relied on a substantial evidence base to evaluate and finalise the urban growth provisions consistent with the purpose and principles of the RMA.

The findings of the review are:

- Objective 3.2.4 documents the long-term population change that is projected to occur over the life of the CDP while registering the uncertainties with estimating population growth over extended periods of time.
- The Strategic Directions list the outcomes for housing capacity and choice (Objective 3.3.4), business and economic prosperity (Objective 3.3.5) and urban growth, form and design (Objective 3.3.7).
- There are clear links to the NPS-UDC, including referencing housing targets to respond to demand and need, promoting consolidated settlement patterns through urban containment and high-quality urban environments, enabling business development through the sub-regional Activity Centre's Network and ensuring the urban growth and intensification areas are integrated with existing urban environments and development is coordinated with infrastructure, utility services and land transport networks.

## **Proposed Selwyn District Plan**

This plan was also chosen because Selwyn District is a 'High Growth Area' under the NPS-UD and the Greater Christchurch area and is subject to Chapter 6 of the CRPS.

The findings of the review are:

- The Strategic Directions list the outcomes for urban growth and development (SD-UFD-O2).
- The Urban Growth Chapter identifies objectives and policies to address the following issues
  - Urban growth needs to be managed to support consolidated and compact townships, which ensuring there is enough urban development capacity to meet the current and future needs of the community;
  - Settlement patterns and urban growth needs to recognise and respond to development constraints; and
  - Urban growth needs to be supported by and integrated with available infrastructure, utility services, land transport networks and community facilities.
- Housing bottom lines are only provided for the medium term (out to 2028).

- A new Urban Growth Overlay map has been created to determine where new urban areas could locate around existing townships.
- However, this overlay is not a zone and would require private plan changes under Schedule 1 of the RMA to achieve the outcomes sort in the Urban Growth Chapter.
- Selwyn District Council has not rezoned any land to address any housing capacity shortfalls.

The following plans were also reviewed to determine alignment with how urban growth is managed and what rules are appropriate to complement the strategic-level objectives and policies:

- Operative Auckland Unitary Plan
- Proposed New Plymouth District Plan
- Partially Operative Dunedin City District Plan
- Proposed Queenstown Lakes District Plan

These plans were chosen as they are either second-generation plans that have become operative recently or proposed plans that are at similar stages of development or have been prepared by other Councils administering Tier 1 or 2 urban environments under the NPS-UD.

In summary:

- The review confirmed general consistency in terms of the focus of the strategic level objectives and policies, including how the priority resource management issues are managed.
- There is a range of options that have been applied to actively manage the spatial extent of the preferred urban growth options that include overlays ('Urban Growth Areas', 'Urban Growth Overlay' and 'Urban Growth Boundaries'), transitional zones ('Future Urban Zone', 'Residential Transition Overlay Zone', 'Industrial Transition Overlay Zone') or the active zoning of land.
- There was variation in the breadth and detail of rules applied to manage the interim use of land identified as a preferred urban growth area.
- Dunedin City Council's partially operative District Plan was included in this assessment. This plan contains a similar approach to using a certification process in the release of future development areas for residential growth.

## 4. KEY RESOURCE MANAGEMENT ISSUES

The Waimakariri District's population is projected to grow to about 100,000 people by 2051 (35,300 more people than live here today<sup>5</sup>). The District will need an additional 13,600 new dwellings (or 450 new dwellings per annum) to accommodate this growth over the next 30 years.

Providing enough zoned land for future urban growth is a key measure of sustainable management and influences how people and communities provide for their social, economic, and cultural wellbeing and health and safety (Section 5(2) RMA).

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<sup>5</sup> Population estimate of the Waimakariri District as at 30 June 2020 was 64,700. Statistics NZ Population Estimates <https://www.stats.govt.nz/information-releases/subnational-population-estimates-at-30-june-2020>

The resource management issues for growth in the Waimakariri district are as follows:

- There needs to be adequate land in the right location for Development Areas:

The Council must plan by providing zoned, serviced and feasible land for residential development. This land must be located to connect to infrastructure, contribute to a well-functioning urban environment and ensure that the District remains an affordable and desirable place to live, work and play.

- Safeguarding land that is identified for Development Areas:

It is critical that land identified as preferred for future urban growth is protected from land-use and/or development patterns that will compromise the efficient and effective future development of the land.

- Failure to provide an overarching cohesive development plan for growth areas:

In the absence of comprehensive structure plans, ad hoc development and subdivision has been occurring, leading to disconnected development patterns, potentially low density development and degradation of social, community, cultural and natural features. It also has the potential for the uneconomic installation of infrastructure, utility services, and community facilities.

## 5. OVERVIEW OF PROPOSED OBJECTIVES, POLICIES AND METHODS

### 5.1 Strategic Direction

The applicability of all the proposed Strategic Objectives will need to be considered for all development proposal requiring certification and resource consent. Of relevance to the topic of Development Areas is Strategic Objective SD-O2: Urban development. In terms of Urban Form and Development, UFD-O1 and Policies UFD-P1, UFD-P2, UFD-P6, and UFD-P9 are of particular relevance to all new Development Areas.

A summary of how the Development Area chapter gives effect to the above objectives and policies is as follows:

UFD-O1 - Feasible development capacity for residential activities	The four development areas (West Rangiora, North East Rangiora, South East Rangiora and Kaiapoi) will provide between 5,000 to 7,000 households which will contribute to achieving the household bottom lines.
UFD-P1 – The density of residential development	Each development area will achieve between 12 to 15 households per hectare, as stated in the Appendix in each of the development areas chapters.

UFD-P2 – Identification/location of the new Residential Development Areas	Each of the four development areas is included in the New Development Areas chapter of the proposed Waimakariri District Plan.
UFD-P6 – The mechanism to release Residential Development Areas	The certification process is included within the Development Area chapter for each of the four development areas.
UFD-P9 – Managing reserve sensitivity effects from new development	The inclusion of Outline Development Plans within each of the four development areas will help to show how development could occur in these areas. This will help landowners and developers to manage the reserve sensitivity effects from new development.

## 5.2 Zone / District-wide Subject

This chapter addresses a District Spatial Layer Chapter that applies to four areas in the District. The District Spatial Layer (called a Development Area) contains objectives, policies and rules that provide for and manage activities.

A development area spatially identifies and manages areas where plans such as concepts, structure plans, outlines development plans, master plans or growth area plans apply to determine future land use or development. When the associated development is complete, the development area spatial layer is generally removed from the plan either through a trigger in the development area provisions or at a later plan change.

## 5.3 Proposed Objectives and Policies

There is one objective and two policies proposed for each of the three development areas, which in summary seek to provide for:

- a. Land within the development area is released and developed in a timely manner to respond to population growth.
- b. Provide for future urban development in Development Areas through a certification process
- c. Only allow subdivision and land use activities where:
  - a. after certification by the CEO that it is in accordance with the objectives, policies and rules of the relevant Residential and Commercial Zones and the relevant district-wide provisions; and
  - b. before certification by the CEO, it will not undermine or inhibit the future development of the Development Area as per the relevant Structure Plan.

As an example of the provisions, the objectives and policies for the North East Rangiora Development Area are included in Appendix 1 of this report. These provisions are the same for the three other development areas.

## 5.4 Proposed Methods

There are seven rules proposed, which in summary seek to provide for:

- a. Activities in zones (residential, commercial and open space) that are in general accordance with the Outline Development Plans (included as Appendix 1 in the Development Areas Chapter) and relevant subdivision activities for these zones if certification has been approved.

- b. Activities including subdivision within the underlying zone of Rural Lifestyle Zone if certification has not been approved.

There is one proposed standard that outlines the criteria for the certification process. The following are the criteria to be used for certification:

*"The following criteria must be demonstrated to be met for the Chief Executive Officer or their delegate to certify to enable urban development (subdivision and land use activities) in the North East Rangiora Development Area:*

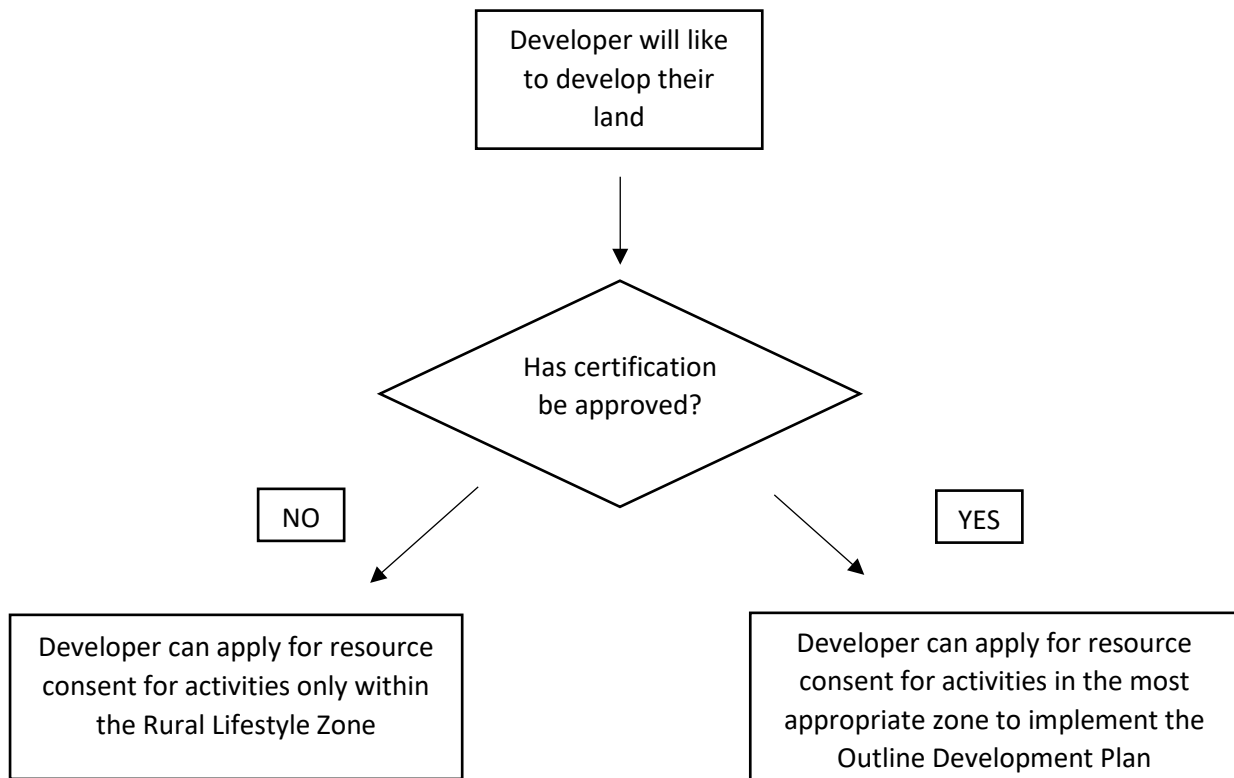
1. *the development will provide additional residential capacity to achieve or exceed the projected total residential demand as identified in UFD-O1 (for the medium term) as indicated by the most recent analysis undertaken by Council in accordance with the NPSUD and published on the District Council website; and*
2. *residential development within the North East Rangiora Development Area will meet all the following criteria, demonstrated by modelling using accepted industry practice:*
  - a. *fire flows within the piped treated water network servicing 95% of the Development Area will meet the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ 4509:2008);*
  - b. *on-demand water schemes will have to capacity to deliver greater than 2500 litre connections per day at peak demand;*
  - c. *water pressure within the piped treated water network servicing the Development Area is maintained at greater than 250kpa 100% of the time and greater than 350kpa 95% of the time;*
  - d. *surcharge of pipes and flooding out of manholes will not occur during a design rainfall event (20% AEP) within the wastewater network necessary for the servicing of potential development that is being released;*
3. *a geotechnical and flood assessment for the area has been prepared for this area and any identified risks contained within the assessments can be mitigated as part of subdivision design and consent;*
4. *there is sufficient capacity available within the Rangiora Wastewater Treatment Plant for this development;*
5. *a stormwater assessment has been developed for this area and any recommendation contained within the assessment is agreed by Council;*
6. *a transport effects assessment has been developed for this area, and any recommendations contained within the assessment can be mitigated as part of subdivision design and consent;*
7. *a staging plan including:*
  - a. *the amount of new residential sites created in the development subject to the application for certification;*
  - b. *number of stages for the development; and*
  - c. *how many sites will be created per stage.*
8. *an agreement between the District Council and the developer on the method, timing and funding of any necessary infrastructure and open space requirements is in place.*

*If a s224 certificate under the RMA has not been granted by District Council within three years of the date of certification, certification shall cease to apply.*

*Activity status where compliance is not achieved: N/A*



Below is a flow diagram that helps to explain the certification process around what landowners/developers can do.



For each development area, one structure plan in an appendix is included, providing information on the required outline development plan, including detailed spatial layers relating to land use, movement network, recreation and stormwater reserves and water and sewer network.

## 6. SCALE AND SIGNIFICANCE EVALUATION

Section 32 (1)(c) of the RMA requires that a Section 32 report contain a level of detail that corresponds with the scale and significance of the environmental, economic, social and cultural effects anticipated from the implementation of the proposed objectives, policies and methods. The level of detail undertaken for the subsequent evaluation of the proposed objectives, policies, and methods has been determined by this scale and significance assessment.

In particular, Section 32 (1) (c) of the RMA requires that:

- (a) Any new proposals need to be examined for their appropriateness in achieving the purpose of the RMA;
- (b) The benefits and costs, and risks of new policies and methods on the community, the economy and the environment need to be identified and assessed; and
- (c) All advice received from iwi authorities, and the response to the advice, needs to be summarised.

Further, the analysis has to be documented to assist stakeholders and decision-makers understand the rationale for the proposed objectives, policies and methods under consideration. In making this assessment, regard has been had to a range of scale and significance factors, including whether the provisions:

- (a) Are of regional or District-wide significance;
- (b) Involve a matter of national importance in terms of Section 6 of the RMA;
- (c) Involve another matter under Section 7 of the RMA;
- (d) Raise any principles of the Treaty of Waitangi (Te Tiriti o Waitangi) under Section 8 of the RMA;
- (e) Address an existing or new resource management issue;
- (f) Adversely affect people's health and safety;
- (g) Adversely affect those with particular interests, including Maori;
- (h) Adversely affect a large number of people;
- (i) Result in a significant change to the character and amenity of local communities;
- (j) Result in a significant change to development opportunities or land use options;
- (k) Limit options for future generations to remedy effects;
- (l) Whether the effects have been considered implicitly or explicitly by higher-order documents;  
and
- (m) Include regulations or other interventions that will impose significant costs on individuals or communities.

Policies and methods have been evaluated as a package, as together, they address a particular issue and seek to meet a specific objective.

## 6.1 Evaluation of Scale and Significance

	Low	Medium	High
<b>Degree of change from the Operative Plan</b>			✓
The proposed Development Areas for East and West Rangiora and Kaiapoi are a new spatial layer for the District Plan and tailored to structure-planned areas to determine future land use or development. While structure plans or outline development plans have been in the Operative Plan for some time, the new provisions providing a certification process for residential development is a significant departure from the current Private Plan Change approach for rezoning land from rural to residential.			
<b>Effects on matters of national importance</b>	✓		
The proposed development area will achieve the relevant parts of Part 2 of the RMA, as discussed in Section 3.1 and the discussion above.			
<b>The scale of effects geographically (local, District-wide, regional, national)</b>		✓	
The effects are felt locally as the Development Areas occupy 400 ha of land and will only support residential growth in Rangiora and Kaiapoi.			

<b>The scale of effects on people (how many will be affected – single landowners, multiple landowners, neighbourhoods, the public generally, future generations?)</b>		✓	
Multiple landowners will be affected by the provisions given the geographic scale of development areas. Also, as these development areas will allow for thousands of new dwellings to support the growing population of the Waimakariri District, future generations will be affected by these provisions.			
<b>The scale of effects on those with specific interests, e.g., Mana Whenua, industry groups</b>	✓		
The provisions seek to provide additional dwellings in Rangiora and Kaiapoi. Outside of the general public and landowners, there are no specific identified effects on interest groups. The management of development areas has not been identified as an area of particular concern to Tangata Whenua.			
<b>Degree of policy risk – does it involve effects that have been considered implicitly or explicitly by higher-order documents? Does it involve effects addressed by other standards/commonly accepted best practice? Is it consistent, inconsistent or contrary to those?</b>		✓	
<p>The proposed provisions are closely aligned with and give effect to the CRPS (Chapter 6 and the Proposed Change 1 to the CRPS<sup>6</sup>) and National Policy Statement on Urban Development 2020 provisions, including Objective 6 (c) as the Development Areas chapter is supporting the creation of between 5,000 to 7,000 new dwellings in Rangiora and Kaiapoi.</p> <p>There is a risk that Proposed Change 1 to the CRPS might not be approved by the Minister in time before the Proposed Waimakariri District Plan is notified. While this might lead to a conflict with the Development Area chapter and the CRPS (in terms of how the land in the Development Areas is classified in Map A of Chapter 6 of the RPS), the NPS-UD requires Councils (via Policy 2) to have at all times, provide at least sufficient development capacity to meet expected demands for housing over the short term, medium-term, and long term. To meet Policy 2 of the NPS-UD, Council requires the Development Area chapter to be included at the time of notification due to the lack of residential zoned land remaining in the Rangiora and Kaiapoi. If this development area chapter was not included in the Proposed Plan, the Council would not be compliant with the NPS-UD requirements.</p> <p>Dunedin City Council currently uses the new certification process but not specifically by any of Waimakariri District neighbouring Councils.</p>			
<b>Likelihood of increased costs or restrictions on individuals, communities or businesses</b>	✓		
The new certification process seeks to reduce time and costs to developers in terms of rezoning land. MFE's latest trends in Resource Management Act implementation report <sup>7</sup> 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.			

<sup>6</sup> Proposed Change 1 to the CRPS was as streamlined plan change process that at the time of writing this report had been through the submission phase and Environment Canterbury submitted its written recommendations report to the Minister on the 28 March 2021. Environment Canterbury is waiting on the decision from the Minister as at the time of writing this report (June 2021).

<sup>7</sup> Trends in Resource Management Act implementation – National Monitoring System 2014/15 to 2018/19 – MFE published in April 2020 and revised in July 2020

### Summary - Scale and Significance

Overall, the scale and significance of the proposals is medium. Development areas make an essential contribution to the wellbeing of people and communities, including the attractiveness of the District as a place to live, work or play. While the provisions managing these areas directly affect landowners within the defined areas, they indirectly affect the wider community. Therefore, the scale of effects is considered to be district-wide.

The most significant change from the Operative District Plan provisions is establishing a certification process that seeks to reduce the time and cost to developers and the Council in rezoning land from rural to residential. This approach gives effect to the National Policy Statement on Urban Development and to achieve the Council's housing bottom lines in a timely manner (UFD-O1). The provisions in this chapter are not considered to relate to matters of national importance, nor has the management of development areas been identified as an area of particular concern to Tangata Whenua.

## 7. EVALUATION OF EXISTING AND PROPOSED OBJECTIVES

Section 32(1) (a) of the RMA requires the District Council to evaluate the extent to which the objectives are the most appropriate way to achieve the purpose of the RMA. The level of detail undertaken to evaluate the proposed objectives has been determined by the preceding scale and significance assessment. Below is a summary of the proposed objectives that have been identified as the most appropriate to address the resource management issue(s) and achieve the purpose of the RMA, against those objectives in the operative plan.

### 7.1 Evaluation of Existing and Proposed Objectives

Existing Objective/s (status quo)	Appropriateness to achieve the purpose of the Resource Management Act 1991
Objective 14.6.1 – To facilitate the rebuild and recovery of Greater Christchurch by directing future developments to existing urban areas, priority areas, identified rural residential development areas and MR873 for urban and rural residential activities and development	Relevance: This objective limits residential growth to existing urban areas and priority areas and not future development areas as defined in Our Space – Future Development Strategy and Proposed Change 1 to the CRPS. Therefore, Council would not give effect to section 31 (1) (aa) of the RMA. It also does not give effect to the NPS-UD (Policy 2), CRPS (Objective 6.2.1a), Operative Waimakariri District Plan (Objective 13.1.2) and Council's District Development Strategy
	Reasonableness: Currently, there is no direction as to where new development areas should be located once existing urban areas or priority areas have been developed and released to meet the requirements of Objective 13.1.2 of the Operative Waimakariri District Plan. As a result, to address Objective 13.1.2, this would rely on private or Council plan changes to rezone land for future residential development.  Plan changes are costly to both Council and developers and, on average, take between 11 to 33 months to complete from notification. This is not viewed as being a reasonable approach to release land promptly. This has a flow-on effect on the affordability of housing in a market that is constrained by supply.

Existing Objective/s (status quo)	Appropriateness to achieve the purpose of the Resource Management Act 1991
	This is also one reason why the Government released the National Policy Statement on Urban Development and is seeking to replace the RMA with two separate pieces of legislation as part of the RMA reforms.
	Achievability: The development of Council Plan Changes or the assessment of Private Plan Changes is within the Council's powers, skills and resources.
Proposed Objective/s	Appropriateness to achieve the purpose of the RMA
<p>DEV-WR-O1, DEV-NER-O1, DEV-SER-O1, DEV-K-O1</p> <p>For example:</p> <p>West Rangiora Development Area contributes to achieving feasible development capacity for residential activities.</p>	<p>Relevance: Rangiora and Kaiapoi Development Areas will be essential to provide residential growth to the District. The proposed objective sets out the outcomes anticipated by the proposed District Plan regarding the <b>Development Area</b> and addresses the key resource management issues identified in Section 4 of this report.</p> <p>The proposed objective addresses explicitly the key resource management issues identified in Section 4 above.</p> <p>The proposed objective is relevant as it explicitly recognises that development is released to respond to population growth.</p>
	<p>Reasonableness: The provisions are similar to provisions in Dunedin City Plan to release land in a manner that responds to market demands promptly.</p> <p>The proposed objective provides direction to decision-makers regarding the intended outcomes of this development area.</p>
	<p>Achievability: As stated in Section 2.6, there is strong support from the community, landowners and developers on the need for additional housing in Rangiora and Kaiapoi.</p> <p>The objective can be achieved within the Council's powers, skills and resources. It is consistent with the Strategic Directions and Urban Form and Development objectives and policies in the Proposed District Plan.</p> <p>However, the provisions included in the Dunedin City Council (Chapter 12) are operative but are currently untested.</p>

## 7.2 Summary - Evaluation of Proposed Objectives

The proposed objective achieves the purpose of the RMA as it recognises the need to provide for population growth promptly as required by the NPS-UD. The proposed objective offers certainty about the outcomes anticipated under the proposed District Plan provisions and aligns with national planning direction and contemporary planning practice applied elsewhere.

## 8. EVALUATION OF PROPOSED POLICIES AND METHODS

Section 32 (1)(b) of the RMA requires an evaluation of whether the proposed policies and methods are the most appropriate way to achieve the proposed objectives by identifying other reasonably practicable options, assessing the efficiency and effectiveness of the proposed policies and methods in achieving the objectives, and summarising the reasons for deciding on the proposed policies and methods.

**The level of detail undertaken to evaluate the proposed policies and methods has been determined by the preceding scale and significance assessment.**

The assessment must identify and assess the benefits and costs of environmental, economic, social, and cultural effects anticipated from the implementation of the proposed policies and methods, including opportunities for economic growth and employment.

The assessment must, if practicable, quantify the benefits and costs and assess the risk of acting or not acting if there is uncertain or insufficient information available about the subject matter.

**Policies and methods have been evaluated as a package, as together, they address a particular issue and seek to meet a specific objective.**

## 8.1 Evaluation of Proposed Policies and Methods

Policy and method options to achieve the District Plan objectives relating to Development Areas	Benefits environmental, economic, social and cultural effects anticipated,	Costs environmental, economic, social and cultural effects anticipated,	Efficiency and Effectiveness	Risk of acting / not acting if there is uncertain or insufficient information about the subject matter of the provisions
<p><b>Option A: Proposed Approach</b></p>	<p><b>Environmental:</b> Rural character and amenity in neighbouring properties can be maintained by establishing adequate buffer areas and other mitigation measures as identified in the Outline Development Plans. These will also help avoid reverse sensitivity effects for future urban activities through setbacks from any sensitive activities. Identifying development areas and focussing growth on them helps protect more sensitive environments from inappropriate urban development.</p> <p>Plan provisions relating to the protection of SNAs, freshwater body setbacks and historic and cultural heritage will protect these values where they exist in Development Areas.</p> <p>The establishment of the Development Areas also provides</p>	<p><b>Environmental:</b> The provisions clearly establish the development areas as a transitional spatial layer that sets a clear expectation for the future urban use of the land. The existing rural character and amenity will change as a result of rezoning, and in most cases, will be completely transformed. Rural land use and landscapes will be replaced by urban built form and urban activities. This will likely reduce rural investment in the area.</p> <p>However, in the interim, the development areas will mean existing character and amenity are maintained until certification has been approved.</p> <p>Through the development and urbanisation process, there is potential for a wide range of temporary and permanent adverse environmental effects to</p>	<p><b>Effectiveness:</b> The proposed provisions are assessed as being highly effective. They determine areas deemed suitable for future urbanisation based on evidence; set out the process for prompt future development using an innovative approach; discourage subdivision and use that comprises the intended future use, and; enables current rural activities to continue in the interim.</p> <p><b>Efficiency:</b> The benefits outweigh the costs, and the efficiency of the proposed provisions are therefore considered to be high.</p> <p>The provisions impose little if any costs on existing rural land use and protect and enable the land to be developed for future urban use, which will generate significant, enduring benefits.</p>	<p>There is a significant body of supporting evidence as outlined within this evaluation report to support acting.</p> <p>The purpose of the provisions is clear, and there is a proven need established through evidence to provide additional land for housing.</p> <p>Certification is untested, therefore there is a risk of acting.</p> <p>Current misalignment between CRPS and NPS-UD</p>

	<p>certainty in terms of the location of future urban areas, giving some confidence for other rural and rural lifestyle zoned land if the development areas are largely addressing the housing bottom lines identified in UFD-O1.</p> <p>Potentially incompatible activities can also be managed through resource consent processes to ensure environmental effects are avoided, remedied or mitigated.</p> <p>Infrastructure will need to be established in general accordance with the outline development plan.</p>	<p>be realised if appropriate measures to avoid, remedy or mitigate effects are not put in place.</p> <p>With the included outline development plan and additional provisions in the proposed district plan, this will have a key role in ensuring that effects are adequately avoided, remedied or mitigated. Certification and resource consent processes in accordance with future zone provisions will manage the effects of future activities on the environment.</p> <p>Rural character and amenity in neighbouring properties can be maintained by establishing adequate buffer areas and other mitigation measures. These are identified within the Outline Development Plan and secured through the proposed district plan provisions. Where SNAs and historic and cultural heritage values exist in development areas, these will also be protected through plan provisions.</p>	<p>The opportunity cost of not establishing development area provisions and potentially allowing the sub-optimal development of the resource is high, primarily if the expansion of Rangiora and Kaiapoi did not occur in land adjacent to the existing towns.</p> <p>What are the efficiency implications of the certification tool?</p>	
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	<p><b>Economic:</b>  There will be significant economic benefits associated with the completed development of Development Areas in accordance with the certification process. Making more land available for housing and small scale retailing to support the development areas will help resolve the established shortage in housing supply and address inefficiently operating land markets that lead to inflated land values.</p> <p>The potential for over 5,000 new houses can create hundreds of millions of dollars of new economic activity per year in the long term. Currently, the construction sector provides approximately \$180m real GDP to the economy of the Waimakariri District. It also supports 640 jobs within the residential building construction sector.</p> <p>If further realised, these benefits will be dispersed throughout the economy and will have an enduring, positive economic impact. Residential service activities associated with the development of the development areas can support existing jobs in this sector and potentially create additional jobs in</p>	<p><b>Economic:</b>  There will be potential that as comprehensive development maybe ten years away or more, it may result in property owners not investing in land or building improvements. This will be mitigated largely by the underlying rural zoning and land use and the largely unimproved nature of the land.</p> <p>It will also prevent additional subdivision that could undermine or inhibit future development, which could be profitable, with some property owners having invested in land for this purpose. There will be a short-term opportunity cost for these property owners</p>		
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	<p>construction and ancillary services, including real estate and development finance.</p> <p>The ongoing provision for rural activities in development areas, including primary production until certification has been approved, will also ensure the economic use of the land continues in the interim.</p>			
	<p><b>Social:</b> As noted above, through job and wealth creation and improved housing supply and affordability, the development areas will have a positive long-term economic impact within the District. This will also improve social outcomes, particularly for people currently struggling to access or afford suitable housing.</p> <p>Better housing, in turn, leads to improved standards of living and better social outcomes. Greater choice in housing will also better meet people's needs and lifestyle preferences.</p> <p>It is anticipated that associated with new housing and urban development will be the provision of social infrastructure that will also support people's health and wellbeing. Simultaneous investment in active transport networks will</p>	<p><b>Social:</b> There is unlikely to be any social costs associated with these provisions.</p>		

	also support improved social outcomes.			
	<p><b>Cultural:</b> There is no Māori owned land held under Te Ture Whenua Māori Act in the Development Areas. However, the Kaiapoi Development area is located within sites of significance to Māori. Any development in this area would need to take into account the areas of significance to Māori.</p>	<p><b>Cultural:</b> There is no Māori owned land held under Te Ture Whenua Māori Act in the Development Areas. However, the Kaiapoi Development area is located within sites of significance to Māori. Any development in this area would need to take into account the areas of significance to Māori.</p>		
<b>Opportunities for economic growth and employment</b>				
See the economic benefits/cost section above.				
<p><b>Quantification</b> Section 32(2) (b) requires that, if practicable, the benefits and costs of a proposal are quantified. Given the assessment of the scale and significance of the proposed changes above, it is considered that quantifying costs and benefits would add significant time and cost to the s32 evaluation processes. The evaluation in this report identifies where there may be an additional cost(s). However, the exact quantification of the benefits and costs discussed was not considered necessary, beneficial or practicable.</p>				

Policy and method options less appropriate to achieve the objective/s	Benefits environmental, economic, social and cultural effects anticipated,	Costs environmental, economic, social and cultural effects anticipated,	Efficiency and Effectiveness	Risk of acting / not acting if there is uncertain or insufficient information about the subject matter of the provisions
<p><b>Option B: Relies on Council and/or private plan changes to zone land for residential development</b></p>	<p><b>Environmental:</b> Rural character and amenity in neighbouring properties can be maintained by establishing adequate buffer areas and other mitigation measures. However, this is more difficult to achieve on an ad-hoc, plan change by plan change basis. If established, these will also help avoid reverse sensitivity effects for future urban activities through setbacks from sensitive activities.</p> <p>Plan provisions relating to the protection of SNAs and historic and cultural heritage will protect these values where they exist.</p> <p>Subdivision and land use activities can be managed through the subsequent resource consent process to ensure environmental effects are avoided, remedied or mitigated.</p>	<p><b>Environmental:</b> The provisions do not determine plan change areas as a transitional spatial layer to urban activities, and they allow activities that will compromise the intended future urban use. Although the existing rural character and amenity will be modified, it will not enable it to be optimally transformed as intended. Rural land use and landscapes will likely be modified by rural lifestyle development before plan changes are promulgated.</p> <p>There is potential for a wide range of temporary and permanent adverse environmental effects to be realised if appropriate measures to avoid, remedy or mitigate effects are not put in place. However, these will not be of the same scale as the proposed provisions, which clearly provide a transformation to future urban use (e.g. provisions in the proposed plan to mitigate such effects). Resource consent processes will manage the effects</p>	<p><b>Effectiveness:</b> The proposed provisions are not the most effective method of meeting the objectives, given they will result in sub-optimal economic benefits. They will fail to address recognised social issues as outlined above adequately. They will, however, likely achieve acceptable environmental and cultural outcomes</p> <p><b>Efficiency:</b> The proposed provisions are not the most efficient method of meeting the objectives given the costs, particularly the high potential opportunity cost associated with the sub-optimal development of new residential areas that may not contribute to a well-functioning urban environment integrated with physical and community infrastructure (for any expansion of towns within the District)</p>	<p>There is a significant body of supporting evidence as outlined above to support acting.</p> <p>The risk of implementing the alternative provisions is that they will not result in the optimal use of the resource, and the potential economic and social benefits will not be realised.</p>

		<p>of future activities on the environment.</p> <p>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.</p> <p>Rural character and amenity in neighbouring properties can be maintained by establishing adequate buffer areas and other mitigation measures. However, this is more difficult to achieve on an ad-hoc, plan change by plan change basis.</p>		
	<p><b>Economic:</b></p> <p>There will be minor to moderate economic benefits associated with the piecemeal development of private plan change areas. A proliferation of low-density residential development could result in land parcels becoming fragmented and a lower housing yield than under the proposed provisions, and will not result in the significant economic benefits in terms of increased housing supply, improved housing affordability and employment generation (either</p>	<p><b>Economic:</b></p> <p>There is a high cost to developers in the development of a private plan change and Council in the development of a plan change in terms of the time it takes in order for zoning to change from Rural to Residential and the dollar cost of first developing the application, Council consideration of the private plan change application and the subsequent costs after the private or Council plan change has been notified.</p>		

	temporarily through construction activity or permanently through the establishment of new industry).	<p>Depending on the applicant, there will potentially be a high opportunity cost associated with the suboptimal development of development areas, as subdivision that could be subject to a private plan change may compromise the ability of these areas to meet the future housing needs of the District.</p> <p>Given that the land is identified as suitable for future urban use within the Future Development Strategy, the lack of achieving the housing needs in one development area may not be offset by other development areas meaning the economic benefits to the District may not be realised.</p> <p>The cost of infrastructure is likely to be higher, as well as it will not be happening in a coordinated, planned manner.</p>		
	<p><b>Social:</b> Housing could not be supplied in sufficient numbers to meet housing need. This will mean that improved social outcomes associated with increased access to and affordable housing may not be achieved.</p> <p>Benefits are likely to be moderate at best. Social issues associated with</p>	<p><b>Social:</b> If the Development Areas are not developed optimally, housing would not be supplied in sufficient numbers to meet housing need (for example change need in housing due to demographic change in the population of the District). This will mean improved social outcomes associated with</p>		

	poor access to housing and unaffordability will remain, and overall social wellbeing in these communities may be affected.	increased access to and affordability of housing will be moderate at best, and additional employment generation will also not be achieved. Social issues related to poor access to housing and housing unaffordability and unemployment may not be alleviated, and overall wellbeing may be affected.		
	<b>Cultural:</b> There is no Māori owned land held under Te Ture Whenua Māori Act in the Development Areas. However, the Kaiapoi Development area is located within sites of significance to Māori. Any development in this area would need to take into account the areas of significance to Māori.	<b>Cultural:</b> There is no Māori owned land held under Te Ture Whenua Māori Act in the Development Areas. However, the Kaiapoi Development area is located within sites of significance to Māori. Any development in this area would need to take into account the areas of significance to Māori.		
<b>Opportunities for economic growth and employment</b>				
See the economic benefits/costs section above.				

## 8.2 Summary - Evaluation of Proposed Policies and Methods

The provisions are assessed as the most appropriate to give effect to section 31(1) (aa), the NPS-UD, the CRPS, the Strategic Directions and the zone objectives. The provisions and associated mapping:

- Accurately determine the areas suitable for future urbanisation, specifically for housing;
- Set out the process for the future development of these areas and the matters that need to be addressed (including the new certification process);
- Discourage inappropriate subdivision and use that comprises the intended future use via Policy 2 of the Development Areas;
- Enable current rural activities to continue in the interim;
- Mitigate the effect on surrounding land uses and values; and
- This will result in the future realisation of economic and social benefits.

## 9. SUMMARY

This evaluation has been undertaken in accordance with Section 32 of the RMA. It has identified the need, benefits and costs and the appropriateness of the development area provisions regarding their effectiveness and efficiency relative to other means of achieving the purpose of the RMA.

The establishment of the development areas responds to a critical need to supply more land in the District for housing using the new certification process, which will release land promptly compared with the standard plan change process, which can take on average between one to three years to determine after notification. The need for additional housing has been confirmed through evidence that has been corroborated by market research. Consultation feedback has further refined the proposed approach. In summary, the provisions are considered to:

- Give effect to higher-order documents, including the NPS-UD and RPS;
- Address the identified resource management issues; and
- Establish the most effective and efficient way to achieve the Act's purpose and the strategic objectives (including urban form and development) of the Proposed District Plan.



APPENDIX 1 – PROVISIONS FOR NORTH EAST RANGIORA DEVELOPMENT AREA

<b>Objectives</b>	
<b>DEV-NER-O1</b>	<p><b>Development Area</b></p> <p>North East Rangiora Development Area contributes to achieving feasible development capacity for residential activities.</p>
<b>Policies</b>	
<b>DEV-NER-P1</b>	<p><b>Future urban development</b></p> <p>Provide for future urban development in a Development Area (in accordance with DEV-NER-APP1 - North East Outline Development Plan) through a certification process by the Chief Executive Officer or their delegate when:</p> <ol style="list-style-type: none"> <li>1. The development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in UFD-O1 (for the medium term);</li> <li>2. water supply, wastewater and stormwater infrastructure capacity is sufficient to support the proposed development; and</li> <li>3. an agreement is in place between the Council and the developer on the method, timing and funding of any necessary water supply, wastewater and stormwater infrastructure, open space and transportation infrastructure.</li> </ol>
<b>DEV-NER-P2</b>	<p><b>Subdivision and activities</b></p> <p>Only allow subdivision and activities where:</p> <ol style="list-style-type: none"> <li>1. after certification by the District Council’s Chief Executive Officer or their delegate, it is in accordance with the objectives, policies and rules of the Medium Density Residential Zone, Local Centre Zone and the relevant District-Wide provisions; and</li> <li>2. prior to certification by the Chief Executive Officer or their delegate, it will not undermine or inhibit the future development of the Development Area as per the North East Rangiora Outline Development Plan.</li> </ol>