

**BEFORE THE WAIMAKARIRI DISTRICT PLAN REVIEW HEARINGS PANEL**

**IN THE MATTER OF** the Resource Management Act 1991

**AND**

**IN THE MATTER OF** the hearing of submissions and further  
submissions on the Proposed  
Waimakariri District Plan

**AND**

hearing of submissions and further  
submissions on Variations 1 and 2 to  
the Proposed Waimakariri District Plan

**Hearing Stream 8: Subdivision**

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**FIRST STATEMENT OF EVIDENCE OF IVAN THOMSON  
(PLANNING)  
FOR RICHARD AND GEOFF SPARK  
(PDP SUBMITTER 183 / VARIATION 1 SUBMITTER 61)**

Dated 4 March 2024

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1. My full name is Ivan Thomson and my qualifications and experience are detailed in previous evidence submitted to the Panel.
2. I confirm that I have prepared this evidence in accordance with the Code of Conduct for Expert Witnesses Code of Conduct for Expert Witnesses contained in Part 9 of the Environment Court Practice Note 2023. The issues addressed in this statement of evidence are within my area of expertise except where I state that I am relying on the evidence or advice of another person. The data, information, facts and assumptions I have considered in forming my opinions are set out in the part of the evidence in which I express my opinions. I have not omitted to consider material facts known to me that might alter or detract from the opinions I have expressed.
3. Richard and Geoff Spark ('the Submitter') lodged submissions on both Variation 1 and the Proposed Waimakariri District Plan each requesting that approximately 57 hectares<sup>1</sup> of rural zoned land between Northbrook Road and Marsh Road, in south east Rangiora (the 'Site') be rezoned Medium Density Residential (MRZ) or General Residential (GZ). This includes approximate two hectares accommodating the Rosburn Events Centre and Northbrook Museum on Spark Lane.
4. The submission on the PDP also requested amendments to the Subdivision Chapter including:
  - SUB-P6
  - Criteria for Outline Development Plans*
  - Ensure that new Residential Development Areas, new Large Lot Residential Zones, new Commercial and Mixed Use Zones and new Industrial Zones shall not be subdivided until an ODP for that area has been included in the District Plan and each ODP shall:.....*
    1. *be prepared as a single plan; and*
    2. *be prepared in accordance with the following:*
      - c. *for new Residential Development Areas demonstrate how each ODP area will achieve a minimum net density of at least 15 lots or households per ha, unless there are demonstrated constraints then ~~no less than 12 households per ha~~ **a reduced density standard or density exemption shall apply**;*

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<sup>1</sup> There have been discussions with Council staff regarding an adjustment to the alignment of the Rangiora East Link Road (REL) and, if this adjustment is made, the total area for rezoning will be approximately 60-62ha.

SUB-P7

*Requirements of Outline Development Plans*

***Ensure that subdivision is in accordance with the fixed or flexible elements of any relevant ODP. Manage subdivision to ensure that the outcomes intended by the Outline Development Plan are met.***

SUB-S3 Residential yield

*Residential subdivision of any area subject to an ODP, except in the Large Lot Residential Zone, shall provide for a minimum net density of 15 households per ha, **or the minimum density specified in the applicable Outline Development Plan, whichever is the lesser, or if there are demonstrated constraints then a density exemption shall apply.** ~~no less than 12 households per ha.~~*

*Activity status when compliance not achieved: NC*

5. I note that the in her Section 42A Report Ms McClung is recommending no change to the greenfields density provisions, which includes going below 12hh/ha as a non-complying. I refer the Panel to my rezoning evidence where I discuss the matter of densities in some detail (See [86-87]) where I discuss why placing a minimum density of 12hh/ha could be inappropriate in some circumstances where there are likely to be constraints that could make 12hh/ha difficult to achieve.
6. Ms McClung at [214] refers to the findings of the WRCDM23 and its assumption in the modelling that includes 'an application of a higher density which accounts for change in density over the coming three decades to meet housing demand. This has meant that the New Development Areas are estimated to provide more capacity than under the previous model and the previous zones provisions'. Ms McClung concludes that generally 15 households per hectare are required within future development areas to meet housing supply.
7. While I can accept this reasoning I doubt that the requested change to SUB P6 or SUB-S3 would greatly affect the ability of current FDAs to accommodate the necessary demand for sections. Assuming most of these areas, including much of the Spark, land are capable of supporting at least 15hh/ha, the implications of potentially yielding less than 12hh/ha is unlikely to have any noticeable impact on development capacity. I consider that the flexibility and less regulation enabled by the submission outweighs any risk of not achieving the Districts housing targets. Even making non-compliance with SUB-S3 a Discretionary Activity as sought by Nicholas Hoogeveen [202.5] would go some way to meeting my concerns.

8. Regarding requested amendment to SUB-s7 I consider that the amendments to SUB-s7 recommended by Ms McClung are appropriate.

Ivan Thomson