

**Section 32 Report**  
**Variation 1 – Housing  
Intensification**  
**(Rezoning land in North East  
and South West Rangiora)**

Prepared for the

**Proposed**  
**Waimakariri District Plan**

August 2022



**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 proposed Waimakariri District Plan (PDP) identified three new development areas in East and West Rangiora and in Kaiapoi and provided a new certification process for the timely release of land rather than relying on private plan changes to rezone land.

Housing supply has been identified as a significant issue to address in Rangiora. The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act provides an opportunity for Council to rezone 68 hectares of greenfield land identified within the North East and South West Rangiora Development Areas within Variation 1 of the PDP. This will support a further 1,000 houses in order to help further address housing supply in Rangiora along with the enabling provisions contained in Variation 1 to make it easier for housing to develop within the existing zoned land in Rangiora, Kaiapoi, Woodend (including Ravenswood) and Pegasus.

## 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. The 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, particularly where it clearly 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

In addition to including the new MDRS provisions in the PDP, Variation 1 is also seeking to rezone land within the North East and South West Development area from Rural Lifestyle Zone (Development Area) to Medium Density Residential Zone (MRZ) as part of the Waimakariri District Plan Review. This will provide for additional greenfield land in Rangiora available for immediate residential development within the next 12-24 months as the proposed District Plan moves through the hearing and decision making process.

The proposed rezoning will provide for residential housing in accordance with the proposed Medium Residential Zone and the new MDRS provisions.

The rezoning of areas of land within the two proposed areas in North East and South West Rangiora would enable approximately 1,000 additional houses. The inclusion of the ability to create some Medium Residential Density development within the site would increase the ability to provide a variety of section sizes and achieve up to 15hha as required by the PDP.

Comprehensive analysis and assessments of a broad range of evidence and other relevant matters have identified the need for these areas to be rezoned via this section 32 and supporting material and the section 32 for the Development Areas chapter in the PDP.

The rezoning is split into two areas. They are:

- South West Rangiora
- North East Rangiora

#### **South West Rangiora**

South West Rangiora area is located at 163,179, 191,199 and 203 Johns Road. These five sites have a total area of approximately 21 hectares and is currently zoned Rural under the Operative Waimakariri District Plan and identified as part of the Rangiora South West Development Area (zoned Rural Lifestyle Zone) under the PDP. This area is currently used for primary production.

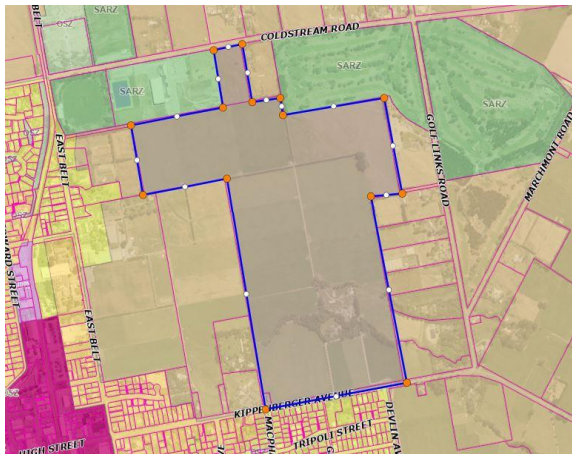
The existing Townsend Field residential development is adjoining this area, with Angus Place, Lusk Place, McCahon Drive and Goldie Drive providing access to this site once the Townsend Fields development is completed.

### North East Rangiora

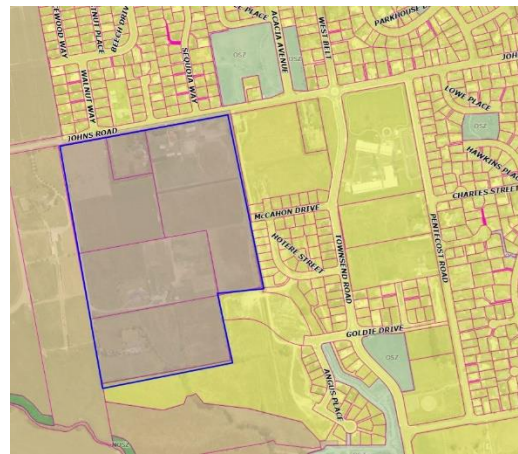
North East Rangiora area is located at 52 Kippenberger Avenue and 257 Coldstream Road. These two sites have a total area of approximately 65 hectares and is currently zoned Rural under the Operative Waimakariri District Plan and identified as part of the North East Rangiora Development Area (zoned Rural Lifestyle Zone) under the PDP. This area is currently used for primary production.

On 29 June 2022 the Environmental Protection Authority granted a COVID-19 Fast Track resource consent application for Stage 1 of this residential development (which is called “Bellgrove”). Stage 1 will deliver approximately 200 residential sections (out of a total of 800).

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



North East Rangiora



South West Rangiora

## 2.3 Significance of this Topic

The topic is significant by its scale (it covers extensions to the main urban areas of and the nature of the activities covered). The rezoned areas are likely to provide a significant amount of residential growth in the District over the short to medium term.

Objective UFD-O1 contained in the PDP identifies that the Waimakariri District Council needs to make sure there is sufficient feasible capacity for residential activity in the short to medium term (3 year to 10 years) and long term (10 to 30 years). UFD-O1 demonstrates that in the short to medium term the Waimakariri District requires 6,300 additional residential units (between 2018 to 2028). The rezoning of greenfield land in the locations identified in Variation 1 will provide 1,000 additional residential units or 16% of the capacity required in the short to medium term target.

In a recent decision<sup>1</sup> on Stage 1 of development within the North East Rangiora area, the hearing panel stated:

“[35] In relation to housing affordability, we are advised that the poor market supply of residential sections in and around Rangiora led to sections in an area known as Ravenswood,

<sup>1</sup> NER Appendix A – Bellgrove Stage 1 Decision, NER Appendix B – Economic Assessment  
Proposed Waimakariri District Plan Section 32 (Variation 1 – Residential Intensification – Rezoning Land)  
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which sold for \$140,000 to \$160,000 prior to the Covid-19 lockdown in 2020, now selling for between \$340,000 to \$380,000. This is an increase well in excess of 100% over an 18 month period. A similar example was given in relation to new sections at what is known as Townsend Fields. And similarly at Pegasus, also within the district. Prices for a new residential section in the district have more than quadrupled over the last 18 years.

[36] ... there is little (if any) greenfield land available for development in Rangiora. Townsend Fields has about 50 titles available and its next stage available about now, with registrations of interest already received from 500 parties. Ravenswood, which is about a 4 km drive east of the subject site along the Rangiora-Woodend Road, is expected to yield approximately 1100 sections upon completion, but that has also been inundated with enquiries by building companies and individuals. The developer in that area is now using a ballot system to ration new sections as they become available.

[37] This indicates to the panel that there is an extreme shortage which is driving up the price. The only way of correcting this is to provide more sections, ... we are strongly of the view that there is some urgency about the need for supply in the short term and long term. This consent process will not solve the entire problem, but it is a step in the right direction.

Considering the wording of the hearings panel in their decision on stage 1, it would seem clear that the rezoning of additional land would be significant in further addressing housing supply within Rangiora.

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 rezoned of land in Rangiora would use 86 hectares out of 183,434 ha of rural land zoned in the District for future residential purposes. This equates to approximately 0.05% of land use. Out of this 86 hectares of land, only two land parcels are greater than 20ha and less than 41 ha in size (60 hectares in total). If an economic farming unit is considered to be 20 hectares or greater, then as 70% of the 86ha is deemed economic. However considering this overall with the remaining rural land zoned in the District, then the impact of the loss of rural land for residential purposes is not regarded as significant.

## 2.4 Current Objectives, Policies and Methods

The rezoning of the land in North East and South West Rangiora from Rural Lifestyle Zone to Medium Density Residential Zone is not requiring any new objectives, policies or rules to be added to the District Plan. These land areas will be using the new provisions for Medium Density Residential Zone (including the Medium Density Residential Standards contained in Schedule 3A of the Resource Management Act) contained in Variation 1 and the relevant provisions in the PDP associated with the Medium Density Residential Zone.

## 2.5 Information and Analysis

See section 2.5 of the Development Area section 32<sup>2</sup>.

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<sup>2</sup> [https://www.waimakariri.govt.nz/\\_data/assets/pdf\\_file/0025/98233/32.-DEVELOPMENT-AREAS-RANGIORA-AND-KAIAPOI-S32-REPORT-DPR-2021..pdf](https://www.waimakariri.govt.nz/_data/assets/pdf_file/0025/98233/32.-DEVELOPMENT-AREAS-RANGIORA-AND-KAIAPOI-S32-REPORT-DPR-2021..pdf)

## 2.6 Consultation Undertaken

See section 2.6 of the Development Area section 32<sup>3</sup>.

## 2.7 Iwi Authority Advice

See section 2.7 of the Development Areas section 32 and Variation 1 (housing intensification) section 32.

## 2.8 Reference to Other Relevant Evaluations

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

1. Strategic Directions chapter – sets the strategic direction for the district plan, including the plan for urban development
2. Transport Chapter – provides design provisions for development, including roading and access
3. Natural Hazards chapter – sets out the requirements for development in areas at risk of natural hazards
4. Historic Heritage Chapter – provides a framework for the management of historic heritage
5. Sites and Areas of Significance to Māori Chapter – identifies those areas of importance to Ngāi Tūāhuriri
6. Residential Zones Chapter – sets out the activities and built form controls throughout the residential zones including the Medium Density Residential Zone
7. Commercial and Mixed-Use Zones Chapter – sets out the activities and built form controls in the Local Centre Zone
8. 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.

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<sup>3</sup> [https://www.waimakariri.govt.nz/\\_data/assets/pdf\\_file/0025/98233/32.-DEVELOPMENT-AREAS-RANGIORA-AND-KAIAPOI-S32-REPORT-DPR-2021..pdf](https://www.waimakariri.govt.nz/_data/assets/pdf_file/0025/98233/32.-DEVELOPMENT-AREAS-RANGIORA-AND-KAIAPOI-S32-REPORT-DPR-2021..pdf)

### 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.

##### 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."

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 change will affect the capability to service development for stormwater, with forecast increases and change to stormwater events and rising sea level.

### 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 s 75(3) a District Plan must give effect to a National Planning Standard. The first set of National Planning Standards were introduced in November 2019 with the purpose of improving the consistency of council plans and policy statements.

The National Planning Standards provide the format, layout and key definitions for the plan. Rezoning of the land subject to Variation 1 will give effect to the National Planning Standards by using the structure standard and zone framework standard that identifies the name and purpose of the Medium Density Residential Zone (as this zone is giving effect to the MDRS provisions required by Variation 1). Spatial layers include the use of precincts, specific controls and development areas which are consistent with the District Spatial Layer Standard.

### 3.2.2 National Policy Statements

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

The National Policy Statement for Urban Development (NPS-UD) 2020 sets out the objectives and policies for planning for well-functioning urban environments under the Resource Management Act 1991. This applies to all local authorities that have all or part of an urban environment within their district or region.

Christchurch is classified as a tier 1 urban environment in the NPS-UD, which includes Canterbury Regional Council, Christchurch City Council, Selwyn District Council, and Waimakariri District Council. The proposed rezoning is consistent with the objectives of the NPS-UD because it will:

- achieve a well-functioning urban environment for people and communities and provide for their wellbeing for now and into the future.
- improve housing affordability by enabling a supply of residential land for residential development, therefore providing more housing options.
- enable strategic infrastructure development over the medium term and long term.

The proposed rezoning in North East and South West Rangiora Development Areas will enable a well-functioning urban environment adjacent to existing development in Rangiora. These two areas will address residential capacity issues by enabling 1,000 residential sections for residential development in Rangiora.

The proposed rezoning meets the NPS-UD policies by:

- providing a planning decision that will contribute to well-functioning urban environments, which provide a variety of homes, good accessibility, limits the effects competitive land development, supports the reduction in greenhouse gases, and be resilient to the future effects of climate change.
- providing development capacity towards Council meeting the expected demand for housing and for business land over the short term, medium term, and long term.
- allowing Council to respond to the rezoning as it would significantly add to development capacity and contribute to surrounding urban environment.

The provisions proposed in the PDP, Variation 1 and the residential rezoning and supporting Outline Development Plans will ensure a well-functioning urban environment is achieved when the areas are developed. These areas has been identified in the LURP/Our Space (Greater Christchurch Future Development Strategy) and the Canterbury Regional Policy Statement as being suitable for development, therefore has already been anticipated by the RMA planning documents.

Overall, it is considered that the residential rezoning is consistent with the NPS-UD.

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

The National Policy Statement for Freshwater Management (NPS-FM) 2020 sets out the objectives and policies to ensure that natural and physical resources are managed in a way that prioritises:

- first, the health and wellbeing of the water bodies and freshwater ecosystems
- second, the health needs of people (drinking water)
- third, the ability of people and communities to provide for their social economic and cultural wellbeing, now and in the future.

The proposed residential rezoning and associated provisions will ensure that freshwater is managed in a way that gives effect to Te Mana o te Wai. Te Mana o te Wai is a concept that refers to the fundamental importance of water and recognises that protecting the health of freshwater protects the health and well-being of the wider environment.

### **South West Rangiora**

The natural spring and associated stream shown on the new Outline Development Plan will be protected from development through setbacks which will enhance the existing riparian margins. The stormwater runoff from a developed site will be conveyed to the existing Stormwater Management Area (South of Townsend Fields development) for treatment and detention before being discharged into the Southbrook Stream; therefore, preventing the degradation of nearby waterways. Existing septic tanks and water bores will be also removed as residential development will be required to connect to the Councils reticulated networks. This will help remove contaminants and sediment from both ground water and nearby waterways while controlling water takes/discharges through reticulated networks.

### **North East Rangiora**

The rezoning of land in North East Rangiora will support the health and wellbeing of the Cam / Ruataniwha River through the contaminated soil remediation, naturalisation and enhancement planting that is proposed. Reclamation of some portions of the Cam / Ruataniwha River channel is proposed. However, due to the extent of the proposed reclamation in the context of the Site and the broader catchment, and the current lack of aquatic values within the channel (which is generally dry on site) the rezoning is anticipated to maintain the ecological values of the portion of the Cam / Ruataniwha River on Site (particularly through the riparian rehabilitation planting proposed). In some respects, particularly through the riparian rehabilitation planting, the rezoning is expected to enhance the wellbeing of the waterbody on the Site. The method of stormwater management proposed, which will see the majority of stormwater treated and discharged into land, will protect the instream values of the Cam / Ruataniwha River. Appropriate measures during construction, such as erosion and sediment control measures will be implemented on site to safeguard surface water and groundwater quality.

The Cam / Ruataniwha River is not used as a source of human drinking water, nor is it typically used for contact recreation. However, there are domestic takes of groundwater in the area, and the components of the rezoning that relate to takes and discharges of groundwater have considered these uses carefully. Monitoring is proposed to ensure that E. coli is not discharged at concentrations that could be a risk to human health, and appropriate mitigation options are proposed in the event that these effects eventuate.

## Overall

Overall, it is considered that the rezoning of North East and South West Rangiora is consistent with the NPS-FM.

### Proposed National Policy Statement on Highly Productive Land

The Proposed National Policy Statement on Highly Productive Land (NPS-HPL) discussion document was published in August 2019 as part of the wider consultation on the proposed legislation. The NPS-HPL proposes to require councils to consider the availability of highly productive land for primary production now and in the future. Of relevance to the rezoning of land in North East and South West Rangiora, the purpose of the proposed NPS-HPL is to protect highly productive land from inappropriate subdivision, use, and development as urban expansion and change of land use in rural areas is creating a loss of productive land.

The proposed objectives of the NPS-HPL are to recognise, provide for, and maintain highly productive land and protect highly productive land from inappropriate subdivision, use, and development.

Proposed Policy 1, identification of highly productive land, states that prior to regional council identifying the spatial extent of highly productive land (where this has not yet occurred), the Land Use Capability (LUC) classes 1-3 apply in the interim. The land identified for rezoning in this variation are identified as LUC Class 3 (Canterbury Maps), the lesser of the productive soils classifications.

The other proposed policies relate to maintaining highly productive land and require Councils to specify what is inappropriate subdivision use and development. Proposed Policy 3 states: “urban expansion must not be located on highly productive land unless:

- a. There is a shortage of development capacity to meet demand (in accordance with NPS-UD) and
- b. it is demonstrated that it is the most appropriate option based on a consideration of:
  - A cost-benefit analysis that explicitly considers the long-term costs associated with the irreversible loss of highly productive land for primary production;
  - Whether the benefits (environmental, economic, social and cultural) from allowing urban expansion on highly productive land outweigh the benefits of the continued use of that land for primary production; and
  - The feasibility of alternative locations and options to provide for the required demand, including intensification of existing urban areas.”

It is considered that this proposed rezoning of lower-class productive land provides residential capacity in an area identified as having a shortage of development capacity and is therefore consistent with Policy 3 (a). This section 32 report contains a section 32AA cost-benefit analysis in Section 7, which identifies that the benefits of the proposed rezoning outweigh the benefits of the continued use of the site as a lifestyle block, with an overlay for future development.

Proposed Policy 4 seeks to avoid the fragmentation of highly productive land through managing rural subdivision. The proposal meets proposed Policy 4 because the site is adjacent to existing residential development in Rangiora and will consolidate residential development rather than scattering it over a greater area.

Proposed Policy 5 states that territorial authorities must identify, restrict, and establish methods to manage reverse sensitivity effects with primary production and rural productive land adjacent to residential land. Both North East and South West Rangiora areas have been carefully considered and the proposed ODP has been designed in a way that best manages reverse sensitivity effects on

adjacent rural zoned land. The proposed ODPs has proposed stormwater management areas and reserves to manage the effects of reverse sensitivity with the adjoining productive rural land.

Proposed Policy 6 directly relates to plan changes or rezoning of rural land. Proposed Policy 6 states that local authorities must have regard to the alignment of the request with statutory and non-statutory plans and policies, the benefits of the proposed land use compared to the benefits of the use for primary production, and alternative options for the proposed use on land that has less value for primary production. Both North East and South East Rangiora areas are identified in the Waimakariri 2048 District Development Strategy (2018) and Our Space (Future Development Strategy) as an area for future residential development. Therefore, these areas have already been identified for a form of residential intensification and a reduction in the use of the land for productive purposes. As stated in the Section 32AA assessment in Section 7 of this report, the benefits of the proposed rezoning outweigh the cost of a loss of productive land.

It is considered that despite the two areas having LUC Class 2 and 3 productive soils, the proposed change in use of the site for residential is not inappropriate and is not an uncoordinated urban expansion.

### 3.2.3 National Environmental Standards

The following National Environmental Standards (NES) are currently operative:

- Air Quality
- Sources of Drinking Water
- Telecommunication Facilities
- Electricity Transmission Activities
- Assessing and Managing Contaminants in Soil to Protect Human Health
- Plantation Forestry
- Freshwater
- Marine Aquaculture
- Storing Tyres Outdoors

The only National Environmental Standard considered relevant is the NES for Assessing and Managing Contaminants in Soil to Protect Human Health. It is noted that the NES for Air Quality is provided for under existing District and Regional Plans and will not apply to this rezoning. Water supply will be to the reticulated Council network in accordance with the drinking water requirements.

The NES for Assessing and Managing Contaminants in Soil to Protect Human Health has been assessed through a desktop study of the site and accompanying PSI reports North East and South West Rangiora. An Assessment of Environmental Effects has been included in Section 8 of this report. It is concluded that both land areas are suitable for rezoning and future development. Any potential HAIL activities identified as part of the recommended site walkover are to be investigated further prior to submitting for a subdivision consent.

Historical aerial imagery and Environment Canterbury's Listed Land Use Register does not identify any HAIL activities that would prevent residential development from being undertaken in both areas of Rangiora.

A full preliminary site investigation is required to be undertaken by the NES-CS at the time of subdivision consent, therefore, any potential contamination found can be remedied as part of the land

development works. It is considered that no further investigation is required at the time of this rezoning.

### 3.3 Regional policy statement and plans

The Canterbury Regional Policy Statement (CPRS) sets out the objectives, policies and methods to resolve those resource management issues in Canterbury. A summary assessment of the CRPS provisions is provided below. Chapter 5 (Land Use and Infrastructure) and Chapter 6 (Recovery and Rebuilding of Greater Christchurch) are the most relevant to this rezoning.

Chapter 5 – Land Use and Infrastructure, addresses resource management issues associated with urban and rural-residential development across the entire Canterbury Region. The relevant provisions of Chapter 5 are:

- Issue 5.1.3 - Lack of Strategic Integration (Entire Region)
- Issue 5.1.4 - Land Use and Transport Integration (Entire Region)
- Objective 5.2.1 - Location, Design and Function of Development (Entire Region)
- Policy 5.3.7 - Strategic Land Transport Network and Arterial Roads (Entire Region)

Both the North East ODP (included in the North East Development Area chapter of the PDP) and the South West ODP provides for a high level of certainty and integrated development that connects with surrounding roads and reticulated networks. It is providing opportunities for future expansion and is located close to public transport networks within the Rangiora area.

Chapter 6 - Recovery and Rebuilding of Greater Christchurch, focuses on metropolitan areas of Greater Christchurch including Rangiora. The purpose of Chapter 6 is to enable recovery by providing for development in a way that achieves the purpose of the RMA. The relevant provisions of Chapter 6 are:

- Issue 6.1.1 – Enabling Recovery, Rebuilding and Development
- Issue 6.1.2 – Adverse Effects Arising from Development
- Issue 6.1.3 – Transport Effectiveness
- Issue 6.1.4 – Amenity and Urban Design
- Objective 6.2.1 – Recovery Framework
- Objective 6.2.2 – Urban Form and Settlement Pattern
- Objective 6.2.3 – Sustainability
- Objective 6.2.4 – Integration of Transport Infrastructure and Land Use
- Policy 6.3.1 – Development within the Greater Christchurch Area
- Policy 6.3.2 – Development Form and Urban Design
- Policy 6.3.3 – Development in accordance with Outline Development Plans
- Policy 6.3.4 – Transport Effectiveness
- Policy 6.3.5 – Integration of Land Use and Infrastructure
- Policy 6.3.7 – Residential Location, Yield and intensification

Both areas have been identified either as a residential Greenfield Priority Area or a Future Development Area within the projected infrastructure boundary of Rangiora on Map A, attached to Chapter 6. Greenfield Priority Areas. These areas have been identified as being required to provide sufficient land for residential development to meet minimum residential targets contained Object 6.2.1a in the medium to long term time horizon.

It is considered that the rezoning of these two areas is consistent with the provisions of the CRPS, as the sites have already been identified for urban development under the CRPS, and they will promote a high-quality urban design with strong amenity values that are closely linked to the surrounding residential area. Existing infrastructure can be connected into the development and future development to the west has been accommodated for. Therefore, this proposal addresses the issues identified within CRPS about a lack of strategic integration, transport effectiveness, and adverse effects arising from development.

Chapter 11 - Natural Hazards relates to managing natural hazard risk in Canterbury. The objectives of this section are to avoid new subdivision, use and development of land that increases risks associated with natural hazards, and to ensure any hazard mitigation measures do not result in adverse effects on the environment. The two areas have been identified as having a low hazard risk from earthquakes (and the associated effects) and medium risk from flooding. However, for South West Rangiora the proposed provisions required residential sections to fill to avoid inundation in a 1 in 200 year event in conjunction with flood protection (bund) works. Therefore, they can be successfully mitigated.

Overall, the proposed rezoning is consistent with the relevant objectives and policies of Chapter 5 & 6 of the CRPS. The proposed rezoning and proposed South West and North East Rangiora ODPs will achieve a consolidated, well-designed, and sustainable residential development with sufficient infrastructure, servicing, and transportation connections. The proposal will avoid or mitigate any resulting adverse effects that may arise, including effects on servicing, infrastructure, and the wider transport network. Both the South West and North East Rangiora ODPs demonstrate how the areas can be developed to minimise any adverse effects of reverse sensitivity with the adjoining rural productive land. In conclusion, the proposed rezoning and proposed ODPs are consistent and meet the objectives and policies of Chapter 5 & 6 of the Canterbury Regional Policy Statement.

### 3.4 Iwi Management Plan

The Mahaanui Iwi Management Plan (IMP) was lodged with the relevant Councils on the 1st March 2013, including the Waimakariri District Council. The Resource Management Act contains a number of provisions in regard to Māori interests, including the principles of the Treaty of Waitangi, and gives statutory recognition to Iwi Management Plans.

The Mahaanui Iwi Management Plan 2013 is an expression of kaitiakitanga which is fundamental to the relationship between Ngai Tahu and the environment. The IMP sets out how to achieve the 'protection of natural and physical resources according to Ngai Tahu values, knowledge and practices' (IMP section 5.1). It identifies a number of issues and associated policies, including subdivision and development guidelines. This promotes early engagement at various levels of the planning process to ensure certain outcomes are achieved within the development.

The Mahaanui IMP 2013 has been prepared by the six Papatipu Rūnanga of the takiwā:

- Ngāi Tūāhuriri Rūnanga
- Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga
- Te Rūnanga o Koukourārata
- Ōnuku Rūnanga
- Wairewa Rūnanga
- Te Taumutu Rūnanga

North East and South West Rangiora is located within the area covered by the Mahaanui Iwi Management Plan 2013 (IMP) and as such it is considered appropriate to assess the application under the IMP, as required under Section 74(2A) of the RMA, to assess any potential effects on Tāngata Whenua vales.

The relevant sections and policies to the applications are addressed as follows;

### **Section 5.1 Kaititakiganga**

The objectives of this section of the IMP acknowledge that the Mahaanui IMP 2013 is a manawhenua planning documents for the six Papatipu Rūnanga in the region. It is acknowledged that there is a relationship with the Rūnanga have with the land and water, kaitiakitanga and Treaty of Waitangi. This section of the IMP provides an overarching policy statement on kaitiakitanga and is relevant to all other sections of the IMP.

### **Section 5.2 Ranginui**

This section of the IMP addresses objectives and policies for air and provides guidance to the protection and use of air in a manner that respects the life supporting capacity and ensures that it is passed onto the next generation in a healthy state.

Air discharges will be changes from rural to residential in nature. This is considered to provide a possible benefit in that residential discharges have less potential to contaminate air.

The IMP also identifies the need to support reduction of emissions for climate change mitigation. Both areas allows for walking and cycling transport connections through the site, with future possible connections to adjoining land.

### **Section 5.3 Wai Māori**

Section 5.3 addresses objectives and policies for freshwater and provides guidance to freshwater management in a manner consistent with Ngai Tahu cultural values and interests. It is recognised that Ngai Tahu and Rūnanga have interests and relationships with freshwater resources.

The residential development of North East and South West Rangiora will obtain water supply from the Council's reticulated network. The existing natural spring areas will be protected through setbacks to maintain the natural riparian margins which will be enhanced with native planting. All stormwater runoff will be conveyed by Councils reticulated stormwater network to the stormwater management area for treatment and detention before being discharged.

There will be no effluent discharges to ground or waterways. Both areas are located adjoining to an existing residential development in Rangiora and will connect to the Council reticulated wastewater network.

It is considered that the application is consistent with the Wai Māori section of the IMP.

### **Section 5.4 Papatūānuku**

This section of the IMP addresses objectives and policies of issues of significance in regard to the land. It recognises the relationships and connections between land, water, biodiversity and the sea. Within the North East Rangiora area, the following has been identified and included as part of the PDP.

- Sites and areas of significant to Māori (SASM) number 24 – Ngā Wai- Cam/Ruataniwha River and including tributaries



Throughout the preparation of the rezoning this land and the development of the Outline Development Plan (included in the North East Rangiora Development Area chapter) , the potential effects involved with changing the land use and any potential effects on the environment have been considered, with the intended aim to minimise any potential adverse effects. A full assessment of potential effects has been addressed in the Assessment of Environmental Effects.

#### **Section 6.4 Waimakariri**

This section of the IMP addresses issues of particular significance to the lands and water of the Waimakariri catchment. The two areas are located in Waimakariri District and issues around water quality and quantity and the potential effects of subdivision and development are relevant considerations as part of the rezoning of land in Rangiora. The issues and policies focus on discharges to surface water, discharges to groundwater, subdivision and development, and cultural landscapes. The rezoning of these two areas and any future subdivision development will manage and mitigate any potential effects on groundwater, on surface water, and reduce any potential effects on the environment and the cultural values of the wider area.

Both areas will connect to existing Council infrastructure services, and as a result any potential discharge of contaminants will be controlled and treated. This will minimise the adverse effects if waterways and groundwater.

#### **Overall**

The proposed change of zoning from proposed Rural Lifestyle Zone (Development Area) to proposed Medium Density Residential Zone is considered to have less than minor adverse effects on the natural and cultural environment and is considered to be consistent with the provisions of the Mahaanui Iwi Management Plan 2013 and is therefore consistent with Tāngata Whenua values.

### **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 (2018)**

The Waimakariri 2048 District Development Strategy (2018) “sets out broad directions for growth and development, acting as a platform to inform decision making within the context of a long-term view”. The strategy is part of the ongoing growth management within Waimakariri and the Greater Christchurch context.

The Strategy’s vision is “Our District – the very best of town and country” which is achieved by the seven principles identified throughout the strategy. The Strategy identifies that additional feasible greenfield residential land will be needed in the District’s main centres, including Rangiora.

There are 7 principles that set out the development strategy for the District. These are; Our Environment, Our Growing Communities, Our Rural Area and Small Settlements, Our Connections, Our Economy, Our Centres and Our Community Spaces and Places.

The proposed rezoning is consistent with the principle of Our Environment because it will achieve the strategic aim of being environmentally rich and sustainable. The natural environment will be managed to ensure that there will be minimal adverse effects on resources such as groundwater, surface water, and soil health.

The Our Growing Communities principles aims to achieve consolidated and integrated urban growth that provides housing choice. Residential growth in Rangiora is anticipated to occur to the east and to some extent to the west. The rezoning of land within North East and South West Rangiora gives effect to this principle because it is providing land for new houses within the residential growth direction identified for Rangiora.

The Our Connections principle has the strategic aim of well-connected through infrastructure. The proposed rezoning and ODP for both North East and South West Rangiora demonstrates that the future development can be well-connected and efficiently serviced. Water supply, stormwater, and wastewater has all been assessed (see section 8 of this section 32 report), which determined that the site is able to be serviced. The rezoning of land within North East and South West Rangiora will have good connectivity to existing residential development within Rangiora.

The Our Centres principle identifies that Rangiora will continue as the primary centre role in the District. The development of a further 1,000 additional houses will help support the town centre.

The Community Spaces and Places principle has the strategic aim of community facilities and green space that meet community needs. Both North East and South West Rangiora will provide for green space and the nearby primary school (in South West Rangiora) and high school (North East Rangiora) is walkable.

The Rangiora snapshot provides information regarding where the town was at the time of writing (2018) and where the town is going (2048). The Strategy identifies that 5025 new households will be needed in Rangiora by 2048 and there are future residential long-term growth directions proposed to the east and west of the current town, which includes the land subject to this rezoning in the North East and South West of Rangiora.

Overall, the Waimakariri District Development Strategy identifies these two areas for future residential development as further greenfield residential land is required in Rangiora to accommodate the predicted residential growth in the area and in the wider Waimakariri District. Both North East and South West Rangiora achieve the vision and the relevant principles such as Our Environment, Our Growing Communities, Our Connections and Our Community Spaces and Places contained in the District Development Strategy.

### **Our Space (Future Development Strategy) 2018-2048**

Our Space 2018-2048: Greater Christchurch Settlement Pattern Update Whakahāngai O Te Hōrapa Nohoanga has been prepared by the Greater Christchurch Partnership. The partnership includes;

- Christchurch City Council
- Environment Canterbury
- Selwyn District Council
- Waimakariri District Council
- Iwi – Te Rūnanga o Ngāi Tahu
- Waka Kotahi New Zealand Transport Agency

- Canterbury District Health Board
- Greater Christchurch Group – the Department of Prime Minister and Cabinet

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.

Our Space identified that 36% of housing demand should be met through development of existing greenfield areas in Christchurch, Selwyn and Waimakariri and 19% of housing demand through new greenfield and redevelopment areas in Selwyn and Waimakariri. The proposed rezoning in North East and South West Rangiora is consistent with Our Space as both areas are located within future development areas<sup>4</sup> and will therefore contribute to the 19% housing demand in Selwyn and Waimakariri Districts.

### 3.6 Any other relevant legislation or regulations

No additional relevant legislation or regulations have been identified.

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<sup>4</sup> Figure 15: Proposed future development areas in Rolleston, Kaiapoi and Rangiora, page 29 Our Space Proposed Waimakariri District Plan Section 32 (Variation 1 – Residential Intensification – Rezoning Land) 220718121699

## 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>s</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).

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.
- 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 rezoning, certification and resource consents. Of relevance to the rezoning of the land subject to variation 1 are Strategic Objective SD-O2: Urban development. In terms of Urban Form and Development, UFD-O1 and Policies UFD-P1, UFD-P2 and UFD-P9 are of particular relevance as well.

A summary of how the rezoned land in Rangiora gives effect to the above objectives and policies are as follows:

UFD-O1 – Feasible development capacity for residential activities	The rezoned land included in Variation 1 will provide for 1,000 Households which will contribute to achieving the identified household bottom lines.
UFD-P1 – The density of residential development	The rezoned land included in Variation 1 will achieve between 12 to 15 households per hectare.
UFD-P2 – Identification/location of the new Residential Development Areas	The rezoned land included in Variation 1 have been identified has part two Development Areas of the proposed District Plan
UFD-P9 – Managing reserve sensitivity effects from new development	Outline Development Plans have already included as part of the Proposed Plan for the land that has been included in Variation 1. This will help landowners and developers to manage the reserve sensitivity effects from new development.

### 5.2 Zone / District-wide Subject

The land which has been included in Variation 1 will be zoned Medium Density Residential Zone which has been included as part of Part 3 (Residential Zones) of the Proposed District Plan.

### 5.3 Proposed Objectives and Policies

The land which has included in Variation 1 will use the Objective and Policies of the Medium Density Zone and any relevant District Wide Objectives and Policies as included in Part 2 of the Proposed District Plan.

### 5.4 Proposed Methods

The land which has been included in Variation 1 will use the methods contained in the Medium Density Residential Zone including the new built form standards for this zone which Council had to include in its Proposed District Plan to give effect to Schedule 3A of the RMA (Medium Density Residential Standards).

## 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 that are 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 clearly 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 Māori;
- (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 significance 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
Degree of change from the Proposed Plan		✓	
<p>The PDP identified land in North East and South West Rangiora (which is subject to rezoning contained in Variation 1) as part of two development areas. As a result it anticipated development to occur within these areas. Variation 1 is rezoning land which has already had part of the land consented for residential development under the COVID 19 Fast Tract Consenting Act or is required for residential development to meet Council's housing bottom lines target in the short term contained in Objective UFD-O1.</p>			
Effects on matters of national importance	✓		
<p>The land included to be rezoned in Variation 1 will achieve the relevant parts of Part 2 of the RMA, as discussed in Section 3.1 and the discussion above.</p>			
Scale of effects geographically (local, district wide, regional, national)	✓		
<p>The effect are felt locally as the land included to be rezoned in Variation 1 occupies 86 hectares and will support the residential growth in Rangiora only.</p>			
Scale of effects on people (how many will be affected – single landowners, multiple landowners, neighbourhoods, the public generally, future generations?)		✓	
<p>Several landowners will be affected by the rezoning of land included in Variation 1. Also, as these areas will allow for 1,000 new dwellings to support the growing population of Rangiora, future generations will be affected by this rezoning</p>			
Scale of effects on those with specific interests, e.g., Mana Whenua, industry groups	✓		
<p>The rezoning of land seeks to provide additional dwellings in Rangiora. Outside of the general public and landowners there are no specific identified effects on interest groups. The rezoning of land has not been identified as an area of particular concern to Tāngata Whenua.</p>			
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?	✓		
<p>The rezoning of land included in Variation 1 are closely aligned with and gives effect to the Canterbury Regional Policy Statement and the National Policy Statement on Urban Development 2020 (including Objective 6(c)).</p>			
Likelihood of increased costs or restrictions on individuals, communities or businesses	✓		
<p>The rezoning of land included in Variation 1 in Rangiora will allow developers to bring additional housing to the market faster than anticipated in the Proposed District Plan. This will have a positive impact in the housing market of Rangiora including improving housing affordability as house prices have been rising steeply in Rangiora over the last two years.</p>			
<p><b>Summary - Scale and Significance</b></p>			

Low	Medium	High
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Overall, the scale and significance of rezoning land in Rangiora is low. The rezoning of land in North East and South West Rangiora will make an essential contribution to the wellbeing of people and communities, including the attractiveness of the Rangiora as a place to live, work or play. While the provisions managing these areas of land directly affect landowners within the defined areas, they indirectly affect the wider community. Therefore, the scale of the effects is considered to be township wide in Rangiora.

The most significant change from the Proposed Plan provisions is the rezoning of land from rural (identified as a development area) to a residential zoning. 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 rezoning of this land is not considered to impact of matters of national importance, or are a particular concern to Tāngata Whenua.



## 7. Section 32AA Assessment

The Section 32AA evaluation provided below is in response to Waimakariri District Council’s ‘Residential Zone’, ‘Development Areas Rangiora and Kaiapoi Section 32 Report and the Section 32 Report for the provisions relating to Variation 1 – Housing Intensification. A Section 32AA assessment has been undertaken as an amendment to the chapter which is sought by the proposed rezoning in the North East and South West Rangiora to the proposed Medium Density Residential Zone.

Section 32 AA (1) (b) states that a further evaluation required under this Act must be undertaken in accordance with Section 32 (1) to (4).

A Section 32 report requires the Council to evaluate, at a level of detail corresponding to the scale and significance of the anticipated environmental, economic, social, and cultural effects.

- The extent to which the objectives of the proposal are the most appropriate to achieve the purpose of the RMA.
- Whether the provisions (rules) are the most appropriate way for achieving the objective (purpose), by including consideration of any other reasonably practicable options, the efficiency and effectiveness of the provisions in achieving the purpose, and reasons for deciding on the provisions.

The rezoning of the land in North East and South West Rangiora is not requiring any new objectives, policies or rules to be added to the District Plan.

Two options have been assessed below:

- Retain the current proposed RLZ zoning with certification for GRZ/MRZ only; or
- Provide for a rezoning from RLZ to MRZ.

### Option 1: Retain proposed Rural Lifestyle Zoning with certification for GRZ only (status quo)

	Benefit	Cost
Environmental	<ul style="list-style-type: none"> <li>• Maintains the existing character of the site.</li> <li>• No residential expansion of Rangiora in the next 12-24 months.</li> <li>• No additional capacity for stormwater/wastewater required.</li> <li>• Retains rural use.</li> </ul>	<ul style="list-style-type: none"> <li>• A missed opportunity for providing additional residential capacity in Rangiora and Waimakariri in the next 12-24 months (if a resource consent is applied for under both the proposed and operative district plan).</li> <li>• Does not implement the Waimakariri District Development Strategy.</li> <li>• No guarantee landowners will apply for certification.</li> </ul>
Economic	<ul style="list-style-type: none"> <li>• No cost to the owner or Council to retain the proposed zoning.</li> </ul>	<ul style="list-style-type: none"> <li>• Requires certification and subdivision consent and plan change in the long term.</li> <li>• The cost and timeframes are still to be confirmed regarding the Certification process (would</li> </ul>

		require the provisions to have legal effect to have a meaningful impact on the supply of housing in Rangiora)
Social	<ul style="list-style-type: none"> <li>No social benefit recognised.</li> </ul>	<ul style="list-style-type: none"> <li>Does not contribute to Rangiora housing stock or contribute to providing for projected increase in population (within the short term).</li> </ul>
Cultural	<ul style="list-style-type: none"> <li>No cultural benefit recognised.</li> </ul>	<ul style="list-style-type: none"> <li>No cultural cost recognised.</li> </ul>

Option 1, retaining the land as proposed Rural Lifestyle Zoning with an overlay that enables development following certification has more costs than benefits. The benefit of this option would be that the rural character of the site and outlook for existing residential properties in Rangiora would not change in the next 12 months, and the rural use would continue. This option would not enable residential expansion of Rangiora in the next 12 months.

The costs of doing nothing and retaining the proposed Rural Lifestyle Zoning means that there will be no immediate residential development capacity provided on this site (if a resource consent was applied for under both the operative and proposed district plan, and therefore there will be no additional residential capacity provided or wider benefit to Rangiora, or Waimakariri until the PDP was made operative at a later time when landowners would then need to obtain certification and subdivision consent.

This could be a missed opportunity for the Council and developers to demonstrate and supply residential housing capacity and housing choice in the short, medium and long term as required by the NPS-UD.

By retaining the current proposed Rural Lifestyle Zoning, albeit with the overlay, the site would also not be giving effect to the Waimakariri District Development Strategy.

As detailed below, the benefits of retaining the rural zoning (Option 1) subject to the future development overlay can still be effectively managed and achieved by sensitive design and mitigation when implementing Option 2. The costs outweigh the benefits, and Option 1 is the least preferred option.

## Option 2: Rezone land from Rural Lifestyle Zone to MDZ

	Benefit	Cost
Environmental	<ul style="list-style-type: none"> <li>• Reticulated water and wastewater services.</li> <li>• Additional stormwater treatment and reserve areas would be provided and would be vested in Council.</li> <li>• Buffer provided to adjacent rural and industrial land uses.</li> <li>• Gives effect to Waimakariri District Development Strategy.</li> <li>• Opportunity for enhancement of onsite streams.</li> <li>• Housing choice with a range of density creating vibrant residential area.</li> </ul>	<ul style="list-style-type: none"> <li>• Loss of rural land (as anticipated)</li> <li>• Loss of rural outlook / character.</li> <li>• Increase in impermeable area and increased discharges for stormwater.</li> <li>• Re-direction of overland flow path routes</li> </ul>
Economic	<ul style="list-style-type: none"> <li>• Will enable approximately 1000 additional residential allotments.</li> <li>• Short-medium term employment opportunities during construction.</li> <li>• Enables development certainty sooner without certification consent and further plan change rezoning costs.</li> </ul>	<ul style="list-style-type: none"> <li>• Economic cost for development of urban infrastructure (services and roading) for landowner.</li> <li>• Economic cost of flood protection modelling and works for filling as part of subdivision process for landowner (South West Rangiora only).</li> </ul>
Social	<ul style="list-style-type: none"> <li>• An integrated development which is located nearby either a existing primary school (South West Rangiora) / or high school (North East Rangiora).</li> <li>• Adjoining existing residential development and in close proximity to community facilities and town centre.</li> <li>• Provision of higher density in proximity to existing residential and within existing public transport network.</li> </ul>	<ul style="list-style-type: none"> <li>• No social costs identified.</li> </ul>
Cultural	<ul style="list-style-type: none"> <li>• Stormwater discharges to integrated systems being the preferred method.</li> </ul>	<ul style="list-style-type: none"> <li>• No cultural costs identified.</li> </ul>

Option 2 is the preferred option as identified in this evaluation. Rezoning the land to the proposed MRZ allow a potential yield of approximately 1000 residential allotments, which will significantly contribute to meet the residential housing demand that Waimakariri is currently experiencing.

The rural character of the existing site will change to residential character under both options, however, Option 2 would have this sooner. The development design can be sensitive to the natural environment by maintaining the sense of open space and rural outlook through the development in both options.

The proposed rezoning to MRZ and the proposed ODP best meets the objectives of the proposed MRZ chapter. The benefits of rezoning the site to proposed MRZ are greater than the costs, and therefore Option 2 has been determined as the most appropriate option.

### **Efficiency**

Option 2, rezoning the site to proposed MRZ has been assessed as the most efficient use of the land and is the most appropriate option when the costs and benefits of both options are compared and in relation to timing. The benefits of Option 2 outweigh the costs meaning that it is the most efficient option, and therefore the most suitable use of land.

### **Effectiveness**

Option 2 has been assessed above as the most efficient option; however, it is also assessed as the most effective option in giving effect to the Waimakariri District Development Strategy and providing the opportunity for future sustainable residential growth in Rangiora. The proposal will provide a well-functioning urban environment that improves the supply of residential housing and housing capacity in the short, medium and long term. The proposed rezoning and ODP will provide for a consolidated residential development and will have sufficient future infrastructure servicing and accessibility.

The rezoning of this land will be consistent with proposed policies for MDZ provisions.

### **Risk of Acting or Not Acting**

The proposed Waimakariri District Plan process has provided high level technical reports to confirm the suitability of the site for the proposed inclusion as a Development Area. Further information has been provided as part of this section 32, noting that the Council and landowners are continuing on with more detailed investigations for services capacity and natural hazards which will be used for future resource consent applications.

There is also a risk of not acting, as detailed in Option 1, in that it has been identified that there is future demand for residential capacity in Rangiora, and that by not acting as quickly as possible, residential demand will continue to increase with a risk of insufficient residential supply being provided. The risk of not acting, also is that Council will not meet their requirements under the RMA to meet the needs of future generations and will not enable further land to be bought forward for residential development in Rangiora to increase housing supply and housing choice.

## 8. Assessment of Actual and Potential Effects on the Environment

The assessment of actual and potential effects on the environment (AEE) has been prepared in accordance with the Fourth Schedule of the RMA. The First Schedule, clause 22(2) of the RMA requires 'Where environmental effects are anticipated, the request shall describe those effects, taking into account the provisions of Schedule 4, in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change, policy statement, or plan'.

### 8.1 South West Rangiora

The following actual and potential effects have been considered as part of South West Rangiora to rezone the site at 163, 179, 191, 199 & 203 Johns Road, Rangiora from proposed Rural Lifestyle Zone (South West Rangiora Development Area) to the proposed Medium Density Residential Zone. Effects on:

- Urban Form and Landscape Amenity
- Transport
- Infrastructure and Servicing
- Natural Hazards
- Health of Land
- Tangata Whenua and Cultural
- Reverse Sensitivity
- Positive Effects

#### **Effects on Urban Form and Landscape Amenity**

The proposed residential zoning and residential intensification will alter the existing urban form and landscape of the South-West Rangiora area.

The most significant change to visual amenity will be to those properties on the northern side of Johns Road, the Townsend Fields Development to the east and the rural properties to the west who currently look over an open rural landscape.

The effects of rezoning and development will be mitigated by providing a temporary green link strip (stormwater bund) along the western boundary of the site. The adjacent rural sites within the South West Development Area would benefit from this open space buffer until they are also developed following certification as it provides a separation between zones. This could be further mitigated through landscape treatments along the green link strip.

The interface of development with Johns Road will also need careful consideration. Building setbacks and open front fencing are measures that would provide a degree of visual openness and increase the amenity of this frontage. The site is located within the Rangiora area and township where there is an expectation that the site could be developed for urban residential activities with urbanisation along the Johns Road frontage.

The rezoning will enable the site to contribute towards residential activities and amenity that are similar to those in the surrounding residential neighbourhood. The road links have been designed so to provide good connectivity between existing and future developments. The existing Townsend Fields Development will benefit from onsite amenity that has been provided through careful design of the outline development plan. These include provisions for good road links, and pedestrian and

cycle connections. The proposed zone is the same as the adjoining residential areas, therefore having a consistent level of amenity and character.

In conclusion, the proposed rezoning will not adversely affect outstanding natural features or landscapes and will not adversely affect any indigenous biodiversity. The rezoning will maintain the character and amenity of the township and will facilitate residential growth in keeping with Rangiora's character. Any potential adverse effects on urban form and visual amenity can be appropriately mitigated. Therefore, the potential adverse effects of the proposed rezoning and residential development will be less than minor.

### **Effects on Transport**

The ODP provided identifies the key roading links with the surrounding roading networks. This ODP agrees with the requirements under the Proposed District Plan in regard to intersection spacings and provides good connectivity towards the town centre and community focal points such as the school. This also provides connections to McCahon Drive and Goldie Drive within the Townsend Development which are currently no exit streets (but have been constructed expecting to be extended).

Detailed roading and access designs will be provided as part of future subdivision consent and engineering approval for the site. The future application will need to address all other roading and access requirements of the District Plan. At the time of writing this report, an integrated traffic assessment had not been developed.

It is considered that any future potential effects on transportation and traffic can be addressed at future subdivision stage.

### **Effects on Infrastructure and Servicing (summary of the Infrastructure and Servicing Assessment SWR-Appendix A)**

An Infrastructure Servicing Report has been prepared by Eliot Sinclair and is attached as SWR-Appendix A. The report has assessed and detailed the infrastructure and servicing requirements for the proposed rezoning and possible future subdivision including stormwater, water supply and wastewater.

The Townsend Fields subdivision services were designed with capacity for an approximate 50 ha catchment which includes that of 163,179, 191, 199 and 203 Johns Road with sewerage, water supply and stormwater infrastructure connections being made available. Therefore, the increased demand on services has already been anticipated by the adjoining downstream development.

### **Effects on Natural Hazards**

#### **Geotechnical (summary of the Geotechnical Assessment SWR-Appendix B)**

The letter containing Supporting Geotechnical and Contamination Information was undertaken by Eliot Sinclair environmental engineers to assess the level or risk and suitability of rezoning the area to MRZ.

The geotechnical characteristics as well as specific risk from natural hazards such as earthquakes and flooding were assessed for the site. All risks were determined to be acceptable or tolerable, and therefore it is considered that any adverse effects from natural hazards for rezoning the site to MRZ are considered to be less than minor.

Waimakariri District Natural Hazards assessment indicates the site is located in an area where liquefaction damage is unlikely. The deep clay-bound gravels found in the geotechnical testing of the site are accepted to have a low risk of liquefaction; therefore, correlating with the natural hazards assessment.

### **Flooding (summary of the Flooding Assessment SWR Appendix C)**

The site is located in an area identified on Council's flood hazard map (Proposed District Plan) as having the potential for a low-medium hazard risk of flooding during a 0.5% AEP and Ashley River breakout scenario. Subdivision in this area must raise ground levels to the 0.5% AEP and Ashley River breakout flood level to ensure that the developed land is not subject to inundation; therefore, earthworks are required to fill the proposed residential sections to the required level.

A new flood management bund on the western boundary of the site will be constructed as part of the current stage of the Townsend Fields Development which has the positive effect of protecting the current developable (zoned land) from the full flood impacts during the 0.5% AEP and Ashley River Breakout scenario, including Lots 1, 2, 3, and 4 DP 333694, and Lot 1 DP 62409.

The current flood model attached in Appendix XYZ demonstrates that further development and filling of the SW Rangiora Development Area subsequent to rezoning would:

- Reduce flood depths by approximately 50-300 mm within northern and eastern areas of Lots 2 and 3 DP 495345, (113 & 117 Townsend Road, respectively).
- Not result in adverse effects on any existing dwellings (e.g. the post development flood height around all dwellings in the vicinity does not exceed the pre-development flood height).
- Reduce flood depth by approximately 50-100 mm around the dwelling located at 113 Townsend Road.
- A large proportion of the 200 year flood flow will be captured by the new western channel and bund and would be conveyed to the south (e.g. the modelling shows that the proposed channel and bund perform their design function).

The modelling has identified that there is an approximate 50-300 mm increase in flood depth along the south eastern boundary of RS 852 and along the western boundary of Lots 2 and 3 DP 495359. The increase is due to the bund and channel diversion capacity being exceeded (water spills out of the channel). The increase in flood depth is considered "less than minor" as there are no dwellings within the vicinity and the overall flood depth resulting from the 2% AEP and Ashley River Breakout scenario within this location ranges from approximately 0.5 m – 1.0 m. Further, the increase in flooding does not prolong the length of time the land area is subject to flooding (or water ponding) as the additional flood depth disperses in a similar manner to the pre-development flood conditions. The channel itself has the positive effect of being an efficient method of conveying flood waters to the south once the extreme rainfall and breakout flood event ends.

The modelling has identified that there is an increase in the flood depth on Johns Road ranging from approximately 50-200 mm. The increase in flooding is considered to be "less than minor" as Johns Road is already subject to a significant flood flow being discharged from Walnut Way and the additional increase is contained within the road corridor and does not adversely affect surrounding dwellings.

Noting that there is a significant flow discharging off Walnut Way and onto Johns Road, further development must be designed to enable flood waters to pass through the development area to the

south (this water cannot only be diverted by the channel and bund). The flood flow passing down Walnut Way is due to the subdivision directly north of Johns Road being approximately 200-300 mm lower in elevation than the pasture land to the west (and north of Johns Road). It is considered that further subdivision and detailed design will be able to mitigate this by changing the road profile when it is upgraded as part of urbanising the street frontage as part of future construction and intersection design as appropriate. Further iterations of the flood model that accommodate more civil design detail will be required as part of future subdivision consent processes.

There is no increase in flood depth within the Townsend Fields Stormwater Management Area (SMA) to the south. The “Flood Difference Map”, suggests that there is an increase; however, the pre-development conditions modelled do not have the SMA and therefore the increase in flood depth shown in this area is as a result of the water storage availability. The basin is not having any adverse effects on surrounding land areas.

There is an increase of up to 0.5 m of water depth within the Oxford Estate SMA, located to the north of Johns Road (to the east of Walnut Way). The additional water is contained within the SMA and does not cause flooding to any of the adjacent properties.

The future subdivision consent process will enable Council the opportunity to ensure that prior to any consent for development being issued, development is designed to ensure that the 2% AEP and Ashley River breakout scenario is catered for in regard to site and roading layout, degree of earthworks, flow paths and also has the ability to impose consent notices on proposed residential allotments to ensure that any new buildings will have floor levels that will be protected from potential inundation in an extreme flooding event. The potential flooding effects of this are considered to be less than minor as these tools will enable effects to be sufficiently mitigated and managed at the time of further design and development.

### **Effects on Health of Land**

The NES for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS) has been assessed through a desktop study of the entire site and accompanying PSI reports for 163 and 199 Johns Road. The letter containing Supporting Geotechnical and Contamination Information was undertaken by Eliot Sinclair environmental engineers.

It concluded that the land is suitable for rezoning and future development and any potential HAIL activities identified as part of the recommended site walkover are to be investigated further prior to submitting for subdivision consent.

The NES-CS continues to apply to the land if a property is undergoing a change of use, subdivision or soil disturbance (earthworks) to determine any risks to human health. Therefore, act of rezoning the site MRZ proposes no risk to human health and any such risk is required to be identified prior to undertaken the residential development.

In conclusion, there will be no adverse effects on the health of the land from the proposed rezoning.

### **Effects on Tāngata Whenua and Cultural Values**

The site is not identified in an area of Wāhi Taonga, Wāhi Tapu, Ngā Wai, Ngā Reporepo, or Ngā Tūranga Tūpuna overlay as shown on the proposed Waimakariri District Plan. The site is not identified



in a statutory acknowledgement area, silent file area, or Rūnanga sensitive area as shown on Canterbury Maps.

The site is in the Waimakariri catchment, and a full assessment of the Mahaanui Iwi Management Plan (IMP) is provided below in 9.2.

The proposed rezoning and future subdivision and development that this rezoning will enable is unlikely to have any adverse effects on water quality, and therefore less than minor adverse effects on tāngata whenua and cultural effects.

Overall, the rezoning of South West Rangiora will have less than minor adverse cultural effects and effects on Tāngata Whenua.

### **Effects on Reverse Sensitivity**

The potential for reverse sensitivity occurs when a change in land use is incompatible with, and causes new conflicts with, existing activities nearby. Typical reverse sensitivity effects are typically noise, odour, and dust. The change to residential use as a result of the rezoning request needs to consider the reverse sensitivity effects related to the site's proximity to the rural zoned land.

The rural land to the west will also be affected by the outlook onto the residential development. The proposed temporary bund (for flood mitigation) on the western side of the site will mitigate these effects by providing a buffer between the zones.

The rural land to the west is also identified as an area for future residential development, so it is anticipated that this land could also be developed in the short – medium term.

Overall, it is considered that any potential reverse sensitivity effects that may arise from the future subdivision and residential development will be less than minor.

### **Positive Effects**

The proposed rezoning would allow for a potential yield of approximately 200 future residential dwellings. This would provide housing supply for Rangiora, and thus contribute to increasing the housing capacity available in the Waimakariri District in the short-medium term. This is a positive effect as it is providing housing choice in an additional location for Waimakariri residents.

In the case of this area, the rezoning of the land to residential would provide for a future residential development in close proximity to the existing township of Rangiora. The site is considered walkable to community amenities, such as the nearby school.

The proposed residential growth would be managed effectively through an ODP which ensures there is sufficient vehicular and pedestrian movement throughout the site, and that the site can be serviced efficiently and effectively. It is also the land that needs to be developed first to enable the provision of services to the South West Rangiora Development Area. Thus, a positive effect of rezoning is that it specifically enables servicing in a timely manner (first) for adjoining development to occur in the future following their certification (in West Rangiora).

This rezoning of this land is an opportunity for Council to enable residential land to come forward to enable future residential supply and housing choice in Rangiora and Waimakariri.

## 8.2 North East Rangiora

### **Effects on Urban Form and Landscape Amenity (summary of the Landscape and Urban Design Assessment – NER-Appendix C)**

Development enabled by rezoning North East Rangiora will enable the comprehensive development of Rangiora in accordance with these higher order planning documents. As outlined in the Landscape and Urban Design Report prepared for Stage 1 of the development (NER-Appendix C), it is clear from an aerial view of Rangiora that this site “is a logical urban expansion for the township, as it is the only remaining quadrant encircling the town centre that has not been developed, and it is near the existing railway line, where a future transport hub is planned”.

The magnitude of change resulting from the rezoning will largely be contained within the site itself and its immediate surroundings. Appropriate boundary treatment and integration can be provided at the residential / rural boundary interface within the North East Rangiora Development Area. Further to that, there will be changes to the northern side of Kippenberger Avenue, which will be upgraded with parking bays, a shared path, road cycle way and landscaping.

While proposed development enabled by rezoning will permanently and irreversibly change the landscape character of the site and its immediate surroundings, this is anticipated in the planning framework of the CRPS and the PDP, and urban expansion is needed in Rangiora to support a growing community.

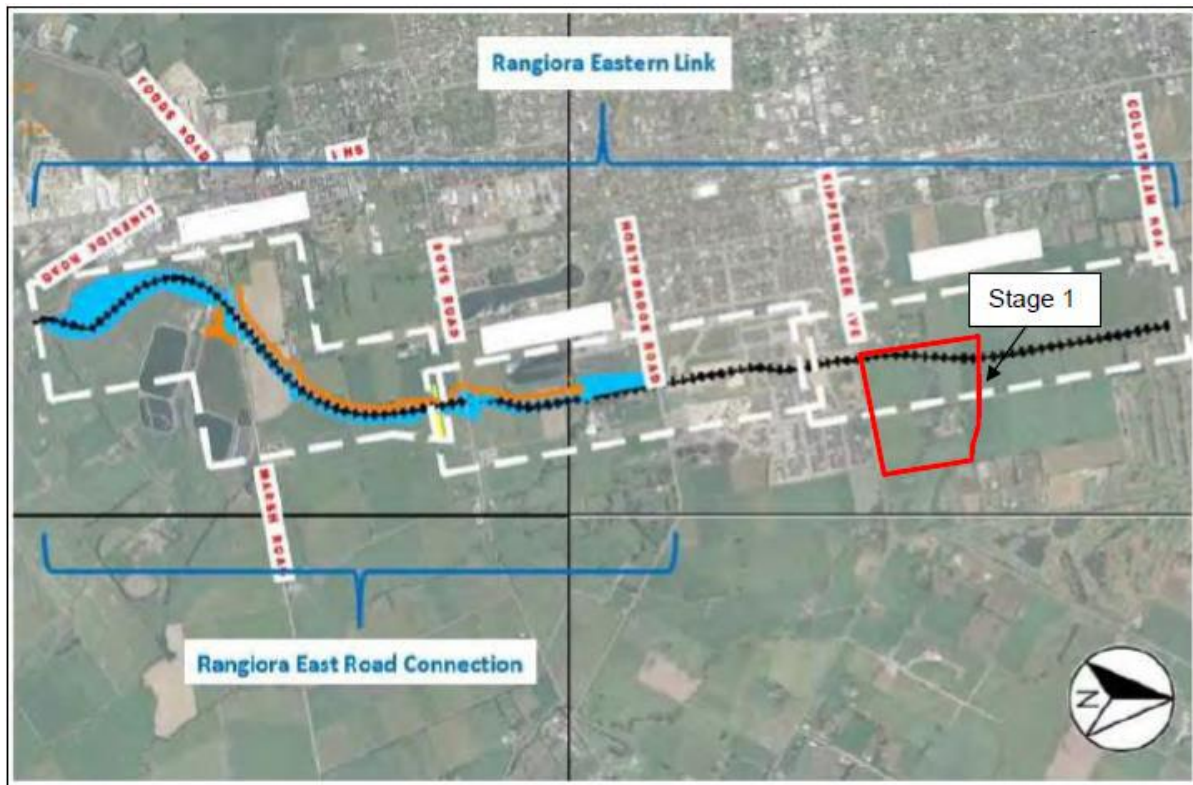
Overall, the proposed development will most obviously introduce a new urban form, and density of built form than what currently exists on the site. Accordingly, the changes to the landscape will introduce new elements to the site that will reduce the existing rural character, but in a manner that is in keeping with the adjacent urban environment and as anticipated by higher order planning documentation.

### **Effects on Transport (summary of the Integrated Transport Assessment (NER-Appendix D))**

The following is a broad summary of the Integrated Transport Assessment (Attachment D). A Traffic Modelling Report has been undertaken by Abley on behalf of Council as part of the Structure Plan process for North East and South East Rangiora looking at the network for 2048. It demonstrated that all three existing intersections on Kippenberger Avenue in proximity to the Site (East Belt / High Street, Road 2 / MacPhail Avenue and Devlin Avenue) will operate at a level of service “A”. This means that all three intersections will operate in a free-flow manner where the general level of comfort and convenience provided is optimal with a fully developed North East Rangiora and that the existing network has adequate spare capacity to accommodate the increased traffic from with North East Rangiora.

This area will establish Road 1 (Primary Collector Road) which connects with Kippenberger Avenue (via a new Kippenberger Avenue / MacPhail Avenue / Road 1 Roundabout) and runs north/south along the western boundary of the Site. It is aligned to connect with and form the future Rangiora Eastern Link as shown in the North East Rangiora ODP Movement Plan. The Rangiora Eastern Link is a Council initiative that will ultimately connect Lineside Road in the south through to Coldstream Road in the north. The stated purpose of the Rangiora Eastern Link is to provide an alternative route into or around

Rangiora; reduce congestion on the main north-to-south strategic route through Rangiora, particularly in terms of easing the pressure on the existing Percival Street / Southbrook Road route; and service expected growth in the east of the township. The provision of Road 1 in North East Rangiora will support the establishment of this wider Rangiora Eastern Link (See diagram below).



In addition, North East Rangiora will result in the following transport benefits:

- Provision of an integrated cycle and pedestrian path network throughout the subdivision to provide good connectivity both internally and externally. The site has good interconnectivity with the surrounding environment, located in an area which provides for accessibility and connectivity with the Rangiora township; and
- The provision of a pedestrian crossing on Kippenberger Avenue directly in proximity to the public transport bus stops to encourage the use of public transport and ensure that access to the future commercial lot is suitably provided for.

The Integrated Transport Assessment prepared in support of Stage 1 of North East Rangiora details how the subdivision roading layout can be designed to promote internal connectivity, accessibility and safety for road users travelling within the subdivision. It concludes that the 'development will have positive transport effects in that it is well serviced by alternative transport modes with provision to quality access to public transport and the provision of high-quality walking and cycling facilities'. It notes that the proposed location of the future commercial allotment will also encourage residents to walk or cycle as multiple pedestrianised links are to be provided.

Within future stages of North East Rangiora, the establishment of the road link to Golf Links Road will promote connectivity for vehicles, pedestrians and cyclists within this area.

In summary, the proposed transport effects will be appropriately managed to ensure a functional, safe and integrated road network is achieved for North East Rangiora.

### **Effects on Infrastructure and Servicing (summary of the Civil Infrastructure Report (NER-Appendix E and E2))**

From a three waters perspective (water, stormwater and wastewater) all of North East Rangiora can be adequately serviced and this has been discussed and agreed with the developer. On this basis there are no impediments to including this land in Variation 1.

### **Effects on Natural Hazards (summary of the Geotechnical and Flooding Assessment (NER-Appendix F and E))**

#### *Geotechnical*

A preliminary geotechnical assessment has been undertaken for North East Rangiora. This indicates that land is primarily characterised by relatively competent soils overlying alluvial gravels from shallower depths and that the ground conditions are unlikely to pose any significant geotechnical issues for future residential development.

The effects of liquefaction have been considered as part of the assessment. It concludes that given the liquefaction potential and the flat nature of the site, that the potential for lateral spreading on site is low. The investigations found only one of the cone penetration test (CPT) taken (CPT09) predicted liquefaction induced settlements. This extent of the settlement was anticipated to be no more than 10 millimetres in a severe seismic event. It is anticipated that due to shallow gravels and deep groundwater levels liquefaction-induced settlement will be negligible.

#### *Flooding*

As part of Stage 1, changes will be made to flood flows from the Ashley/Rakahuri River breakout which crosses the Site and enters both the Cam/Ruataniwha River and the Northern Flow channel. This is enabled by realignment of the Cam/Ruataniwha River and Northern Flow Channel and by providing a new channel connection between the northern flow channel and the Cam/Ruataniwha River at the western end of the development. In addition to benefitting North East Rangiora, there are additional benefits for downstream properties and buildings from these changes which will better manage the network and overland flow paths, combined with specifically designed and comprehensive treatment and attenuation systems.

Stages 2-5 can be designed through comprehensive stormwater management (including utilising the proposed stormwater basin system, roading network and the northern flow channel), compliance with the district plan and building code requirements to appropriately manage the effects of flooding.

Overall, any flooding risk within North East Rangiora can be appropriately managed and designed for as part of the development of the land for residential use.

### **Effects on Health of Land (summary of the Preliminary Site Investigation (NER-Appendix G))**

A Preliminary Site Investigation (PSI) was completed August 2019 for North East Rangiora. It noted the presence of contamination around the existing dwelling and farm working yard (located within Stage 1) associated with the use of lead based paints on old buildings, a small above ground diesel tank and stored treated timber.

Subsequent investigations undertaken have identified principal areas requiring with a remediation action plan prepared by a suitably qualified experienced professional which sets out the methodology for managing the remediation of the contaminated materials to ensure the site is suitable for future residential activities.

The PSI noted that the remainder of the site (Stages 2-5), has been used for general pastoral use for its known history, with historic sheep farming and more recently for dairying. It notes that the “pastoral use is unlikely to have caused soil contamination that would pose a risk to human health or the environment. There is no evidence of an activity or industry described in the HAIL occurring on the pastoral parts of the subject site now or in the past and no further investigations are required unless an unexpected farm pit discovery is made”. Based on the PSI undertaken Stages 2-5 are not expected to be subject to HAIL activities.

This demonstrates that appropriate contamination management will be applied to North East Rangiora to ensure any adverse effects associated from contaminated materials are less than minor for the rezoning.

#### **Effects on Tāngata Whenua and Cultural (summary of the Manawhenua Statement and Development Report (NER-Appendix H))**

Ngāi Tahu are tāngata whenua of the Canterbury region and hold ancestral and contemporary relationships with Canterbury. Te Ngāi Tūāhuriri Rūnanga hold manawhenua over the Proposal's location, as it is within their takiwā.

The natural resources – water (waterways, waipuna (springs), groundwater, wetlands); mahinga kai; indigenous flora and fauna; cultural landscapes and land - are taonga to manawhenua and they have concerns for activities potentially adversely affecting these taonga. These taonga are integral to the cultural identity of ngā rūnanga manawhenua and they have a kaitiaki responsibility to protect them.

The Cam / Ruataniwha River runs through the site and it is noted that the restoration of waterways is an issue of priority for whānui. Both the Cam / Ruataniwha River and the Northern Flow Channel are identified as Ngā Wai or waterways of significance to mana whenua in the PDP.

There are no silent files, statutory acknowledgement areas, wahi taonga, wahi tapu or other sites of significance to Māori as part of North East Rangiora Stages 2-5.

#### **Effects on Ecology (summary of the Ecological Assessment (NER-Appendix I1 and I2))**

An ecological assessment was completed for Stage 1 by Aquatic Ecology Limited (AEL). While specifically, prepared in relation to the detailed design and development for Stage 1, it concludes that residential development of the site can occur in a manner that will effectively improve ecological values and minimise adverse effects on the Cam/Ruataniwha River, Northern Flow Channel and natural wetland area (NER-Appendix I1).

A second ecological assessment has been undertaken specifically for Stages 2-5 (NER-Appendix I2). It concludes that the area does not constitute ecologically important vegetation under the CRPS and that none of the areas of surface water pooling, historic river channels or depressions on the site meet the definition of a wetland under the RMA or NPS-FM. On this basis further ecological investigation and assessment of ecological effects is not deemed necessary for the future urban development of this site.

Potential lizard habitat has been identified at the entire North East Rangiora area but specifically around the main homestead, hedgerows and farm laydown areas where ground cover was predominantly rank grass, or shrubland. A Lizard Management Plan (LMP) and associated Wildlife Act

Authority (permit) was sought to appropriately manage and protect lizards (Canterbury grass skink were identified during site survey in February 2022).

Overall, it's considered that appropriate measures can be taken to mitigate and where practicable enhance ecological values and natural values attributed to the rezoning of the Site.

### Effects on Reverse Sensitivity

The rezoning of North East Rangiora would enable the establishment of residential activity on land previously rural and this includes the introduction of new activities and effects associated with residential uses. This will result in neighbours' current rural outlook changing. This is inevitable when greenfield urban growth strategies are implemented.

In this regard, North East Rangiora has a limited number of rural boundaries as demonstrated by the figure below, minimising the potential effect for reverse sensitivity from intensification. None of these properties are used for activities that are highly sensitive to residential activities (i.e., there is no intensive farming or silage operations); and all of these are intended for urbanisation.



Further there is not anticipated to be any reverse sensitivity effects on other surrounding land uses (i.e. the Rangiora Golf Club, Rangiora Sports Stadium, Hockey and Cricket Oval and the residential land area to the south).

### **Positive Effects**

The proposed rezoning would allow for a potential yield of 800 future residential dwellings. This would provide housing supply for Rangiora, and thus contribute to increasing the housing capacity available in the Waimakariri District in the short-medium term. This is a positive effect as it is providing housing choice in an additional location for Waimakariri residents.

In the case of this site, the rezoning of the land to residential would provide for a future residential development in close proximity to the existing township of Rangiora. The site is considered walkable to community amenities, such as the nearby High School.

The proposed residential growth would be managed effectively through an ODP which ensures there is sufficient vehicular and pedestrian movement throughout the site, and that the site can be serviced efficiently and effectively. It is also the land that needs to be developed first to enable the provision of services to the North East Rangiora Development Area. Thus, a positive effect of rezoning is that it specifically enables servicing in a timely manner (first) for adjoining development to occur in the future following their certification (in North East Rangiora).

This rezoning of this land is an opportunity for Council to enable residential land to come forward to enable future residential supply and housing choice in Rangiora and Waimakariri.

## 9. SUMMARY

It is considered that the rezoning of the site from Rural Lifestyle Zone (North East and part of South West Development Area) to MRZ provides for high level of certainty and integrated development where any potential adverse effects will be less than minor. Additionally, there will be positive effects by developing the site in accordance with the ODP included in Variation 1 and the notified PDP and site-specific provisions. It is considered there is no impediment to rezoning North East and South West Rangiora.

Overall, it is considered that the sites are suitable for residential development under the MRZ provisions.



## APPENDICES

### North East Rangiora Development Area

NER– Appendix A – Bellground Stage 1 Decision

NER– Appendix B – Economic Assessment Stage 1

NER– Appendix C – Landscape and Urban Design Report Stage 1

NER– Appendix D – Integrated Transport Assessment

NER– Appendix E – Civil Infrastructure Report Stage 1

NER– Appendix E2–Bellgrove North Sewer Rising Main Optimisation

NER– Appendix F–Geotechnical Report

NER– Appendix G–Soil Contamination Risk Preliminary Site Investigation Report

NER– Appendix H–Manawhenua Statement and Development Report

NER– Appendix I1–Ecological Assessment Stage 1

NER– Appendix I2–Ecological Report Proposed Bellgrove Subdivision Stages 2-5

### South West Rangiora Development Area

SWR– Appendix A–Infrastructure & Servicing

SWR– Appendix B–Geotechnical

SWR– Appendix C–Flooding