

**BEFORE THE ENVIRONMENT COURT
CHRISTCHURCH REGISTRY**

**I TE KŌTI TAIAO O AOTEAROA
KI ŌTAUTAHĪ**

ENV-2025-CHC-120

UNDER

the Resource Management Act 1991 (**RMA**)

IN THE MATTER

an appeal under clause 14 of Schedule 1 of the
RMA

BETWEEN

**CHRISTCHURCH INTERNATIONAL
AIRPORT LIMITED**

Appellant

AND

WAIMAKARIRI DISTRICT COUNCIL

Respondent

**NOTICE BY MIKE GREER HOMES NZ LIMITED
OF THEIR WISH TO BE A PARTY TO PROCEEDINGS**

Dated: 12 September 2025

Saunders & Co
Solicitor: Chris Fowler
PO Box 18, Christchurch
021 311 784 or 03 379 7690
chris.fowler@saunders.co.nz

TO: The Registrar
 Environment Court
 Christchurch

Name of party giving notice

1. Mike Greer Homes NZ Limited (**Mike Greer Homes**)

The relevant proceedings

2. ENV-2025-CHC-120, being an appeal by Christchurch International Airport Limited (**CIAL**) against a decision (**the Decision**) by the Waimakariri District Council (**WDC** or **the Council**) which accepted the submissions of Mike Greer Homes on the Proposed Waimakariri District Plan (**the Proposed Plan**) seeking the rezoning of certain land at Kaiapoi (**the Land**) from Rural Lifestyle to Residential Medium Density and other relief (**Mike Greer Homes submissions**).

Status of party giving notice

3. Mike Greer Homes is:
 - 3.1 a person who made submissions about the subject matter of the proceedings, and;
 - 3.2 is also a person who has an interest in the proceedings that is greater than the interest that the general public has, in that Mike Greer Homes has a beneficial interest in the Land which is the subject of Mike Greer Homes submissions seeking rezoning, and which is the subject of part of CIAL's appeal.

Trade competition

4. Mike Greer Homes is not a trade competitor for the purposes of section 308C or 308CA of the Resource Management Act 1991.

Interest in proceedings

5. Mike Greer Homes is interested in all parts of the proceedings.

Interest in issues

6. Mike Greer Homes is interested in the following particular issues:

- 6.1. the rezoning of the following land:
 - a. Pt RS 37428 (CB701/7) limited to the land to the west of the Main Trunk Railway Line;
 - b. RS 39673; and
 - c. Lot 1 DP 19366

(**the Land**) from Rural Lifestyle to Residential Medium Density or Medium Density Residential, as Mike Greer Homes has a beneficial interest in the Land, sought that rezoning in its submissions on the Proposed Plan and on Variation 1, and had its submissions accepted by the Council;
- 6.2. the rezoning and/or intensification of land to enable noise sensitive activities on land within the Operative or Remodelled Christchurch International Airport 50 dB L_{dn} Air Noise Contours (**the 50 dB L_{dn} Air Noise Contours**);
- 6.3. any changes to be made to the objective, policy and rule framework or other provisions of the Proposed Plan as sought by CIAL in its Notice of Appeal, including:
 - a. the insertion of the Remodelled Contours into the planning maps as a new overlay and any consequential amendments;
 - b. the insertion of new density controls which identify the minimum density requirements for residential units shown on the Planning Map attached to Annexure 1 to the CIAL Notice of Appeal;
 - c. any other amendments sought in Annexure 1 or otherwise in the CIAL Notice of Appeal.

Response to relief sought

7. Mike Greer Homes opposes the relief sought because:
 - 7.1. Mike Greer Homes has a beneficial interest in the Land;
 - 7.2. In the Proposed Plan as notified, the Land was zoned Rural Lifestyle;
 - 7.3. A residential subdivision and development are proposed for the Land;

- 7.4. Mike Greer Homes lodged a submission¹ on the Proposed Plan seeking:
- a. rezoning of the Land from Rural Lifestyle to Residential Medium Density;
 - b. the addition of a new Residential Development Area (SK – South Kaiapoi Development Area) for South Kaiapoi over the Land.
- 7.5. Mike Greer Homes' submission was opposed in a further submission lodged by CIAL.
- 7.6. CIAL lodged a submission seeking numerous amendments to the Proposed Plan.
- 7.7. Mike Greer Homes also lodged a submission² on Variation 1 to the Proposed Plan (**Variation 1**). Variation 1 is an Intensification Planning Instrument (**IPI**) under the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (**Enabling Housing Supply Act**). Mike Greer Homes' submission on Variation 1 seeks that:
- a. the Land be rezoned from Rural Lifestyle to Medium Density Residential;
 - b. that a new Residential Development Area (SK – South Kaiapoi Development Area) is added for South Kaiapoi over the Land.
- 7.8. Mike Greer Homes' submission was opposed in a further submission lodged by CIAL.
- 7.9. CIAL lodged a submission seeking numerous amendments to Variation 1.
- 7.10. The Land is within the general area south of Kaikainui Stream which is identified in the Council's future development strategy entitled "*Our District, Our Future, Waimakariri 2048 District Development Strategy Waimakariri 2018*" as being a logical growth direction for business activities, as shown in the image below.

¹ Annexed as Annexure 1

² Annexed as Annexure 2



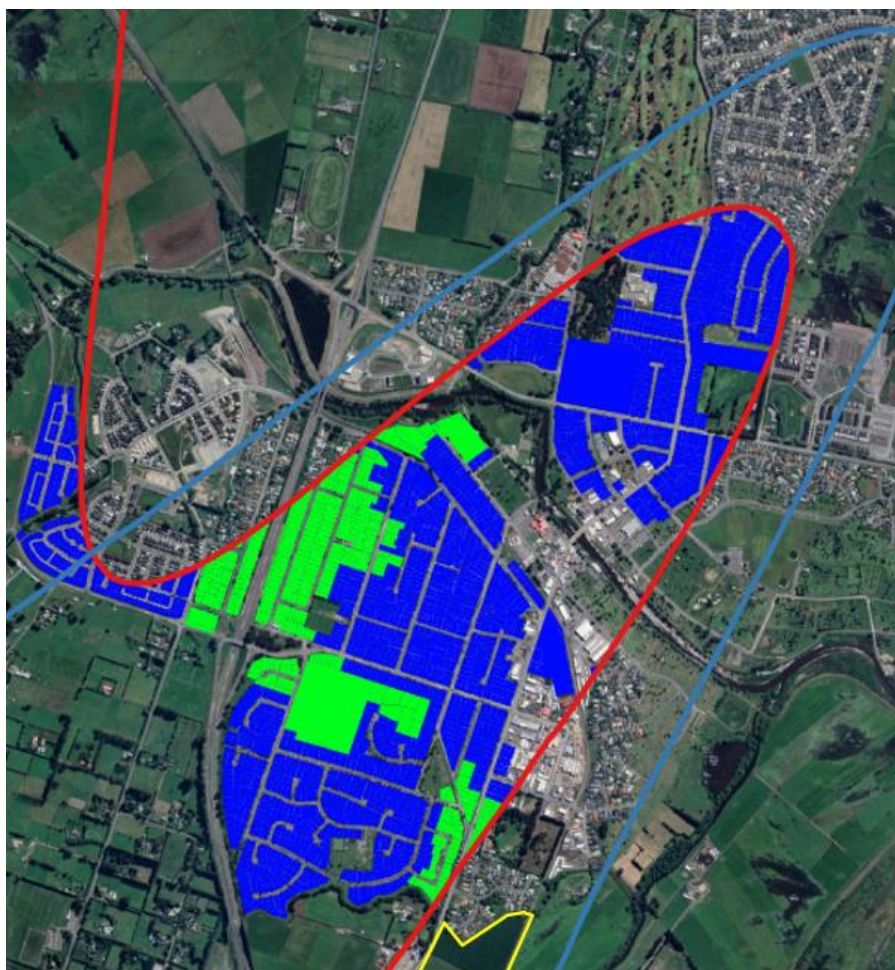
Snip from "Our District, Our Future, Waimakariri 2048 District Development Strategy Waimakariri 2018" showing the growth direction. The Land is identified by the yellow arrow.

- 7.11. The South Kaiapoi Water and Wastewater Structure Plan was prepared to develop a better understanding of likely infrastructure needs for future development of what is referred to as the "South Kaiapoi Growth Area". The Site and land further to the south fall within this Growth Area. The associated investigation generally concluded that servicing of these areas was feasible.
- 7.12. The Site is therefore a logical extension of the south eastern residential area of Kaiapoi.



Snip from Canterbury Maps showing Mike Greer Homes Land (in red) within the 50 dB Ldn aircraft noise contour (blue dashed line).

- 7.13. Residential rezoning of the Land will not have any adverse reverse sensitivity effects on CIAL, nor any other adverse effects which would justify preventing the rezoning or intensification of residential development on the Land. Residential development outside of the 55 dB L_{dn} Airport Noise Contour does not have adverse reverse sensitivity effects, or any other adverse effects on airports and their operations.
- 7.14. Even if there were adverse reverse sensitivity effects on CIAL from residential rezoning of the Land, or any other adverse effects from that rezoning (which is denied), such effects would be so small as to be immaterial and would not justify preventing the rezoning or intensification of residential development on the Land.
- 7.15. The Land is located outside of the Annual Average Outer Control Boundary (AAOCB) as shown by a red line in Variation 1 as notified, as shown in the image below:



Snip from Appendix 1 to the Qualifying Matter – Airport Noise s32 Report showing part of the Land (in yellow outline) outside of the Annual Average Outer Control Boundary (AAOCB) (red line)

7.16. Residential rezoning of the Land is required to:

- a. achieve the purpose, principles and other relevant requirements of the RMA, including:
 - i. promoting the sustainable management of natural and physical resources;
 - ii. enabling social, economic and cultural well-being, and health and safety, while meeting the reasonably foreseeable needs of future generations and safeguarding the life-supporting capacity of air, water, soil and ecosystems;
 - iii. promoting the efficient use and development of natural and physical resources, including the Christchurch International Airport;

- iv. resulting in the most appropriate plan provision in terms of section 32 of the RMA;
 - v. implementing the Council's functions under section 31 of the RMA
 - vi. is in accordance with best resource management practice.
- b. give effect to the National Policy Statement on Urban Development (**NPS-UD**) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (**Enabling Housing Act**), including:
- i. the following provisions of the NPS-UD: Objectives 1, 2, 3, 4, 5, 6, 7 and 8, Policies 1, 2, 3, 4, 6, 7, 8, 9, 10, and 11, and Implementation Clauses 3.2, 3.4, 3.5, 3.6, 3.7, 3.8, 3.12, 3.13, 3.17; 3.32, and 3.33; and
 - ii. in particular Policy 8 which requires local authority decisions affecting urban environments to be responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is unanticipated by RMA planning documents.
- c. have regard to the Greater Christchurch Spatial Plan;
- d. meet the residential targets contained in Objective 6.2.1a of the CRPS for the period 2018-2048, achieve Objective 6.2.2(2) and implement Policy 6.3.12 of the CRPS, as well as give effect to other relevant objectives and policies of the CRPS;
- e. achieve the objectives and implement the policies of the Proposed Plan and Variation 1.

7.16 The Environment Court does not have jurisdiction to entertain the appeal by CIAL, because:

- a. Mike Greer Homes' submission on Variation 1 was accepted by the Council, so the Land's rezoning to Medium Density Residential has taken effect and is operative;³

³ Clause 103(2)(b)(ii), Schedule 1, RMA

- b. Variation 1 is an Intensification Planning Instrument (**IPI**) under the Enabling Housing Supply Act;
- c. Pursuant to clause 107 of Schedule 1 to the RMA, there is no right of appeal to this Court against the Council's decision on Variation 1;
- d. CIAL has not sought to judicially review the Council's decision on Variation 1 pursuant to clause 108 of Schedule 1 to the RMA.

Dispute Resolution

- 8. In relation to mediation or other alternative dispute resolution, Mike Greer Homes says that, until the jurisdictional matters raised in point 7.16 above have been resolved, it would be premature and a waste of resources to participate in mediation or other alternative dispute resolution of the proceedings.

DATED this 12th day of September 2025



C S Fowler / M Perpick
Solicitor for and person authorised to sign on behalf of MLL

Address for service of person wishing to be a party:

Contact person: Chris Fowler
Email: chris.fowler@saunders.co.nz
021 311 784 or 03 379 7690

Margo Perpick
margo.perpick@saunders.co.nz
027 227 2026 or 03 379 7690

SUBMISSION ON THE PROPOSED WAIMAKARIRI DISTRICT PLAN

TO: **Waimakariri District Council**
Private Bag 1005, Rangiora 7440

1. Submitter Details

Submitters Name: Mike Greer Homes NZ Limited

Address for Service: Davie Lovell-Smith Ltd

Contact Person: Patricia Harte

Email: patricia.harte@dls.co.nz

Phone: 03 – 3790 793 cell 021 807905

2. Trade Competition

We could gain an advantage in trade competition through this submission: ☐ Yes ☒ No

If Yes to the above, then:

We are directly affected by an effect of the subject matter of the submission that: ☐ Yes ☒ No

a. Adversely affects the environment; and

b. Does not relate to trade competition or the effects of trade competition

3. Hearing Options

Do you wish to be heard in support of your submission? *If you choose yes, you can choose not to speak when the hearing date is advertised* ☒ Yes ☐ No

If others are making a similar submission would you consider presenting a joint case with them at the hearing? *You can change your mind once the hearing has been advertised* ☒ Yes ☐ No

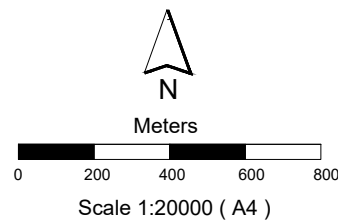
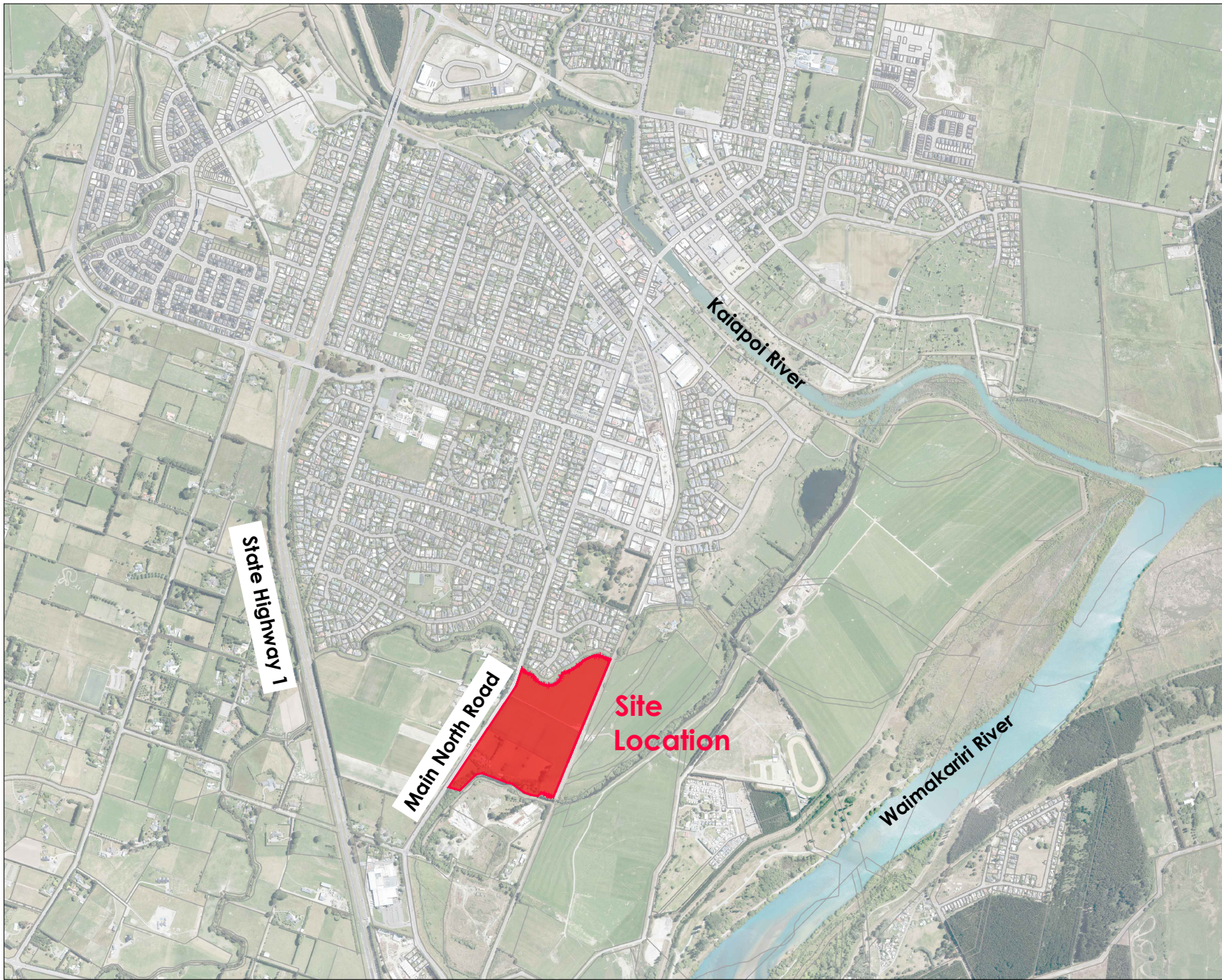
4. Submission Details

☒ Yes, I am enclosing further supporting information to this submission form

Provision to which my/our submission relates:	My position on this provision is:	The reason for my/our submission are:	The decision I/we want Council to make:
Planning Maps -Residential Development Plans Part 3- Area Specific Matters – Development Areas – New Development Areas	Oppose in part	The land area generally satisfies relevant national, regional and district level policy. In particular this block of land meets the relevant criteria for the residential growth of Kaiapoi due it adjoining the south eastern boundary. It is therefore a logical and efficient extension to the existing residential area in the southern sector of Kaiapoi maintaining its compact nature. The proposed South Kaiapoi Development Plan provides for integration of the development with Kaiapoi with transport links and reserves. Please refer to the documents attached to this submission for a more detailed assessment of the proposed South Kaiapoi Development Area.	Add a new Residential Development Area (SK – South Kaiapoi Development Area) for South Kaiapoi over the following land: - Pt RS 37428 (CB701/7) limited to the land to the west of the Main Trunk Railway Line - RS 39673 - Lot 1 DP 19366 Refer attached Plan A Refer Attachment B which contains: - Development Area document - Outline Development Plan - Planning assessment
Planning Maps	Oppose in part	The land area generally satisfies relevant national, regional and district level policy. In particular this block of land meets the relevant criteria for the residential growth of Kaiapoi due it adjoining the south eastern boundary. It is therefore a logical and efficient extension to the existing residential area in the southern sector of Kaiapoi maintaining its compact	Rezone the following land from Rural Lifestyle zone to Medium Density Residential Zone: Pt RS 37428 (CB701/7) limited to the land to the west of the

		nature. The proposed South Kaiapoi Development Plan provides for integration of the development with Kaiapoi with transport links and reserves. Please refer to the documents attached to this submission for a more detailed assessment of the proposed South Kaiapoi Development Area	Main Trunk Railway Line • RS 39673 • Lot 1 DP 19366 Refer attached Plan A Refer Attachment B which contains: • Development Area document • Outline Development Plan • Planning assessment
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Attachment A – Location



South Kaipoi
Development Area
Location Plan

Attachment B – New Development Area, ODP & Planning Assessment

SK – South Kaiapoi Development Area

Introduction

Future development areas will be required in order to respond to population growth. In response to this issue, the Strategic Directions and Urban Form and Development Chapters sets out objectives and policies for when and where urban expansion should take place and the mechanism to be used to provide for future urban development.

Five areas for development for Rangiora and Kaiapoi have been identified. Provisions are included which provide for their transition from an underlying Rural Lifestyle Zone to development in accordance with DEV-SK-APP1 (attached) if and when they are required due to a demonstrated sufficiency shortage of land available in existing residential zones. South Kaiapoi has been identified as a Development Area.

Urban development within a Development Area is managed through a certification process, where land is released for development by the District Council's Chief Executive Officer or their delegate, once identified criteria are met. The future urban development provisions for a Development Area are identified through the Development Area name on the Outline Development Plan. Once development of these areas has been completed, the District Council will remove the Development Area layer and rezone the area to the appropriate zones.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

Objectives	
DEV-SK-O1	Development area South Kaiapoi Development Area contributes to achieving feasible development capacity for residential activities.

Policies	
DEV-SK-P1	Future urban development Provide for future urban development in a Development Area (in accordance with DEV-SK-APP1 – South Kaiapoi Outline Development Plan) through a certification process by the District Council's Chief Executive Officer or their delegate when: 1. the development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in UFD-O1 (for the medium term); 2. water supply, wastewater and stormwater infrastructure capacity is sufficient to support the proposed development; and 3. an agreement is in place between the District Council and the developer on the method, timing and funding of any necessary water supply, wastewater and stormwater infrastructure, open space and transportation infrastructure.
DEV-SK-P2	Subdivision and activities Only allow subdivision and activities where: 1. after certification by the District Council's Chief Executive Officer or their delegate, it is in accordance with the objectives, policies and rules of the General Residential Zone, Local Centre Zone and the relevant District wide provisions; and 2. prior to certification by the District Council's Chief Executive Officer or their delegate, it will not undermine or inhibit the future development of the Development Area as per the South Kaiapoi Outline Development Plan.

Activity Rules - if certification has been approved

DEV-SK-R2 Activities provided for in Medium Density Residential Zone	
Activity status: PER Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone: 1. MRZ-R1 to MRZ-R17; and 2. all Medium Density Residential Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for MRZ-R1 to MRZ-R17
Activity status: RDIS Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone: 3. MRZ-R18 to MRZ-R20; and 4. all Medium Density Residential Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for MRZ-R18 to MRZ-R20
Activity status: DIS Where this activity complies with the following activity rules/standards in the General Residential Zone: 5. MRZ-R21 to MRZ-R28; and 6. all Medium Density Residential Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for MRZ-R21 to MRZ-R28
Activity status: NC Where this activity complies with the following activity rules/standards in the General Residential Zone: 7. MRZ-R29 to MRZ-R40; and 8. all Medium Density Residential Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for MRZ-R29 to MRZ-R40
For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Medium Density Residential Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SK-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-SK-APP1.	

DEV-SK-R4 Activities provided for in Open Space Zone	
Activity status: PER Where this activity complies with the following activity rules/standards in the Open Space Zone: 1. OSZ-R1 to OSZ-R15; and 2. all Open Space Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for OSZ-R1 to OSZ-R15
Activity status: RDIS Where this activity complies with the following activity rules/standards in the Open Space Zone: 3. OSZ-R16; and 4. all Open Space Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for OSZ-R16
Activity status: DIS Where this activity complies with the following activity rules/standards in the Open Space Zone: 5. OSZ-R17 to OSZ-R18; and	Activity status when compliance not achieved: see activity status for OSZ-R17 to OSZ-R18

6. all Open Space Zone Built Form Standards.	
Activity status: NC Where this activity complies with the following activity rules/standards in the Open Space Zone: 7. OSZ-R19 to OSZ-R21; and 8. all Open Space Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for OSZ-R19 to OSZ-R21
For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Open Space Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SK-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-SK-APP1.	

DEV-SK-R5 Subdivision Activities in the Development Area if certification has been approved	
Activity status: CON Where this activity complies with the following activity rules/standards in subdivision: 1. SUB-R1 to SUB-R3; and 2. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R1 to SUB-R3
Activity status: RDIS Where this activity complies with the following activity rules/standards in subdivision: 3. SUB-R4 to SUB-R8; and 4. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R4 to SUB-R8
Activity status: DIS Where this activity complies with the following activity rules/standards in subdivision: 5. SUB-R9; and 6. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R9
Activity status: NC Where this activity complies with the following activity rules/standards in subdivision: 7. SUB-R9 to SUB-R11; and 8. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R9 to SUB-R11
For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Subdivision Chapter will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SK-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-SK-APP1.	

Activity Rules - if certification has not been approved

DEV-SK-R6 Activities provided for in the Rural Lifestyle Zone	
Activity status: PER Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 1. 1. RLZ-R1 to RLZ-R16; and 2. 2. all Rural Lifestyle Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for RLZ-R1 to RLZ-R16
Activity status: RDIS Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 3. RLZ-R17 to RLZ-R23; and 4. all Rural Lifestyle Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for RLZ-R17 to RLZ-R23
Activity status: DIS Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 5. RLZ-R24 to RLZ-R38; and 6. all Rural Lifestyle Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for RLZ-R24 to RLZ-R38
Activity status: NC Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 7. RLZ-R39 to RLZ-R41; and 8. all Rural Lifestyle Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for RLZ-R39 to RLZ-R41
For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Rural Lifestyle Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SK-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-SK-APP1.	

DEV-SK-R7 Subdivision activities in the Rural Lifestyle Zone	
Activity status: CON Where this activity complies with the following activity rules/standards in subdivision: 1. SUB-R1 to SUB-R3; and 2. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R1 to SUB-R3
Activity status: RDIS Where this activity complies with the following activity rules/standards in subdivision: 3. SUB-R4 to SUB-R8; and 4. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R4 to SUB-R8
Activity status: DIS Where this activity complies with the following activity rules/standards in subdivision: 5. SUB-R9; and 6. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R9
Activity status: NC Where this activity complies with the following activity rules/standards in subdivision:	Activity status when compliance not achieved: see activity status for SUB-R9 to SUB-R11

7. SUB-R9 to SUB-R11; and 8. all Subdivision Standards.	
For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Subdivision chapter will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SK-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-SK-APP1.	

Development Areas Standards

DEV-SK-S1 Certification for South Kaiapoi Development Area - Criteria	
1. The following criteria must be demonstrated to be met for the District Council's Chief Executive Officer or their delegate to certify to enable urban development (subdivision and land use activities) in the South Kaiapoi Development Area: a. the development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in UFD-O1 (for the medium term) as indicated by the most recent analysis undertaken by Council in accordance with the NPSUD and published on the District Council website; and b. residential development within the South Kaiapoi Development Area will meet all the following criteria, demonstrated by modelling using accepted industry practice: i. firefighting flows within the piped treated water network servicing 95% of the Development Area will meet the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice; ii. on-demand water schemes will need to have capacity to deliver greater than 2500 litres per connection per day at peak demand; iii. water pressure within the piped treated water network servicing the Development Area is maintained at greater than 250kpa 100% of the time, and greater than 350kpa 95% of the time; and iv. surcharge of pipes and flooding out of manholes will not occur during a design rainfall event (20% AEP) within the stormwater network necessary for the servicing of potential development that is being released; c. a geotechnical assessment and flood	Activity status where compliance is not achieved: N/A

assessment for the area has been prepared for this area and any identified risks contained within the assessments can be mitigated as part of subdivision design and consent; d. in regard to flood assessment and mitigation, that discussions have occurred between the applicant for certification and the Regional Council and a summary of the discussions and agreement between these parties on the mitigation measures is provided; e. there is sufficient capacity available within the Kaiapoi Wastewater Treatment Plant for this development; f. a stormwater assessment has been developed for this area and any recommendation contained within the assessment is agreed by Council; g. a transport effects assessment has been developed for this area and any recommendations contained within the assessment can be mitigated as part of subdivision design and consent; h. a staging plan including: i. the amount of new residential sites created in the development subject to the application for certification; ii. number of stages for the development; iii. how many sites will be created per stage; i. an agreement between the District Council and the developer on the method, timing and funding of any necessary infrastructure and open space requirements is in place. 2. If a s224 certificate under the RMA has not been granted by the District Council within three years of the date of certification, certification shall cease to apply.	
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Advice Notes

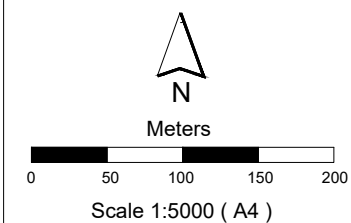
DEV-K-AN1	Development areas may be certified in whole or in part, and where more areas are requested to be released than can meet the criteria of the certification process, they will be released in accordance with the staging plan.
DEV-K-AN2	For certification to be achieved, the District Council must receive information to demonstrate that the criteria in DEV-SK-S1 are met.
DEV-K-AN3	The analysis required by criteria (1) of the certification process will be completed and published on the District Council website as follows: 1. Residential capacity will be calculated at least annually. 2. Residential demand will be calculated at least every three years in line with Statistics New Zealand subnational projections or Waimakariri Growth Model 3. Water and Wastewater capacity in Kaiapoi will be calculated at least annually.

DEV-K-AN4	Where certification of land in a Development Area depends upon additional or upgraded public infrastructure, the applicant may be required to enter into a Private Development Agreement with the District Council. This will normally be required where the District Council's Development Contributions Policy does not clearly set out the specific contribution towards the costs of the additional or upgraded public infrastructure required. The Private Development Agreement will normally include a lease clause and be registered against the Computer Register (Certificate of Title) for the land, to ensure that the developer meets their agreed obligations.
DEV-K-AN5	Guidance on the certification process is available on the District Council's website.

Appendix

DEV-SK-APP1 – South Kaiapoi Outline Development Plan

-  Primary Road + Cycleway
-  Open Space Reserve
-  Stormwater Reserve
-  Median Density Residential



**South Kaiapoi
Development Area
Outline
Development Plan**

Submission to Proposed Waimakariri District Plan by Mike Greer Homes NZ Limited regarding South Kaiapoi – PLANNING ASSESSMENT

1. Area to be rezoned

a. Land Area

- Pt RS 37428 (CB701/7) limited to the land to the west of the Main Trunk Railway Line
- RS 39673
- Lot 1 DP 19366

Refer attached Plan A

The total land area is 14ha. The majority of the land (approximately 10ha) is owned by W & J Winter & Sons and the southern section is owned by MJ and RM Mackintosh (4.60ha).

b. Location

The site sits between Kaikainui Stream on its northern boundary and Courtenay Stream on its southern boundary. To the immediate east is the Northern Trunk Railway Line and to the west is Main North Road. Please refer to attached Plan B

c. Characteristics of site

Soil contamination – There are no listed or known activities to have created the potential for contaminated land within the site.

Natural hazards – the general area is identified as being subject to surface flooding and is also subject to liquefaction risk.

Current Use – The site is currently used primarily for pastoral farming with some cropping. There is a single dwelling on site in the south western corner and some minor farm buildings.

Neighbouring land use- Immediately north of the site is the Kaikainui Stream, an esplanade reserve and the southern extent of Kaiapoi's residential area. Along the eastern boundary is the main trunk railway line and further east is farmland, Courtenay Creek, the Riverlands Holiday Park and Woodford Glen Speedway. To the west is Main North Road with farmland and a number of business including Easylawn and a building company. To the south is Courtenay Stream and what appears to be land associated with a drilling company.

Versatile soils – The site has two distinct soils. The western third has Class 1w1 indicating good productive land but with a wetness limitation. The remaining two thirds is Class 3s5 and has less productive value and has root zone limitations likely to be due to wetness.

2. Proposed residential development

a. Submitter

This submission is made by Mike Greer Homes NZ Limited who have an arrangement with the landowners (W & J Winter & Sons and MJ and RM Mackintosh).

b. Urban form

The proposed residential development will be based on the Medium Density Residential Zone provisions which have the potential to have a wide range of densities and typologies. This in turn enables character variety within the development. The area is expected to have a yield in the order of 200 lots. The reserve areas (both open space and stormwater management) are connected to the

Kaikainui and Courtenay Streams and to the railway line and will provide a good opportunities for open space and passive recreation including walking and cycling. These reserves will also provide very accessible open space areas for residents not always available in medium density developments. The stormwater reserve on the eastern boundary also provides a buffer from the railway line and the neighbouring farming area. These areas are proposed as reserves in the Development Plan. The natural drainage channels that run through the area will provide the basis for a less regimented roading alignment and the associated collection and transporting of stormwater.

Road access to the site will be by two primary routes connected to the Main North Road. The final layout of the development has not been determined but of necessity there will need to be loop roads due the presence of the streams and railway line. Upgrade of the Main North Road to an urban standard as part of providing safe access to the site will be undertaken by the developer.

c. Servicing

A new water trunk main is required to service the area. This will involve installation of a 200mm main from the site to a main in Holland Drive.

A new sewer pump station will be required with a rising main along Main North Road discharging to the Parnham Pump Station. Upgrading of existing pump station may also be required.

Both the water and sewer additions and upgrades will provide benefits for new downstream development in the area.

All stormwater will be collected, treated and discharged within the site.

3. Assessment of effects on the environment

a. Location outside Urban Limits

The site to be rezoned adjoins the Urban Limits set for Kaiapoi which is defined in the south east by the Kaikainui Stream. From both a planning and community perspective the general area is treated and perceived as part of Kaiapoi. The most recent consideration of growth options appears to be the Waimakariri 2048 District Development Strategy. This includes the possible extension of Kaiapoi to the south for business land growth. However the demand for housing has grown significantly in recent years such that it is considered that providing for residential growth should not be limited to the north east but also to the south. To provide for this growth in Kaiapoi in a coordinated way and to create economies of scale and provide for a better range of housing types it is necessary to have larger development blocks. Inevitably this will involve land that is located outside the current urban limits.

b. Facilitating Housing Choice and Diverse Living Environments

The creation of additional Medium Density zoning over this block of land will enable forms and densities residential development which will provide an improved choice for housing than is currently available in Kaiapoi. This is achieved by having larger areas available for reserves (adjoining the Kaikainui and Courtenay Streams and the railway line) which compensate residents for the lack of open areas and visual relief associated with higher density development.

With regard to supply of allotments for housing, over the past decade Kaiapoi has seen strong growth. The rezoning of this block of land is therefore considered to provide Kaiapoi with a form of development that is currently not available and which will over time become a significant community asset.

c. Character, Amenity and Visual effects

The land subject to this submission is rural and in pastoral and cropping use. Changing the use to residential will significantly alter the character of the site; however that does not necessarily mean that any adverse effects will arise. The interface between the rural and urban areas of Kaiapoi is already marked by features including the railway line and Courtenay Stream and the extensive planting south of this stream.

With regard to the existing character of the area trees and hedging are visually prominent, with shelter and amenity trees in and around the existing house and farm buildings on site. Some of these trees may be incorporated into proposed reserves, thus retaining a connection with the current character of the area.

d. Water Quality

Rezoning of rural land for residential use has the potential to adversely impact on ground and surface water quality. This potential arises from on-site effluent treatment and disposal or stormwater generated by increases in impervious surface coverage. The development will be fully reticulated for effluent disposal. Connections to Councils sewerage system will be created with pumping stations on site. The design and development of the site will be undertaken ensuring that all allotments developed will be able to dispose of effluent in a manner that will avoid any potential for adverse impacts on groundwater quality. Stormwater generated within the development will be treated in the extensive eastern reserve area next to the railway line.

e. Neighbouring Activities and Potential Reverse Sensitivity Issues

Current activities on neighbouring properties within the block are residential to the north, farming to the east and industrial to the south. The farming use will be setback being beyond the railway line embankment to the east. The industrial activity south of Courtenay Stream is associated with Clemence Drilling which appears to involve storage of equipment. This site is very well screened with significant trees surrounding the site. It is not considered that new residents would be adversely impacted by these activities.

The only other factor that may be of interest is the impact of aircraft noise as this site, is under the Christchurch International Airport flight paths as is almost all of Kaiapoi. The site itself falls under the area between 50dBA and 55dBA contour. As mentioned this contour covers a large part of Kaiapoi and so living in this area would be no different to living in other areas within the township. Accordingly it is not expected to create additional potential for reverse sensitivity.

f. Natural Features

There are no natural features within the proposed Plan Change area, however it is bordered to the north and south by streams. Reserve areas will run along these streams making them highly accessible and also enabling the development to integrate with these natural features.

g. Natural Hazards

Detailed geotechnical investigations have not been undertaken at this stage. It is noted that the area, like most of the town, is covered by the liquefaction overlay. New houses will therefore need to have investigations to determine the appropriate form of foundation design.

The site is also subject to localised flooding. This will need to be addressed through filling of sites and creation of primary and secondary flow paths to avoid ponding within the development. There are no other known potential natural hazards that could affect the Plan Change site. In particular the site is not likely to be subject to material damage from erosion, falling debris, subsidence or slippage.

h. Soil Contamination

The site has no listed contaminated sites. Prior to development Preliminary and potentially Detailed Site Investigations into the potential for soil contamination will be undertaken to determine if there are any safety risks. These risks will then be remediated if required.

i. Versatile Soils

The site contains Class 1 versatile soils on the western third with the remainder being Class III soils. Both soils have some limitations due to wetness. Within the last 50 or so years the site has been used for grazing and possibly some cropping. While both of these uses are land based, neither has used the soil for intensive production. Residential development will inevitably involve increased building and hard surface coverage; however there is some potential to retain the use of the soils through productive use of the land for tree growth, grassed areas and land drainage in the expansive reserve areas as well as for use within individual properties.

j. Beneficial Effects

The provision of a medium sized development that will create a range of lots sizes with commensurate affordability within the Kaiapoi area is considered to be very desirable due to the relative lack of growth options including affordable home options within the town. It also makes more efficient use of the land resource achieving higher densities overall in Kaiapoi, with easy access to Christchurch and points further north. The site is proposed to be developed with a density of at least 15 households per hectare. This proposal provides an option for people seeking a range of fully-serviced allotments that are located close to the amenities of a town and within commuting distance of Christchurch. The rezoning of land for residential development also fulfils the District Councils requirements under the NPS on Urban Development Capacity 2016 and its replacement the NPS Urban Development 2020.

4. Policy Assessment

a. Proposed District Plan

Strategic Directions – SD-O1 This Objective sets out a wide range of outcomes sought for urban development and infrastructure. Of relevance to the proposed rezoning of the South Kaiapoi site:

- The site adjoins the existing urban area and so provides for a consolidated urban form. There will be no direct road connection to adjoining residential area to the north other than the Main North Road due to the Kaikainui Stream on the northern boundary. However the reserve areas being created within the new area will be able to be accessed via Main North Road which will be upgraded in this area.
- The development will utilize Council's reticulated wastewater system and potable water supply. Stormwater is anticipated to be collected treated and discharged on site.
- The site is to be zoned Medium Density Residential which will provide for a range of housing opportunities which will assist in achieving the housing bottom lines.

Urban Form and Development - UFD – O1 This Objective seeks sufficient feasible capacity for residential activity that meets housing bottom lines. The proposed rezoning is anticipated to provide for minimum of 200 lots for residential development and so will assist in meeting the short to medium estimated demand of 6,300.

UFD-P1 – Density of residential development The rezoning of the site will provide new residents with access to commercial facilities, schools, public transport and open space. In particular it is noted that the area is directly serviced with public transport between the center of Kaiapoi and Christchurch City via the Main North Road. The design of this development will ensure that walking to main routes and reserves will be easily achieved.

UFD-P2 – Identification/location of new Residential Development Area This policy initially refers to developments located to *"implement the urban form identified in the Future Development Strategy"*. It is assumed that this is in fact reference to the Waimakariri 2048 District Development

Strategy. This Strategy identifies the site as “possible future business land growth”. The site is therefore considered as a logical extension to the urban area of Kaiapoi. The use of the land for residential development will have the effect of reducing the area of land available for business however it is noted that the area between the Main North Road and the Motorway is very large and could accommodate significant business development.

The policy also lists parameters for new areas. These are very largely met. The matters which are not directly met are those that would apply to any new area in Kaiapoi and even existing areas within Kaiapoi e.g. there are limited primary schools and key activity centres therefore it is not realistic for new areas to be in close proximity to these facilities. The site however does have the distinct advantage of being on the Main North Road and therefore on the bus route between Kaiapoi and Christchurch. This satisfies a number of concerns relating to reduce car use for commuting to work and travelling to other services within the District.

UFD-P10 – Managing reverse sensitivity effects This policy seeks that residential activity should not limit the efficient and effective operation and upgrade of the critical infrastructure and regionally significant infrastructure including the Christchurch International Airport. The location of the site will not result in any adverse effects from critical infrastructure. The wide stormwater reserve will ensure sufficient separation from the railway line. With regard to the impact of aircraft noise, this site is under the Christchurch International Airport flight paths as is almost all of Kaiapoi. The site itself falls under the area between 50dBA and 55dBA contour. As mentioned this contour covers a large part of Kaiapoi and so living in this area would be no different to living in other areas within the township. Accordingly it is not expected to create additional potential for reverse sensitivity.

Summary: The proposed rezoning of the South Kaiapoi site is generally consistent with relevant high level policy within the Proposed Waimakariri District Plan.

b. National Policy Statement on Urban Development

The **National Policy Statement on Urban Development (NPS-UD)** recognises at a national level the significance of well-functioning urban environments. In particular the Objectives of the NPS-UD seek the following:

- Urban environments that provide for the social, economic and cultural well-being and for their safety and safety now and in the future
- Planning decisions that improve housing affordability by supporting competitive land and development markets
- Regional policy statements and district plans enabling more people to live in areas of urban environments near centres or areas with employment opportunities, area well serviced by public transport or a high demand for housing in the area.
- Urban environments develop and change over time in response to diverse and changing need of people, communities and future generations
- Local authority decisions on urban development are integrates with infrastructure planning and strategic over the medium term and long

The main tool to achieve these objectives is a Future Development Strategy (FDS) which has the purposes of achieving well-functioning environments in existing and future urban areas and to provide at least sufficient development capacity over the next 30 years to meet expected demand. As the NPS-UD has only recently been published there is no FDS for the Canterbury Region. However the Waimakariri 2047 Development Strategy is considered to at least partially fulfil this role for the Waimakariri District.

The provision of additional land for housing through rezoning of South Kaiapoi achieves the following relevant policies of the NPS-UD:

Policy 1 – Planning decisions

The requested rezoning with accompanying outline development plan provides the Waimakariri District Council with a mechanism to make a planning decision that provides for a variety of homes as compared to the more common house types. In addition there is easy access to main roads for travel to work, schools, shops etc. as well as open space areas. The size of the plan change area and the shared vision of the landowners support provision of a variety of sites sizes and densities. This in turn provides a much needed choice of housing type in Kaiapoi and also achieves a positive outcome from the competitive operation of the housing market.

With regard to resilience to the likely current and future effects of climate change the primary manner in which this can be achieved within new urban development is through encouraging reduced greenhouse gas emissions. This plan change request supports reduced greenhouse gas emissions through a consolidated urban form, proximity to community infrastructure and public transport resulting in a reduced reliance on vehicle travel.

Consolidated Urban Form

The proposed development area lies within a growth area (for business) in the District Development Strategy, is with 0.7km of the commercial/service area based around the intersection of Williams Street and Ohoka Road and is 1km of the town centre. It is a logical expansion of the town down to Courtenay Street and is in an efficient location for new development because it can directly integrate with the existing urban area.

Proximity to Community Infrastructure

The proposed development area is located relatively close to key community infrastructure such as high school, the primary school, small commercial hub on Williams Street containing dentists and similar services. This proximity is similar or better than a number of sectors of Kaiapoi town.

With regard to community infrastructure and employment within Christchurch City, residential development in South Kaiapoi provides the closest possible location in Waimakariri District to accessing these services. It therefore meets the requirements of good accessibility.

Reduce Reliance on Vehicle Travel

Kaipoi is supplied with two bus services (Nos 92 and 97) one of which (No 92) travels on Main North Road providing a very convenient service for future residents. The second route enters further west and travels on Ohoka Road and to Rangiora. The convenient location of the bus route to Christchurch is expected to significantly reduce the level of commuter traffic normally associated with greenfield development and thereby greenhouse gas emissions.

Policy 2 - Sufficient development capacity

This policy requires local authorities to provide sufficient development capacity to meet expected demand for housing over the short, medium and long term. The proposed rezoning is expected to provide for 200 houses over a period of 2022/3 through to 2029. There is a clear case for more residential land to be zoned to meet the needs of the community and that the required rezoning should occur soon to allow for the usual consenting and development phases involved in bringing housing to the market. If South Kaiapoi is zoned in 2021/2022 the residential component will be easily developed in the coming decade thereby contributing to meeting current and anticipated demand. The capacity assessments undertaken by The Greater Christchurch Partnership have underestimated the demand for housing for both short and medium term with the result that there currently is a significant shortage of sections which has resulted in the price increasing dramatically. This impacts all home buyers and in particular first home buyers. This in turn impacts tenants.

This current shortage means that it is very likely that the medium term situation will be particularly effected because any sections created (potentially) for the medium term demand will be taken up in the short term. So the problem of affordable housing can be expected to increase. It is therefore critical that more suitably located land is made available for residential development as part of the District Plan review.

Policy 8 – Responsiveness to plan changes

This policy requires local authority decisions to be responsive to plan changes that add significantly to development capacity and contribute to well-functioning urban environments even if the development capacity is not anticipated by current RMA documents or is out-of-sequence for planned land release. Due to the very recent coming into force of the NPS-UD no council has yet defined the criteria for assessing what constitutes “significance” in terms of development capacity. It is noted that the proposed rezoning will provide for approximately 200 new dwellings to be developed in Kaiapoi. This constitutes approximately 4.5% more dwellings than currently exist in Kaiapoi. While that is not a large percentage it is fully utilising the most logical southern extension of the town while leaving the area west of Main North Road for business growth. It is also noted that this is not a plan change – it is a request to a planning document that is open for public submissions and so is precisely the time when changes of zoning should be considered.

c. Draft National Policy Statement for Highly Productive Land

A discussion document on a proposed National Policy Statement on Highly Productive Land was released in August 2019. Its purpose is to:

- Recognise the full range and values and benefits associated with the use of highly productive land for primary production
- Maintain its availability for primary production for future generations and
- Protect highly productive land from inappropriate subdivision, use and development

The NPS is primarily directed at regional policy statements and district plans.

Proposed Policy 1 of the NPS requires regional councils within 3 years of the NPS coming into effect to identify areas of highly productive land based on specific criteria based primarily on:

- capability and versatility based on the Land Use Capability classification system,
- suitability of the climate for primary production
- the size and cohesiveness of the area of land to support primary production.

At its most basic level it appears that Land Use Capability Classes 1, 2 and 3 will be included.

The document lists problems that need to be solved including urban expansion onto highly productive land. In relation to this issue the document contains proposed Objective 3 which states:

Objective 3: Protecting from inappropriate subdivision, use and development

To protect highly productive land from inappropriate subdivision, use and development, including by:

- *avoiding subdivision and land fragmentation that compromises the use of highly productive land for primary production;*
- ***avoiding uncoordinated urban expansion on highly productive land that has not been subject to a strategic planning process; and***
- *avoiding and mitigating reverse sensitivity effects from sensitive and incompatible activities within and adjacent to highly productive land.*

The site has two distinct soils. The western third has Class 1w1 indicating good productive land but with a wetness limitation. The remaining two thirds is Class 3s5 and has less productive value and has root zone limitations likely to be due to wetness. Importantly, Objective 3 specifically refers to highly productive soils being protected by avoiding “*uncoordinated urban expansion on highly productive land that has not been subject to a strategic planning process*”. This land has been identified in the Waimakariri 2048 District Development Strategy as being appropriate for urban growth of Kaiapoi. It is therefore considered that this rezoning is partially aligned with the proposed National Policy Statement for Highly Productive Land.

d. **Canterbury Regional Policy Statement**

Chapter 5 CRPS- The objectives and policies in Chapter 5 of the CRPS 2013 seek to promote urban developments that have regard to the efficient use and development of resources while ensuring that any adverse effects on the environment are avoided, remedied or mitigated. Consolidation and integration with existing infrastructure is promoted, whilst ensuring that regionally significant infrastructure and the strategic transport network are not adversely impacted by any new development.

On this basis the proposed rezoning is considered to implement the requirements of consolidation and integration. The rezoning provides a different housing choice for the community, and will be connecting into existing or proposed Council infrastructure. The rezoning combined with the development requirements such as reticulation of services, ensures that the completed proposal will have minimal effects on the physical environment.

Chapter 6 CRPS

Chapter 6 was a response to the Canterbury earthquakes. Specifically it *“provides a resource management framework for the recovery of Greater Christchurch to enable and support earthquake recovery and rebuilding including restoration and enhancement through to 2028”*. A key focus of Chapter 6 was to respond to the anticipated demand for business and residential activities which needed to be replaced or relocated as a result of the earthquakes. To a large extent this recovery has occurred in relation to provision and uptake of identified (and now zoned) land for business and residential activities impacted by the earthquakes. Accordingly the objectives and policies in Chapter 6 need to be applied and evaluated recognizing that Greater Christchurch has moved on from only responding to the direct impacts of the earthquakes. In particular there is ongoing demand for residential land for housing due to population growth and changing migration patterns. This is in addition to the demand by first home buyers who are reluctant or unable to buy existing houses in areas impacted by the earthquakes. These factors have resulted in strong demand for lower cost housing outside Christchurch City. On the supply side a number of areas identified for residential development have not become available as anticipated.

Objective 6.2.1 sets out the form and content of future development and the means of achieving this through the land use and infrastructure framework set out in the CRPS. These means include identification of priority areas for urban development. The objective does not specify what those areas are, leaving that detail to the policies. The area proposed to be rezoned sits outside the urban limits. As noted previously the District Development Strategy specifically provides for development in this southern section of Kaiapoi. All the other matters listed in this objective are either satisfied or not relevant.

Regarding **Objective 6.2.1a** Targets for housing development, the recent work undertaken by the Greater Christchurch Partnership updates this table reflecting both an increase in the number of households for provision which needs to be made and the fact that some of the land currently identified for development is not readily available. This work has been focused on Christchurch City, Rolleston and Rangiora. It has also been found wanting as, for example, it does not acknowledge the current lack of available sections in Kaiapoi even in the short term.

Policy 6.3.1 largely mirrors Objective 6.2.1 but adds specific reference to identified greenfield priority areas on Map A. As mentioned those greenfield areas were developed on the basis of the anticipated demand primarily created by the recovery and rebuilding process following the Canterbury earthquakes and with a focus on Christchurch City, Rolleston and Rangiora. The process has largely occurred creating the opportunity to reconsider future needs associated with natural growth in the population and their housing needs throughout Greater Christchurch. Currently the proposed rezoning is not consistent with this policy in regard to Map A in relation to greenfield areas or future residential development areas.

Assessment Objective 6.2.2 and Policy 6.3.1: This objective and policy are highly relevant as they set the scene for moving on from the rebuilding and recovery as they seek to achieve an urban form and settlement pattern that not only provides sufficient land for the recovery but also wants this to set a foundation for future growth. To date this has been signalled by identification of Projected Infrastructure Boundary on Map A which has now been “filled in” with the addition of Future Development Areas sitting inside this boundary. This boundary simply reflects the current zoning in southern Kaiapoi. Any provision to cater for natural growth in the residential sector will therefore not conform to this Objective and Policy.

With regard to various relevant criteria listed in Objective 6.2.2 there is sufficient infrastructure capacity to provide for development of South Kaiapoi and an outline development area plan has been prepared which will enable 15 households per hectare.

Patricia Harte

Davie Lovell-Smith Limited

DEVELOPMENT PLANNING UNIT

Submission on Variation 1: Housing Intensification

Clause 6 of Schedule 1, Resource Management Act 1991

Submitter details

(Our preferred methods of corresponding with you are by **email** and **phone**).

Full name: Mike Greer Homes Ltd

Email address: patricia.harte@dls.co.nz

Phone (mobile): 021807905 Phone (landline): _____

Postal address: P.O.Box 679 Post code: 8140

Physical address: 116 Wrights Road, Addington, Christchurch Post code: 8024
(if different from above)

Please select one of the two options below:

☒ I **could not** gain an advantage in trade competition through this submission (*please go to Submission details, you do not need to complete the rest of this section*)

☐ I **could** gain an advantage in trade competition through this submission (*please complete the rest of this section before continuing to submission details*)

Please select one of the two options below:

☐ I **am** directly affected by an effect of the subject matter of the submission that:

A) Adversely affects the environment; and

B) Does not relate to trade competition or the effect of trade competition.

☒ I **am not** directly affected by an effect of the subject matter of the submission that:

A) Adversely affects the environment; and

B) Does not relate to trade competition or the effect of trade competition.

Submission details

The specific provisions (objectives, policy and rules) of the proposal that my submission relates to are as follows:
(please give details)

Zoning map of Kaiapoi

My submission is that: *Please indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons (include additional pages as necessary).*

Zoning Map: That the Kaiapoi zoning map in Variation 1 be amended to include the following land in the Medium Density Residential Zone:

- Pt RS 37428 (CB701/7) limited to the land to the west of the Main Trunk Railway Line
- RS 39673
- Lot 1 DP 19366

This land is the subject of Submission #332 to the Proposed Waimakariri District Plan made by Mike Greer Homes Ltd. This submission contains a full assessment of the suitability of this land (referred to as the "south Kaiapoi Development Area") which lies immediately south of Kaikainui Stream and between the railway and Main North Road. The following documents supporting the submission to the Proposed Waimakariri District Plan are attached to this submission to Variation 1, namely:

- A South Kaiapoi Development Area Location Plan and assessment document
- Plan A containing an outline development plan for the area
- Attachment B which contains a planning assessment for the rezoning

I/we have included: 23 additional pages

I/we seek the following decision from the Waimakariri District Council: *(give precise details, use additional pages if required)*

Zoning Map: That the Kaiapoi zoning map in Variation 1 be amended to include the following land in the Medium Density Residential Zone:

- Pt RS 37428 (CB701/7) limited to the land to the west of the Main Trunk Railway Line
- RS 39673
- Lot 1 DP 19366

Refer attached Submission #332 of Mike Greer Homes Ltd to the Proposed Waimakariri District Plan which contains a request to rezone this land Medium Density Residential, a South Kaiapoi Development Area Location Plan and Document, an Outline Development Plan for the area and a Planning assessment.

Submission at the hearing

☐ I/we wish to speak in support of my/our submission

☐ I/we do not wish to speak in support of my/our submission

☒ If others make a similar further submission, I/we will consider presenting a joint case with them at the hearing

Signature

Of submitters or person authorised to sign on behalf of submitter(s)

Signature Patricia Harte on behalf of Mike Greer Homes Ltd

Date 25 August 2022

PLEASE NOTE - A signature is not required if you submit this form electronically. By entering your name in the box above you are giving your authority for this application to proceed.

Important information

1. The Council must receive this submission before the closing date and time for submissions.
2. Please note that submissions are public. Your name and submission will be included in papers that are available to the media and public. Your submission will only be used for the purpose of the Plan Change/Variation process.
3. Only those submitters who indicate they wish to speak at the hearing will be emailed a copy of the planning officer's report (please ensure you include an email address on this submission form).

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious
- It discloses no reasonable or relevant case
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- It contains offensive language
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Send your submission to: Submission
Waimakariri District Council, Private Bag 1005, Rangiora 7440

Email to: developmentplanning@wmk.govt.nz
Subject line: Submission Variation 1: Housing Intensification

Phone: 0800 965 468 (0800WMKGOV)

You can also deliver this submission form to one of our service centres:

Rangiora Service Centre: 215 High Street, Rangiora

Kaiapoi Service Centre: Ruataniwha Kaiapoi Civic Centre, 176 Williams Street, Kaiapoi

Oxford Service Centre: 34 Main Street, Oxford

Submissions close 5pm, Friday 9 September 2022

Please refer to the Council website waimakariri.govt.nz for further updates

SUBMISSION ON THE PROPOSED WAIMAKARIRI DISTRICT PLAN

TO: **Waimakariri District Council**
Private Bag 1005, Rangiora 7440

1. Submitter Details

Submitters Name: Mike Greer Homes NZ Limited

Address for Service: Davie Lovell-Smith Ltd

Contact Person: Patricia Harte

Email: patricia.harte@dls.co.nz

Phone: 03 – 3790 793 cell 021 807905

2. Trade Competition

We could gain an advantage in trade competition through this submission: ☐ Yes ☒ No

If Yes to the above, then:

We are directly affected by an effect of the subject matter of the submission that: ☐ Yes ☒ No

a. Adversely affects the environment; and

b. Does not relate to trade competition or the effects of trade competition

3. Hearing Options

Do you wish to be heard in support of your submission? *If you choose yes, you can choose not to speak when the hearing date is advertised* ☒ Yes ☐ No

If others are making a similar submission would you consider presenting a joint case with them at the hearing? *You can change your mind once the hearing has been advertised* ☒ Yes ☐ No

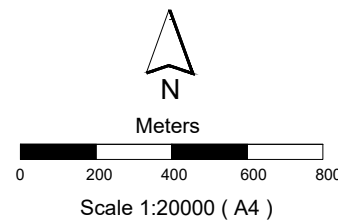
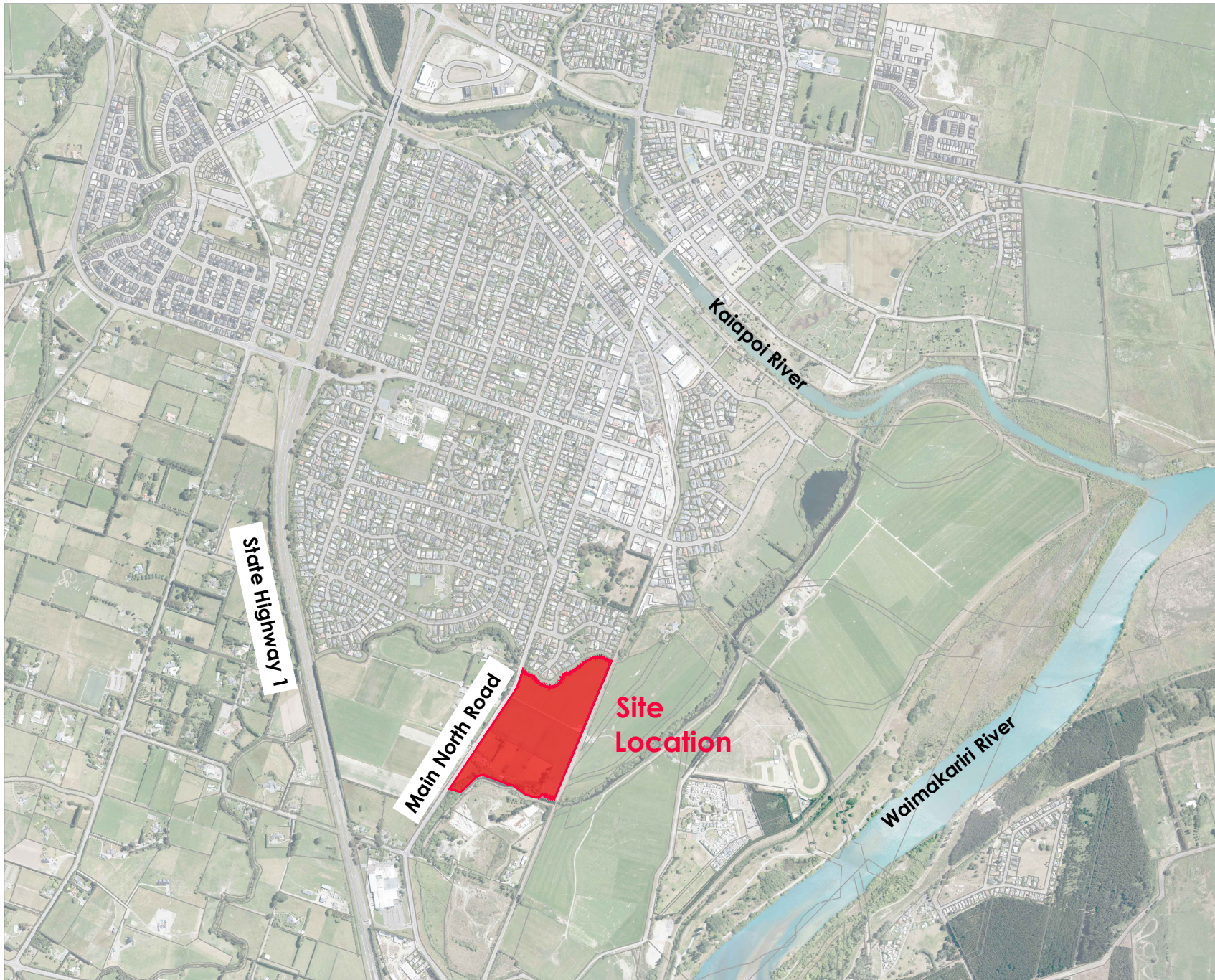
4. Submission Details

☒ Yes, I am enclosing further supporting information to this submission form

Provision to which my/our submission relates:	My position on this provision is:	The reason for my/our submission are:	The decision I/we want Council to make:
Planning Maps -Residential Development Plans Part 3- Area Specific Matters – Development Areas – New Development Areas	Oppose in part	The land area generally satisfies relevant national, regional and district level policy. In particular this block of land meets the relevant criteria for the residential growth of Kaiapoi due it adjoining the south eastern boundary. It is therefore a logical and efficient extension to the existing residential area in the southern sector of Kaiapoi maintaining its compact nature. The proposed South Kaiapoi Development Plan provides for integration of the development with Kaiapoi with transport links and reserves. Please refer to the documents attached to this submission for a more detailed assessment of the proposed South Kaiapoi Development Area.	Add a new Residential Development Area (SK – South Kaiapoi Development Area) for South Kaiapoi over the following land: - Pt RS 37428 (CB701/7) limited to the land to the west of the Main Trunk Railway Line - RS 39673 - Lot 1 DP 19366 Refer attached Plan A Refer Attachment B which contains: - Development Area document - Outline Development Plan - Planning assessment
Planning Maps	Oppose in part	The land area generally satisfies relevant national, regional and district level policy. In particular this block of land meets the relevant criteria for the residential growth of Kaiapoi due it adjoining the south eastern boundary. It is therefore a logical and efficient extension to the existing residential area in the southern sector of Kaiapoi maintaining its compact	Rezone the following land from Rural Lifestyle zone to Medium Density Residential Zone: Pt RS 37428 (CB701/7) limited to the land to the west of the

		nature. The proposed South Kaiapoi Development Plan provides for integration of the development with Kaiapoi with transport links and reserves. Please refer to the documents attached to this submission for a more detailed assessment of the proposed South Kaiapoi Development Area	Main Trunk Railway Line • RS 39673 • Lot 1 DP 19366 Refer attached Plan A Refer Attachment B which contains: • Development Area document • Outline Development Plan • Planning assessment
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Attachment A – Location



South Kaiapoi
Development Area
Location Plan

Attachment B – New Development Area, ODP & Planning Assessment

SK – South Kaiapoi Development Area

Introduction

Future development areas will be required in order to respond to population growth. In response to this issue, the Strategic Directions and Urban Form and Development Chapters sets out objectives and policies for when and where urban expansion should take place and the mechanism to be used to provide for future urban development.

Five areas for development for Rangiora and Kaiapoi have been identified. Provisions are included which provide for their transition from an underlying Rural Lifestyle Zone to development in accordance with DEV-SK-APP1 (attached) if and when they are required due to a demonstrated sufficiency shortage of land available in existing residential zones. South Kaiapoi has been identified as a Development Area.

Urban development within a Development Area is managed through a certification process, where land is released for development by the District Council's Chief Executive Officer or their delegate, once identified criteria are met. The future urban development provisions for a Development Area are identified through the Development Area name on the Outline Development Plan. Once development of these areas has been completed, the District Council will remove the Development Area layer and rezone the area to the appropriate zones.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

Objectives	
DEV-SK-O1	Development area South Kaiapoi Development Area contributes to achieving feasible development capacity for residential activities.

Policies	
DEV-SK-P1	Future urban development Provide for future urban development in a Development Area (in accordance with DEV-SK-APP1 – South Kaiapoi Outline Development Plan) through a certification process by the District Council's Chief Executive Officer or their delegate when: 1. the development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in UFD-O1 (for the medium term); 2. water supply, wastewater and stormwater infrastructure capacity is sufficient to support the proposed development; and 3. an agreement is in place between the District Council and the developer on the method, timing and funding of any necessary water supply, wastewater and stormwater infrastructure, open space and transportation infrastructure.
DEV-SK-P2	Subdivision and activities Only allow subdivision and activities where: 1. after certification by the District Council's Chief Executive Officer or their delegate, it is in accordance with the objectives, policies and rules of the General Residential Zone, Local Centre Zone and the relevant District wide provisions; and 2. prior to certification by the District Council's Chief Executive Officer or their delegate, it will not undermine or inhibit the future development of the Development Area as per the South Kaiapoi Outline Development Plan.

Activity Rules - if certification has been approved

DEV-SK-R2 Activities provided for in Medium Density Residential Zone	
Activity status: PER Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone: 1. MRZ-R1 to MRZ-R17; and 2. all Medium Density Residential Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for MRZ-R1 to MRZ-R17
Activity status: RDIS Where this activity complies with the following activity rules/standards in the Medium Density Residential Zone: 3. MRZ-R18 to MRZ-R20; and 4. all Medium Density Residential Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for MRZ-R18 to MRZ-R20
Activity status: DIS Where this activity complies with the following activity rules/standards in the General Residential Zone: 5. MRZ-R21 to MRZ-R28; and 6. all Medium Density Residential Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for MRZ-R21 to MRZ-R28
Activity status: NC Where this activity complies with the following activity rules/standards in the General Residential Zone: 7. MRZ-R29 to MRZ-R40; and 8. all Medium Density Residential Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for MRZ-R29 to MRZ-R40
For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Medium Density Residential Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SK-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-SK-APP1.	

DEV-SK-R4 Activities provided for in Open Space Zone	
Activity status: PER Where this activity complies with the following activity rules/standards in the Open Space Zone: 1. OSZ-R1 to OSZ-R15; and 2. all Open Space Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for OSZ-R1 to OSZ-R15
Activity status: RDIS Where this activity complies with the following activity rules/standards in the Open Space Zone: 3. OSZ-R16; and 4. all Open Space Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for OSZ-R16
Activity status: DIS Where this activity complies with the following activity rules/standards in the Open Space Zone: 5. OSZ-R17 to OSZ-R18; and	Activity status when compliance not achieved: see activity status for OSZ-R17 to OSZ-R18

6. all Open Space Zone Built Form Standards.	
Activity status: NC Where this activity complies with the following activity rules/standards in the Open Space Zone: 7. OSZ-R19 to OSZ-R21; and 8. all Open Space Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for OSZ-R19 to OSZ-R21
For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Open Space Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SK-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-SK-APP1.	

DEV-SK-R5 Subdivision Activities in the Development Area if certification has been approved	
Activity status: CON Where this activity complies with the following activity rules/standards in subdivision: 1. SUB-R1 to SUB-R3; and 2. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R1 to SUB-R3
Activity status: RDIS Where this activity complies with the following activity rules/standards in subdivision: 3. SUB-R4 to SUB-R8; and 4. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R4 to SUB-R8
Activity status: DIS Where this activity complies with the following activity rules/standards in subdivision: 5. SUB-R9; and 6. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R9
Activity status: NC Where this activity complies with the following activity rules/standards in subdivision: 7. SUB-R9 to SUB-R11; and 8. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R9 to SUB-R11
For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Subdivision Chapter will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SK-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-SK-APP1.	

Activity Rules - if certification has not been approved

DEV-SK-R6 Activities provided for in the Rural Lifestyle Zone	
Activity status: PER Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 1. 1. RLZ-R1 to RLZ-R16; and 2. 2. all Rural Lifestyle Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for RLZ-R1 to RLZ-R16
Activity status: RDIS Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 3. RLZ-R17 to RLZ-R23; and 4. all Rural Lifestyle Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for RLZ-R17 to RLZ-R23
Activity status: DIS Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 5. RLZ-R24 to RLZ-R38; and 6. all Rural Lifestyle Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for RLZ-R24 to RLZ-R38
Activity status: NC Where this activity complies with the following activity rules/standards in the Rural Lifestyle Zone: 7. RLZ-R39 to RLZ-R41; and 8. all Rural Lifestyle Zone Built Form Standards.	Activity status when compliance not achieved: see activity status for RLZ-R39 to RLZ-R41
For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Rural Lifestyle Zone will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SK-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-SK-APP1.	

DEV-SK-R7 Subdivision activities in the Rural Lifestyle Zone	
Activity status: CON Where this activity complies with the following activity rules/standards in subdivision: 1. SUB-R1 to SUB-R3; and 2. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R1 to SUB-R3
Activity status: RDIS Where this activity complies with the following activity rules/standards in subdivision: 3. SUB-R4 to SUB-R8; and 4. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R4 to SUB-R8
Activity status: DIS Where this activity complies with the following activity rules/standards in subdivision: 5. SUB-R9; and 6. all Subdivision Standards.	Activity status when compliance not achieved: see activity status for SUB-R9
Activity status: NC Where this activity complies with the following activity rules/standards in subdivision:	Activity status when compliance not achieved: see activity status for SUB-R9 to SUB-R11

7. SUB-R9 to SUB-R11; and 8. all Subdivision Standards.	
For any activity statuses, any activity will need to comply with the following general activity standards: a. The provisions of the Subdivision chapter will apply to any part of the Development Area where the District Council's Chief Executive Officer or their delegate (following the receipt of an application) certifies that the criteria in DEV-SK-S1 are met; and b. The activity is in accordance with the residential development requirements of DEV-SK-APP1.	

Development Areas Standards

DEV-SK-S1 Certification for South Kaiapoi Development Area - Criteria	
1. The following criteria must be demonstrated to be met for the District Council's Chief Executive Officer or their delegate to certify to enable urban development (subdivision and land use activities) in the South Kaiapoi Development Area: a. the development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in UFD-O1 (for the medium term) as indicated by the most recent analysis undertaken by Council in accordance with the NPSUD and published on the District Council website; and b. residential development within the South Kaiapoi Development Area will meet all the following criteria, demonstrated by modelling using accepted industry practice: i. firefighting flows within the piped treated water network servicing 95% of the Development Area will meet the SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice; ii. on-demand water schemes will need to have capacity to deliver greater than 2500 litres per connection per day at peak demand; iii. water pressure within the piped treated water network servicing the Development Area is maintained at greater than 250kpa 100% of the time, and greater than 350kpa 95% of the time; and iv. surcharge of pipes and flooding out of manholes will not occur during a design rainfall event (20% AEP) within the stormwater network necessary for the servicing of potential development that is being released; c. a geotechnical assessment and flood	Activity status where compliance is not achieved: N/A

assessment for the area has been prepared for this area and any identified risks contained within the assessments can be mitigated as part of subdivision design and consent; d. in regard to flood assessment and mitigation, that discussions have occurred between the applicant for certification and the Regional Council and a summary of the discussions and agreement between these parties on the mitigation measures is provided; e. there is sufficient capacity available within the Kaiapoi Wastewater Treatment Plant for this development; f. a stormwater assessment has been developed for this area and any recommendation contained within the assessment is agreed by Council; g. a transport effects assessment has been developed for this area and any recommendations contained within the assessment can be mitigated as part of subdivision design and consent; h. a staging plan including: - the amount of new residential sites created in the development subject to the application for certification; - number of stages for the development; - how many sites will be created per stage; i. an agreement between the District Council and the developer on the method, timing and funding of any necessary infrastructure and open space requirements is in place. 2. If a s224 certificate under the RMA has not been granted by the District Council within three years of the date of certification, certification shall cease to apply.	
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Advice Notes

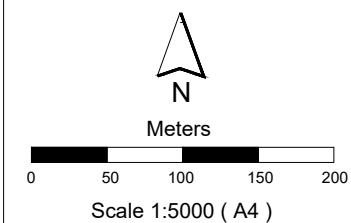
DEV-K-AN1	Development areas may be certified in whole or in part, and where more areas are requested to be released than can meet the criteria of the certification process, they will be released in accordance with the staging plan.
DEV-K-AN2	For certification to be achieved, the District Council must receive information to demonstrate that the criteria in DEV-SK-S1 are met.
DEV-K-AN3	The analysis required by criteria (1) of the certification process will be completed and published on the District Council website as follows: 1. Residential capacity will be calculated at least annually. 2. Residential demand will be calculated at least every three years in line with Statistics New Zealand subnational projections or Waimakariri Growth Model 3. Water and Wastewater capacity in Kaiapoi will be calculated at least annually.

DEV-K-AN4	Where certification of land in a Development Area depends upon additional or upgraded public infrastructure, the applicant may be required to enter into a Private Development Agreement with the District Council. This will normally be required where the District Council's Development Contributions Policy does not clearly set out the specific contribution towards the costs of the additional or upgraded public infrastructure required. The Private Development Agreement will normally include a lease clause and be registered against the Computer Register (Certificate of Title) for the land, to ensure that the developer meets their agreed obligations.
DEV-K-AN5	Guidance on the certification process is available on the District Council's website.

Appendix

DEV-SK-APP1 – South Kaiapoi Outline Development Plan

-  Primary Road + Cycleway
-  Open Space Reserve
-  Stormwater Reserve
-  Median Density Residential



**South Kaiapoi
Development Area
Outline
Development Plan**

Submission to Proposed Waimakariri District Plan by Mike Greer Homes NZ Limited regarding South Kaiapoi – PLANNING ASSESSMENT

1. Area to be rezoned

a. Land Area

- Pt RS 37428 (CB701/7) limited to the land to the west of the Main Trunk Railway Line
- RS 39673
- Lot 1 DP 19366

Refer attached Plan A

The total land area is 14ha. The majority of the land (approximately 10ha) is owned by W & J Winter & Sons and the southern section is owned by MJ and RM Mackintosh (4.60ha).

b. Location

The site sits between Kaikainui Stream on its northern boundary and Courtenay Stream on its southern boundary. To the immediate east is the Northern Trunk Railway Line and to the west is Main North Road. Please refer to attached Plan B

c. Characteristics of site

Soil contamination – There are no listed or known activities to have created the potential for contaminated land within the site.

Natural hazards – the general area is identified as being subject to surface flooding and is also subject to liquefaction risk.

Current Use – The site is currently used primarily for pastoral farming with some cropping. There is a single dwelling on site in the south western corner and some minor farm buildings.

Neighbouring land use- Immediately north of the site is the Kaikainui Stream, an esplanade reserve and the southern extent of Kaiapoi's residential area. Along the eastern boundary is the main trunk railway line and further east is farmland, Courtenay Creek, the Riverlands Holiday Park and Woodford Glen Speedway. To the west is Main North Road with farmland and a number of business including Easylawn and a building company. To the south is Courtenay Stream and what appears to be land associated with a drilling company.

Versatile soils – The site has two distinct soils. The western third has Class 1w1 indicating good productive land but with a wetness limitation. The remaining two thirds is Class 3s5 and has less productive value and has root zone limitations likely to be due to wetness.

2. Proposed residential development

a. Submitter

This submission is made by Mike Greer Homes NZ Limited who have an arrangement with the landowners (W & J Winter & Sons and MJ and RM Mackintosh).

b. Urban form

The proposed residential development will be based on the Medium Density Residential Zone provisions which have the potential to have a wide range of densities and typologies. This in turn enables character variety within the development. The area is expected to have a yield in the order of 200 lots. The reserve areas (both open space and stormwater management) are connected to the

Kaikainui and Courtenay Streams and to the railway line and will provide a good opportunities for open space and passive recreation including walking and cycling. These reserves will also provide very accessible open space areas for residents not always available in medium density developments. The stormwater reserve on the eastern boundary also provides a buffer from the railway line and the neighbouring farming area. These areas are proposed as reserves in the Development Plan. The natural drainage channels that run through the area will provide the basis for a less regimented roading alignment and the associated collection and transporting of stormwater.

Road access to the site will be by two primary routes connected to the Main North Road. The final layout of the development has not been determined but of necessity there will need to be loop roads due the presence of the streams and railway line. Upgrade of the Main North Road to an urban standard as part of providing safe access to the site will be undertaken by the developer.

c. Servicing

A new water trunk main is required to service the area. This will involve installation of a 200mm main from the site to a main in Holland Drive.

A new sewer pump station will be required with a rising main along Main North Road discharging to the Parnham Pump Station. Upgrading of existing pump station may also be required.

Both the water and sewer additions and upgrades will provide benefits for new downstream development in the area.

All stormwater will be collected, treated and discharged within the site.

3. Assessment of effects on the environment

a. Location outside Urban Limits

The site to be rezoned adjoins the Urban Limits set for Kaiapoi which is defined in the south east by the Kaikainui Stream. From both a planning and community perspective the general area is treated and perceived as part of Kaiapoi. The most recent consideration of growth options appears to be the Waimakariri 2048 District Development Strategy. This includes the possible extension of Kaiapoi to the south for business land growth. However the demand for housing has grown significantly in recent years such that it is considered that providing for residential growth should not be limited to the north east but also to the south. To provide for this growth in Kaiapoi in a coordinated way and to create economies of scale and provide for a better range of housing types it is necessary to have larger development blocks. Inevitably this will involve land that is located outside the current urban limits.

b. Facilitating Housing Choice and Diverse Living Environments

The creation of additional Medium Density zoning over this block of land will enable forms and densities residential development which will provide an improved choice for housing than is currently available in Kaiapoi. This is achieved by having larger areas available for reserves (adjoining the Kaikainui and Courtenay Streams and the railway line) which compensate residents for the lack of open areas and visual relief associated with higher density development.

With regard to supply of allotments for housing, over the past decade Kaiapoi has seen strong growth. The rezoning of this block of land is therefore considered to provide Kaiapoi with a form of development that is currently not available and which will over time become a significant community asset.

c. Character, Amenity and Visual effects

The land subject to this submission is rural and in pastoral and cropping use. Changing the use to residential will significantly alter the character of the site; however that does not necessarily mean that any adverse effects will arise. The interface between the rural and urban areas of Kaiapoi is already marked by features including the railway line and Courtenay Stream and the extensive planting south of this stream.

With regard to the existing character of the area trees and hedging are visually prominent, with shelter and amenity trees in and around the existing house and farm buildings on site. Some of these trees may be incorporated into proposed reserves, thus retaining a connection with the current character of the area.

d. Water Quality

Rezoning of rural land for residential use has the potential to adversely impact on ground and surface water quality. This potential arises from on-site effluent treatment and disposal or stormwater generated by increases in impervious surface coverage. The development will be fully reticulated for effluent disposal. Connections to Councils sewerage system will be created with pumping stations on site. The design and development of the site will be undertaken ensuring that all allotments developed will be able to dispose of effluent in a manner that will avoid any potential for adverse impacts on groundwater quality. Stormwater generated within the development will be treated in the extensive eastern reserve area next to the railway line.

e. Neighbouring Activities and Potential Reverse Sensitivity Issues

Current activities on neighbouring properties within the block are residential to the north, farming to the east and industrial to the south. The farming use will be setback being beyond the railway line embankment to the east. The industrial activity south of Courtenay Stream is associated with Clemence Drilling which appears to involve storage of equipment. This site is very well screened with significant trees surrounding the site. It is not considered that new residents would be adversely impacted by these activities.

The only other factor that may be of interest is the impact of aircraft noise as this site, is under the Christchurch International Airport flight paths as is almost all of Kaiapoi. The site itself falls under the area between 50dBA and 55dBA contour. As mentioned this contour covers a large part of Kaiapoi and so living in this area would be no different to living in other areas within the township. Accordingly it is not expected to create additional potential for reverse sensitivity.

f. Natural Features

There are no natural features within the proposed Plan Change area, however it is bordered to the north and south by streams. Reserve areas will run along these streams making them highly accessible and also enabling the development to integrate with these natural features.

g. Natural Hazards

Detailed geotechnical investigations have not been undertaken at this stage. It is noted that the area, like most of the town, is covered by the liquefaction overlay. New houses will therefore need to have investigations to determine the appropriate form of foundation design.

The site is also subject to localised flooding. This will need to be addressed through filling of sites and creation of primary and secondary flow paths to avoid ponding within the development. There are no other known potential natural hazards that could affect the Plan Change site. In particular the site is not likely to be subject to material damage from erosion, falling debris, subsidence or slippage.

h. Soil Contamination

The site has no listed contaminated sites. Prior to development Preliminary and potentially Detailed Site Investigations into the potential for soil contamination will be undertaken to determine if there are any safety risks. These risks will then be remediated if required.

i. Versatile Soils

The site contains Class 1 versatile soils on the western third with the remainder being Class III soils. Both soils have some limitations due to wetness. Within the last 50 or so years the site has been used for grazing and possibly some cropping. While both of these uses are land based, neither has used the soil for intensive production. Residential development will inevitably involve increased building and hard surface coverage; however there is some potential to retain the use of the soils through productive use of the land for tree growth, grassed areas and land drainage in the expansive reserve areas as well as for use within individual properties.

j. Beneficial Effects

The provision of a medium sized development that will create a range of lots sizes with commensurate affordability within the Kaiapoi area is considered to be very desirable due to the relative lack of growth options including affordable home options within the town. It also makes more efficient use of the land resource achieving higher densities overall in Kaiapoi, with easy access to Christchurch and points further north. The site is proposed to be developed with a density of at least 15 households per hectare. This proposal provides an option for people seeking a range of fully-serviced allotments that are located close to the amenities of a town and within commuting distance of Christchurch. The rezoning of land for residential development also fulfils the District Councils requirements under the NPS on Urban Development Capacity 2016 and its replacement the NPS Urban Development 2020.

4. Policy Assessment

a. Proposed District Plan

Strategic Directions – SD-O1 This Objective sets out a wide range of outcomes sought for urban development and infrastructure. Of relevance to the proposed rezoning of the South Kaiapoi site:

- The site adjoins the existing urban area and so provides for a consolidated urban form. There will be no direct road connection to adjoining residential area to the north other than the Main North Road due to the Kaikainui Stream on the northern boundary. However the reserve areas being created within the new area will be able to be accessed via Main North Road which will be upgraded in this area.
- The development will utilize Council's reticulated wastewater system and potable water supply. Stormwater is anticipated to be collected treated and discharged on site.
- The site is to be zoned Medium Density Residential which will provide for a range of housing opportunities which will assist in achieving the housing bottom lines.

Urban Form and Development - UFD – O1 This Objective seeks sufficient feasible capacity for residential activity that meets housing bottom lines. The proposed rezoning is anticipated to provide for minimum of 200 lots for residential development and so will assist in meeting the short to medium estimated demand of 6,300.

UFD-P1 – Density of residential development The rezoning of the site will provide new residents with access to commercial facilities, schools, public transport and open space. In particular it is noted that the area is directly serviced with public transport between the center of Kaiapoi and Christchurch City via the Main North Road. The design of this development will ensure that walking to main routes and reserves will be easily achieved.

UFD-P2 – Identification/location of new Residential Development Area This policy initially refers to developments located to *"implement the urban form identified in the Future Development Strategy"*. It is assumed that this is in fact reference to the Waimakariri 2048 District Development

Strategy. This Strategy identifies the site as “possible future business land growth”. The site is therefore considered as a logical extension to the urban area of Kaiapoi. The use of the land for residential development will have the effect of reducing the area of land available for business however it is noted that the area between the Main North Road and the Motorway is very large and could accommodate significant business development.

The policy also lists parameters for new areas. These are very largely met. The matters which are not directly met are those that would apply to any new area in Kaiapoi and even existing areas within Kaiapoi e.g. there are limited primary schools and key activity centres therefore it is not realistic for new areas to be in close proximity to these facilities. The site however does have the distinct advantage of being on the Main North Road and therefore on the bus route between Kaiapoi and Christchurch. This satisfies a number of concerns relating to reduce car use for commuting to work and travelling to other services within the District.

UFD-P10 – Managing reverse sensitivity effects This policy seeks that residential activity should not limit the efficient and effective operation and upgrade of the critical infrastructure and regionally significant infrastructure including the Christchurch International Airport. The location of the site will not result in any adverse effects from critical infrastructure. The wide stormwater reserve will ensure sufficient separation from the railway line. With regard to the impact of aircraft noise, this site is under the Christchurch International Airport flight paths as is almost all of Kaiapoi. The site itself falls under the area between 50dBA and 55dBA contour. As mentioned this contour covers a large part of Kaiapoi and so living in this area would be no different to living in other areas within the township. Accordingly it is not expected to create additional potential for reverse sensitivity.

Summary: The proposed rezoning of the South Kaiapoi site is generally consistent with relevant high level policy within the Proposed Waimakariri District Plan.

b. National Policy Statement on Urban Development

The **National Policy Statement on Urban Development (NPS-UD)** recognises at a national level the significance of well-functioning urban environments. In particular the Objectives of the NPS-UD seek the following:

- Urban environments that provide for the social, economic and cultural well-being and for their safety and safety now and in the future
- Planning decisions that improve housing affordability by supporting competitive land and development markets
- Regional policy statements and district plans enabling more people to live in areas of urban environments near centres or areas with employment opportunities, area well serviced by public transport or a high demand for housing in the area.
- Urban environments develop and change over time in response to diverse and changing need of people, communities and future generations
- Local authority decisions on urban development are integrates with infrastructure planning and strategic over the medium term and long

The main tool to achieve these objectives is a Future Development Strategy (FDS) which has the purposes of achieving well-functioning environments in existing and future urban areas and to provide at least sufficient development capacity over the next 30 years to meet expected demand. As the NPS-UD has only recently been published there is no FDS for the Canterbury Region. However the Waimakariri 2047 Development Strategy is considered to at least partially fulfil this role for the Waimakariri District.

The provision of additional land for housing through rezoning of South Kaiapoi achieves the following relevant policies of the NPS-UD:

Policy 1 – Planning decisions

The requested rezoning with accompanying outline development plan provides the Waimakariri District Council with a mechanism to make a planning decision that provides for a variety of homes as compared to the more common house types. In addition there is easy access to main roads for travel to work, schools, shops etc. as well as open space areas. The size of the plan change area and the shared vision of the landowners support provision of a variety of sites sizes and densities. This in turn provides a much needed choice of housing type in Kaiapoi and also achieves a positive outcome from the competitive operation of the housing market.

With regard to resilience to the likely current and future effects of climate change the primary manner in which this can be achieved within new urban development is through encouraging reduced greenhouse gas emissions. This plan change request supports reduced greenhouse gas emissions through a consolidated urban form, proximity to community infrastructure and public transport resulting in a reduced reliance on vehicle travel.

Consolidated Urban Form

The proposed development area lies within a growth area (for business) in the District Development Strategy, is with 0.7km of the commercial/service area based around the intersection of Williams Street and Ohoka Road and is 1km of the town centre. It is a logical expansion of the town down to Courtenay Street and is in an efficient location for new development because it can directly integrate with the existing urban area.

Proximity to Community Infrastructure

The proposed development area is located relatively close to key community infrastructure such as high school, the primary school, small commercial hub on Williams Street containing dentists and similar services. This proximity is similar or better than a number of sectors of Kaiapoi town.

With regard to community infrastructure and employment within Christchurch City, residential development in South Kaiapoi provides the closest possible location in Waimakariri District to accessing these services. It therefore meets the requirements of good accessibility.

Reduce Reliance on Vehicle Travel

Kaipoi is supplied with two bus services (Nos 92 and 97) one of which (No 92) travels on Main North Road providing a very convenient service for future residents. The second route enters further west and travels on Ohoka Road and to Rangiora. The convenient location of the bus route to Christchurch is expected to significantly reduce the level of commuter traffic normally associated with greenfield development and thereby greenhouse gas emissions.

Policy 2 - Sufficient development capacity

This policy requires local authorities to provide sufficient development capacity to meet expected demand for housing over the short, medium and long term. The proposed rezoning is expected to provide for 200 houses over a period of 2022/3 through to 2029. There is a clear case for more residential land to be zoned to meet the needs of the community and that the required rezoning should occur soon to allow for the usual consenting and development phases involved in bringing housing to the market. If South Kaiapoi is zoned in 2021/2022 the residential component will be easily developed in the coming decade thereby contributing to meeting current and anticipated demand. The capacity assessments undertaken by The Greater Christchurch Partnership have underestimated the demand for housing for both short and medium term with the result that there currently is a significant shortage of sections which has resulted in the price increasing dramatically. This impacts all home buyers and in particular first home buyers. This in turn impacts tenants.

This current shortage means that it is very likely that the medium term situation will be particularly effected because any sections created (potentially) for the medium term demand will be taken up in the short term. So the problem of affordable housing can be expected to increase. It is therefore critical that more suitably located land is made available for residential development as part of the District Plan review.

Policy 8 – Responsiveness to plan changes

This policy requires local authority decisions to be responsive to plan changes that add significantly to development capacity and contribute to well-functioning urban environments even if the development capacity is not anticipated by current RMA documents or is out-of-sequence for planned land release. Due to the very recent coming into force of the NPS-UD no council has yet defined the criteria for assessing what constitutes “significance” in terms of development capacity. It is noted that the proposed rezoning will provide for approximately 200 new dwellings to be developed in Kaiapoi. This constitutes approximately 4.5% more dwellings than currently exist in Kaiapoi. While that is not a large percentage it is fully utilising the most logical southern extension of the town while leaving the area west of Main North Road for business growth. It is also noted that this is not a plan change – it is a request to a planning document that is open for public submissions and so is precisely the time when changes of zoning should be considered.

c. Draft National Policy Statement for Highly Productive Land

A discussion document on a proposed National Policy Statement on Highly Productive Land was released in August 2019. Its purpose is to:

- Recognise the full range and values and benefits associated with the use of highly productive land for primary production
- Maintain its availability for primary production for future generations and
- Protect highly productive land from inappropriate subdivision, use and development

The NPS is primarily directed at regional policy statements and district plans.

Proposed Policy 1 of the NPS requires regional councils within 3 years of the NPS coming into effect to identify areas of highly productive land based on specific criteria based primarily on:

- capability and versatility based on the Land Use Capability classification system,
- suitability of the climate for primary production
- the size and cohesiveness of the area of land to support primary production.

At its most basic level it appears that Land Use Capability Classes 1, 2 and 3 will be included.

The document lists problems that need to be solved including urban expansion onto highly productive land. In relation to this issue the document contains proposed Objective 3 which states:

Objective 3: Protecting from inappropriate subdivision, use and development

To protect highly productive land from inappropriate subdivision, use and development, including by:

- *avoiding subdivision and land fragmentation that compromises the use of highly productive land for primary production;*
- ***avoiding uncoordinated urban expansion on highly productive land that has not been subject to a strategic planning process; and***
- *avoiding and mitigating reverse sensitivity effects from sensitive and incompatible activities within and adjacent to highly productive land.*

The site has two distinct soils. The western third has Class 1w1 indicating good productive land but with a wetness limitation. The remaining two thirds is Class 3s5 and has less productive value and has root zone limitations likely to be due to wetness. Importantly, Objective 3 specifically refers to highly productive soils being protected by avoiding “*uncoordinated urban expansion on highly productive land that has not been subject to a strategic planning process*”. This land has been identified in the Waimakariri 2048 District Development Strategy as being appropriate for urban growth of Kaiapoi. It is therefore considered that this rezoning is partially aligned with the proposed National Policy Statement for Highly Productive Land.

d. **Canterbury Regional Policy Statement**

Chapter 5 CRPS- The objectives and policies in Chapter 5 of the CRPS 2013 seek to promote urban developments that have regard to the efficient use and development of resources while ensuring that any adverse effects on the environment are avoided, remedied or mitigated. Consolidation and integration with existing infrastructure is promoted, whilst ensuring that regionally significant infrastructure and the strategic transport network are not adversely impacted by any new development.

On this basis the proposed rezoning is considered to implement the requirements of consolidation and integration. The rezoning provides a different housing choice for the community, and will be connecting into existing or proposed Council infrastructure. The rezoning combined with the development requirements such as reticulation of services, ensures that the completed proposal will have minimal effects on the physical environment.

Chapter 6 CRPS

Chapter 6 was a response to the Canterbury earthquakes. Specifically it *“provides a resource management framework for the recovery of Greater Christchurch to enable and support earthquake recovery and rebuilding including restoration and enhancement through to 2028”*. A key focus of Chapter 6 was to respond to the anticipated demand for business and residential activities which needed to be replaced or relocated as a result of the earthquakes. To a large extent this recovery has occurred in relation to provision and uptake of identified (and now zoned) land for business and residential activities impacted by the earthquakes. Accordingly the objectives and policies in Chapter 6 need to be applied and evaluated recognizing that Greater Christchurch has moved on from only responding to the direct impacts of the earthquakes. In particular there is ongoing demand for residential land for housing due to population growth and changing migration patterns. This is in addition to the demand by first home buyers who are reluctant or unable to buy existing houses in areas impacted by the earthquakes. These factors have resulted in strong demand for lower cost housing outside Christchurch City. On the supply side a number of areas identified for residential development have not become available as anticipated.

Objective 6.2.1 sets out the form and content of future development and the means of achieving this through the land use and infrastructure framework set out in the CRPS. These means include identification of priority areas for urban development. The objective does not specify what those areas are, leaving that detail to the policies. The area proposed to be rezoned sits outside the urban limits. As noted previously the District Development Strategy specifically provides for development in this southern section of Kaiapoi. All the other matters listed in this objective are either satisfied or not relevant.

Regarding **Objective 6.2.1a** Targets for housing development, the recent work undertaken by the Greater Christchurch Partnership updates this table reflecting both an increase in the number of households for provision which needs to be made and the fact that some of the land currently identified for development is not readily available. This work has been focused on Christchurch City, Rolleston and Rangiora. It has also been found wanting as, for example, it does not acknowledge the current lack of available sections in Kaiapoi even in the short term.

Policy 6.3.1 largely mirrors Objective 6.2.1 but adds specific reference to identified greenfield priority areas on Map A. As mentioned those greenfield areas were developed on the basis of the anticipated demand primarily created by the recovery and rebuilding process following the Canterbury earthquakes and with a focus on Christchurch City, Rolleston and Rangiora. The process has largely occurred creating the opportunity to reconsider future needs associated with natural growth in the population and their housing needs throughout Greater Christchurch. Currently the proposed rezoning is not consistent with this policy in regard to Map A in relation to greenfield areas or future residential development areas.

Assessment Objective 6.2.2 and Policy 6.3.1: This objective and policy are highly relevant as they set the scene for moving on from the rebuilding and recovery as they seek to achieve an urban form and settlement pattern that not only provides sufficient land for the recovery but also wants this to set a foundation for future growth. To date this has been signalled by identification of Projected Infrastructure Boundary on Map A which has now been “filled in” with the addition of Future Development Areas sitting inside this boundary. This boundary simply reflects the current zoning in southern Kaiapoi. Any provision to cater for natural growth in the residential sector will therefore not conform to this Objective and Policy.

With regard to various relevant criteria listed in Objective 6.2.2 there is sufficient infrastructure capacity to provide for development of South Kaiapoi and an outline development area plan has been prepared which will enable 15 households per hectare.

Patricia Harte

Davie Lovell-Smith Limited