

Before the Hearing Panel
Appointed by the Waimakariri District Council

Under the Resource Management Act 1991

In the matter of a hearing on submissions on the proposed Waimakariri District
Plan

Hearing Stream 12: Rezoning

Rachel Claire Hobson and Bernard Whimp

Submission: 179 / Further submission: 90

Evidence of Bryan John McGillan

5 March 2024

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**anderson
lloyd.**

Introduction

- 1 My name is Bryan John McGillan.
- 2 I have completed a Bachelor of Applied Science (Resource Management).
- 3 I am employed by Eliot Sinclair and Partners Limited as Team Leader/Resource Management Planner. I have worked for Eliot Sinclair on resource management and planning matters for the last 24 months. Prior to being employed by Eliot Sinclair I worked as a senior planner for Pattle Delamore Partners for 5 years and Mahaanui Kurataiao Ltd for the previous four years.
- 4 My previous work experience includes experience in the field of resource management for over 20 years with a focus on subdivision and development. More recently I have been involved in preparing and reviewing subdivision and comprehensive development consent applications. My experience covers a range of planning activities including District and Regional plan hearings.
- 5 I have prepared the section 32AA assessment (**attached** as Appendix A) supporting the submission of Rachel Claire Hobson and Bernard Whimp (**the Submitters**), relating to the following land (**the Site**):
 - (a) 518 Rangiora-Woodend Road, Rangiora;¹ and
 - (b) 4 Golf Links Road, Rangiora.²
- 6 The Submitters seek an extension of the North East Rangiora or South East Rangiora Development Area overlay to include the Site within a Future Development Area (**FDA**); and the rezoning of the Site from Rural to General Residential.
- 7 This evidence provides a brief summary of my attached s32AA assessment. My assessment supports inclusion of the Site within a FDA and the rezoning of Site to General Residential.

Code of Conduct for Expert Witnesses

- 8 While this is not a hearing before the Environment Court, I confirm that I have read the Code of Conduct for expert witnesses contained in the Environment Court of New Zealand Practice Note 2023 and that I have complied with it when preparing my evidence. Other than when I state I am relying on the advice of another person,

¹ Legal description Part Rural Section 1054

² Legal description Lot 2 DP 16884

this evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

Site and proposed rezoning

- 9 The Site is located on the north east boundary of Rangiora, adjacent to the North East Rangiora and South East Rangiora Future Development Areas. Further details of the Site's location, surrounding environment, and connection to Rangiora township and amenities is addressed in the urban design evidence and assessment of Mr McFarlane
- 10 The submission requests that the Site is included within the Future Development Area boundary and rezoned from Rural Lifestyle Zone (**RLZ**) to General Residential Zone (**GRZ**).
- 11 The proposed Outline Development Plan (**ODP**) for the Site identifies the areas for residential development; roads and pedestrian linkages; stormwater detention areas; and a reserve. The ODP demonstrates a well-designed cohesive urban environment that is integrated with the surrounding environment and is sympathetic to the existing rural character as well as the existing character of the neighbouring suburbs.
- 12 The submission is made on the basis that the Site is an appropriate location for future residential growth, aligning with the intended direction for Waimakariri urban growth around and particularly to the north east of Rangiora. The Site is located adjacent to identified Future Development Areas, has good transport connectivity for a range of transport modes, and is in close proximity to amenities provided by Rangiora and its surrounds. It will contribute to provision of housing capacity and a well-functioning urban environment.
- 13 Urban design, transport, infrastructure, flood hazard, contaminated land, geotechnical and economic assessments are addressed in the evidence provided in support of the submission. I rely on that evidence, but do not repeat the conclusions here.

Planning assessment

National Policy Statement for Urban Development 2020

- 14 A detailed assessment of the proposed rezoning against the NPS-UD is provided in section 7.2.1 and Appendix C of the attached Section 32AA assessment.
- 15 In summary, rezoning of the Site to residential accords with the NPS-UD direction to:
 - (a) Enable the development of a well-functioning urban environment for people and communities to provide for their needs. This is achieved through the

provision of residential capacity in an appropriate and well-connected location, developed in accordance with an ODP to ensure a high level of urban design is achieved.

- (b) Support competitive land markets and enable at least sufficient development capacity (Objective 2; Policy 2 and Part 3). As addressed in the evidence of Ms Hampson,³ although current projections in the Housing Demand and Capacity Assessments identify sufficient capacity in both the medium and long term, subsequent independent assessments⁴ have shown a shortfall of capacity in the medium-term. Ms Hampson also points out that for FDAs to be an effective planning method, a stream of new land needs to be identified as existing capacity is consumed in order to maintain sufficient long-term capacity.
- (c) Be responsive to out of sequence development proposals (Objective 6, Policy 8 and clause 3.8). As relevant to that directions, the site would contribute to a well-functioning urban environment, and is well-connected along transport corridors. Ms Hampson confirms that the capacity provided by development of the site is significant.

Canterbury Regional Policy Statement

- 16 A detailed assessment of the proposed rezoning against the objectives and policies of the CRPS is provided in section 7.4 and Appendix F of the s32AA report.
- 17 In summary, rezoning of the Site is generally consistent with the objectives and policies of the CRPS. In particular, the location of the Site and its connectivity, together with the direction for development form provided by the ODP, will ensure a well-designed, quality residential environment that appropriately responds to the features of the Site and its surrounds, consistent with the direction provided in Objectives 5.2.1 and 6.2.3, and Policies 6.3.2 and 6.3.3.
- 18 It is acknowledged that the site is not located within an identified Greenfield Priority Area for development within Greater Christchurch and is not located within the projected infrastructure boundary for Rangiora as detailed in Map A, and is therefore inconsistent with Policy 6.3.1. However, the detailed assessment of the NPS UD demonstrates the consistency of the proposal with the relevant objectives and policies a clear consistency has been identified.
- 19 I note that out of sequence areas outside of Map A have been rezoned residential in the Greater Christchurch area specifically in the Selwyn Region. Of note is policy

³ Evidence of Natalie Hampson, dated 5 March 2024, at paragraph 10(e)-(f).

⁴ I.e. by Inovo Projects, August 2023, for PC31. There has also been an assessment by Colliers in January 2024, as set out in the evidence of Gary Sellars for other submitters.

2 of the NPS UD to provide “at least sufficient development capacity”. Additional capacity is not a negative it provides certainty enabling Council to overcome any restraints in respect of infrastructure. Providing certainty would enable development that meets the direction of the NPS UD.

Greater Christchurch Spatial Plan

- 20 The recently endorsed GCSP shifts away from inflexible urban growth limits, recognising that the CRPS is under review and that the NPS-UD signals a much more responsive approach is required to address the housing crisis.
- 21 Direction 4.2 of the GCSP has been amended to align with the NPS-UD, to ensure "at least" sufficient development capacity is provided or planned for to meet demand.
- 22 Map 14 of the GCSP spatially identifies broad locations for new residential growth over the long term, as required under clause 3.13(2)(a) of the NPS-UD. The Site is located on the eastern edge of the area indicating future development areas.⁵
- 23 Further to the identified future development areas on Map 14, broad locations for new residential development are to align with the direction in the Spatial Plan and at a minimum: be "near" urban centres or towns; accessible to public transport routes; protect, restore and enhance the natural environment, historic heritage and sites of significance to Māori; be free from significant risks of natural hazards; and be cognisant of the landscape and visual context, integrate with natural features and align with good urban design principles.
- 24 The Site meets the GCSP criteria, given its proximity to other centres, high level of connectivity and ODP which carefully considers the existing natural environment and will guide a high quality residential development.

Waimakariri District Development Strategy 2048

- 25 The direction of development proposed in the WDDS is clear the largest extent shown in the arrows indicating growth direction is east with limited expansion to the west and south. Natural hazards curb further development in that direction. The District Plan review process provides an opportunity to enable well connected development in a coordinated manner as outlined in the WDDS.

⁵ Refer Evidence of Jade McFarlane, dated 5 March 2024, Figure 2.

Proposed Waimakariri District Plan

- 26 The proposed rezoning is enabling of and generally consistent with Strategic Direction SD-02 Urban Development, by providing development that is consolidated and integrated with the urban environment, to provide an attractive and functional residential development with access to open space.
- 27 While the Site is not located within a notified Future Development Area, the Site meets all of the criteria provided in UFD-P2 – Identification / location of new Residential Development Areas, for new residential areas outside of the identified Future Development Areas.
- 28 I consider the development is consistent with relevant objectives and policies relating to transport and infrastructure (including SD-O3, SUB-O2, and SUB-P8), given the high level of transport connectivity and the intention to provide reticulated water and wastewater infrastructure through upgrades to the existing network.
- 29 The proposed ODP satisfies the criteria for Outline Development Plans in SUB-P6. Residential development of the site in accordance with the GRZ provisions and proposed ODP will otherwise achieve relevant objectives and policies of the Subdivision Chapter (including SUB-O1, SUB-P1, SUB-P2, SUB-P4).
- 30 In conclusion, I consider that rezoning the Site to GRZ will be consistent with and achieve the notified objectives and policies of the PWDP.

Section 32AA assessment

- 31 A section 32AA evaluation is provided in section 8 of the attached Section 32AA Planning Assessment. It assesses the proposed rezoning as an amendment to the notified PWDP. In summary:

Is the objective of the proposal the most appropriate way to achieve the purpose of the RMA?

- 32 As the submission is not proposing any new or amended objectives to the PWDP, the objective is considered to be the purpose of the proposal, to enable the Site for residential use.
- 33 I consider residential rezoning of the site is the most appropriate way to achieve the sustainable management purpose of the RMA and to provide for the needs of people and communities while managing adverse effects, including as this purpose is further articulated through the CRPS and NPS-UD, as addressed above.

Are the provisions the most appropriate to achieve the objective?

- 34 The submission seeks rezoning utilising the GRZ zoning otherwise provided within the PWDP, together with an ODP.

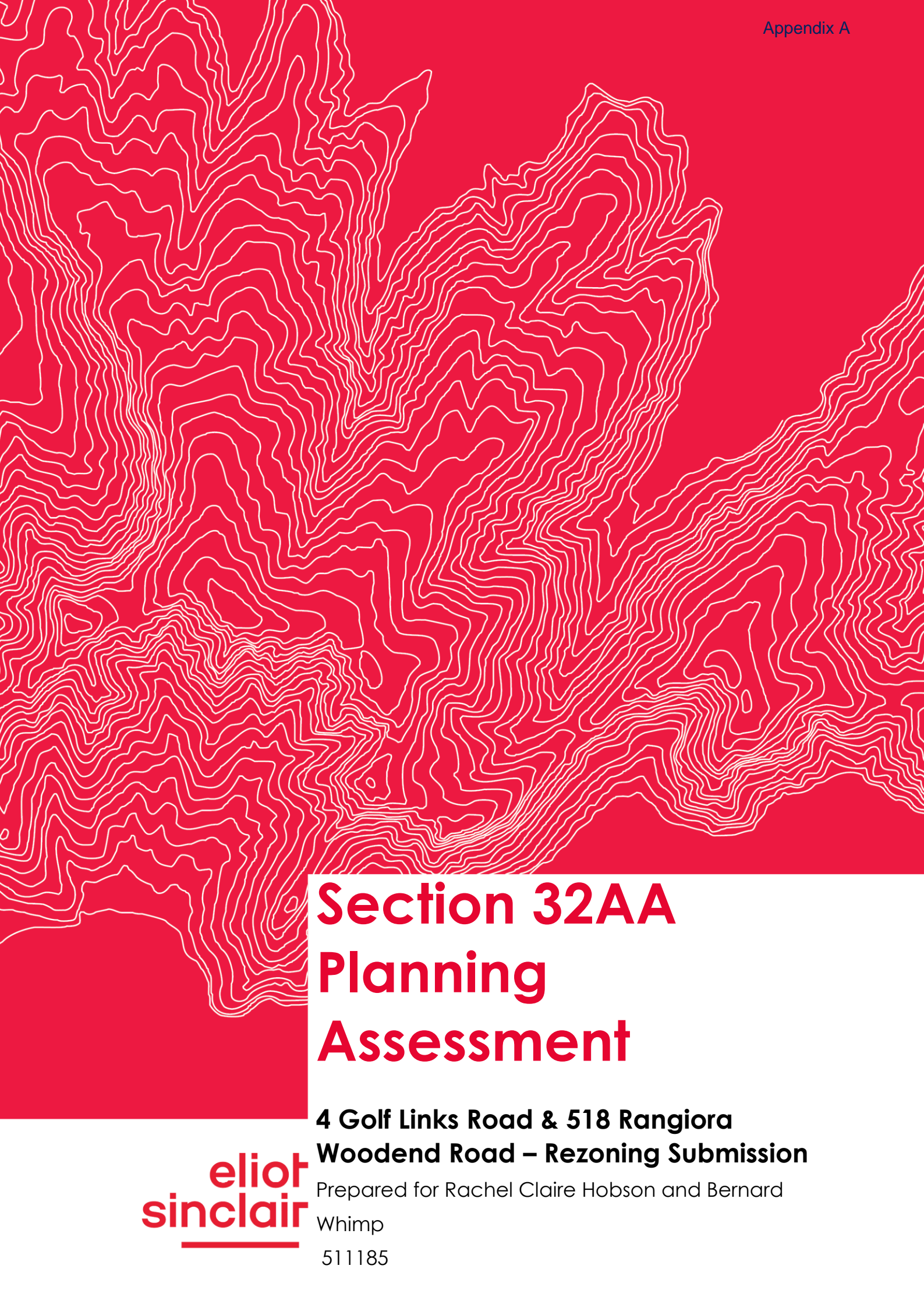
35 The Section 32AA assessment in Section 8 of the report demonstrates that rezoning the site to proposed GRZ is the most efficient use of the land and is the most appropriate option when the costs and benefits and all other options are compared. The benefits outweigh the costs meaning that it is the most efficient option, and therefore the most suitable use of the land.

Conclusion

36 I am satisfied from a planning perspective that the proposed rezoning is the most appropriate outcome for Site. Alternatively, I support future residential development through an extension of the FDA to include the Site.

Dated 5 March 2024

Bryan John McGillan

The background of the entire page is a topographic map with white contour lines on a red background. The map shows a complex terrain with many peaks and valleys, rendered in a stylized, high-contrast manner.

Section 32AA Planning Assessment

**4 Golf Links Road & 518 Rangiora
Woodend Road – Rezoning Submission**

Prepared for Rachel Claire Hobson and Bernard

Whimp

511185

**eliot
sinclair**

Section 32AA Planning Assessment

4 Golf Links Road & 518 Rangiora Woodend
Road – Rezoning Submission




Prepared for Rachel Claire Hobson and Bernard
Whimp

511185

Quality Control Certificate

Eliot Sinclair & Partners Limited

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Status:	A		
Release date:	12 December 2023		
Distributed to:	Rachel Claire Hobson and Bernard Whimp Waimakariri District Council		

Planning Assessment for Submission

To Waimakariri District Council
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From Rachel Claire Hobson and Bernard Whimp

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Rachel Claire Hobson and Bernard Whimp ('the Submitters') make this submission to the Proposed Waimakariri District Plan (PWDP). The Submission is to request the rezoning of the sites located at 4 Golf Links Road and 518 Rangiora Woodend Road.

The current zoning of the site under the PWDP for both sites is the Rural Lifestyle Zone (RLZ). We are requesting the sites to be rezoned to the General Residential Zone (GRZ).

This report provides the detailed technical information and Section 32AA assessment required to support the original Submission.

The relief sought is to re-zone the sites of 4 Golf Links Road and 518 Rangiora Woodend Road located within the Waimakariri District.



Signature of Rachel Claire Hobson and Bernard Whimp (or person authorised to sign on behalf of the applicant)

12/12/2023

Date

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Appendices

- Appendix A. Outline Development Plan**
- Appendix B. Record of Title**
- Appendix C. National Policy Statement Urban Design Assessment**
- Appendix D. Infrastructure Servicing Report**
- Appendix E. PSI Report**
- Appendix F. Canterbury Regional Policy Statement Assessment**
- Appendix G. Urban Design Statement**
- Appendix H. Economic Assessment**
- Appendix I. Traffic Report**
- Appendix J. Flood Impact Assessment**
- Appendix K. Geotechnical Assessment**

1. Introduction

1. Rachel Claire Hobson and Bernard Whimp ('the Submitters') are making a further submission in support of their original submission to the PWDP to rezone their sites located at 4 Golf Links Road and 518 Rangiora Woodend Road to be rezoned from the proposed RLZ to the proposed GRZ. This report provides the detailed technical information and Section 32AA assessment required to support the original Submission.
2. This submission requests that Council as part of the PWDP submission and hearing process rezone the sites from the RLZ to the GRZ. The Outline Development Plan (ODP) as attached within Appendix A identifies the areas for rezoning with stormwater detention areas, greenways and associated areas not intended for residential development. This submission will provide for additional housing supply within the wider Waimakariri District within the outskirts of Rangiora and Woodend. This will contribute to additional land available for residential housing where availability is low.
3. The submission is made on the grounds that there is a current shortfall of residential zoned land which can be used for residential development. There is an increasing housing demand within the Waimakariri District as more people are wanting the opportunity to live outside the Central City. This further expanded on within Section 7.2.1 of this report.
4. Under the notified version of the PWDP the sites would be maintaining a form of rural zoning which would be restricting the level of residential development in regard to density which wouldn't be able to contribute towards the increasing demand for housing supply.
5. The proposal seeks to apply the GRZ to both sites under the PWDP. This will ensure that more land is provided for urban development and would create a natural buffer between the sites remaining with rural zoning. It will also create a cohesive approach with the proposed Medium Residential Zoning (MRZ) to the west of the sites which is in relation to the Bellgrove subdivision which is currently under development.
6. This submission supports the application of the General Residential Standards (GRS) to the entire site which is shown within the supporting specialist reports and that the sites will consist of a well-functioning urban environment.
7. The submission to the PWDP has been assessed against the relevant higher level planning documents such as the Resource Management Act 1991 (RMA), National Policy Statements, National Environmental Standards, the Canterbury Regional Policy Statement, and the PWDP.
8. As part of the submission an ODP has been prepared to provide a high level of certainty that the re-zoning and future residential development of the site will better achieve the objectives of the statutory planning framework.
9. The proposed ODP has considered future servicing for water, wastewater, telecommunications, electricity, and stormwater provisions to confirm existing capacity and feasibility for servicing of the sites. Telecommunications and electricity will be provided to existing adjacent networks.
10. As such, it is requested that the submitters proposed ODP be incorporated within the provisions of the PWDP including the change of zoning in the planning maps, to provide for high amenity and integrated development to occur as well as providing certainty and more than the minimum capacity. Opportunities could be lost otherwise.
11. No changes are proposed in the PWDP other than where specifically noted.
12. The following appendices are attached in support of, and form part of, the full submission:

- Appendix A: Outline Development Plan
- Appendix B: Record of Titles
- Appendix C: National Policy Statement Urban Design Assessment
- Appendix D: Infrastructure Servicing Report
- Appendix E: PSI Report
- Appendix F: Canterbury Regional Policy Statement Assessment
- Appendix G: Urban Design Statement
- Appendix H: Economic Assessment
- Appendix I: Transport Report
- Appendix J: Flood Impact Assessment
- Appendix K: Geotechnical Assessment

2. Site Description

13. The submission site is located at the following addresses with the corresponding legal descriptions.
- 4 Golf Links Road (Lot 2 DP 16884)
 - 518 Rangiora Woodend Road (Part Rural Section 1054)
14. The sites are all held within their own Record of Titles which are attached as Appendix B. 4 Golf Links Road is 9806m² in area whilst 518 Rangiora Woodend Road is 10.29ha. Figures 1 and 2 illustrate an overview of the immediate location of the sites as well as the surrounding environment.



Figure 1. Aerial shot showing the immediate area of 4 Golf Links Road (outlined in red) and 518 Rangiora Woodend Road (outlined in blue) (Source: Canterbury Maps Viewer).



Figure 2. Aerial shot of the surrounding area of 4 Golf Links Road (outlined in red) and 518 Rangiora Woodend Road (outlined in blue) (Source: Canterbury Maps Viewer).

15. The sites have the established suburb of Rangiora to the west of the site as shown within Figure 2. The Cam River (Ruataniwha) is located to the west of the site which then diverts pass the submission site to the south.
16. Established rural zoning and sites are located to the south of the site as well as to the north and east. To the west of the site is the current residential development Bellgrove which includes high density residential lots.
17. The submission site is bordered by Rangiora Woodend Road and Golf Links Road which both are classed as primary collector roads as per the 'one network road classification' Waka Kotahi NZ Transport Agency (NZTA). Under the OWDP the roads are classed as limited access roads and under PWDP both are classed as arterial roads.
18. Along Golf Links Road and Marchmont Road the Rangiora golf club is located with its 18-hole golf course.
19. The sites under the PWDP are currently proposed to be within the RLZ as shown in Figure 3.
20. The submission sites have natural hazard overlays that apply under the PWDP. As part of the submission an external flood impact assessment was completed which is expanded on within section 9.5 of this report.
21. Figure 4 shows the overlays that are currently proposed to apply to the submission's sites under the PWDP.

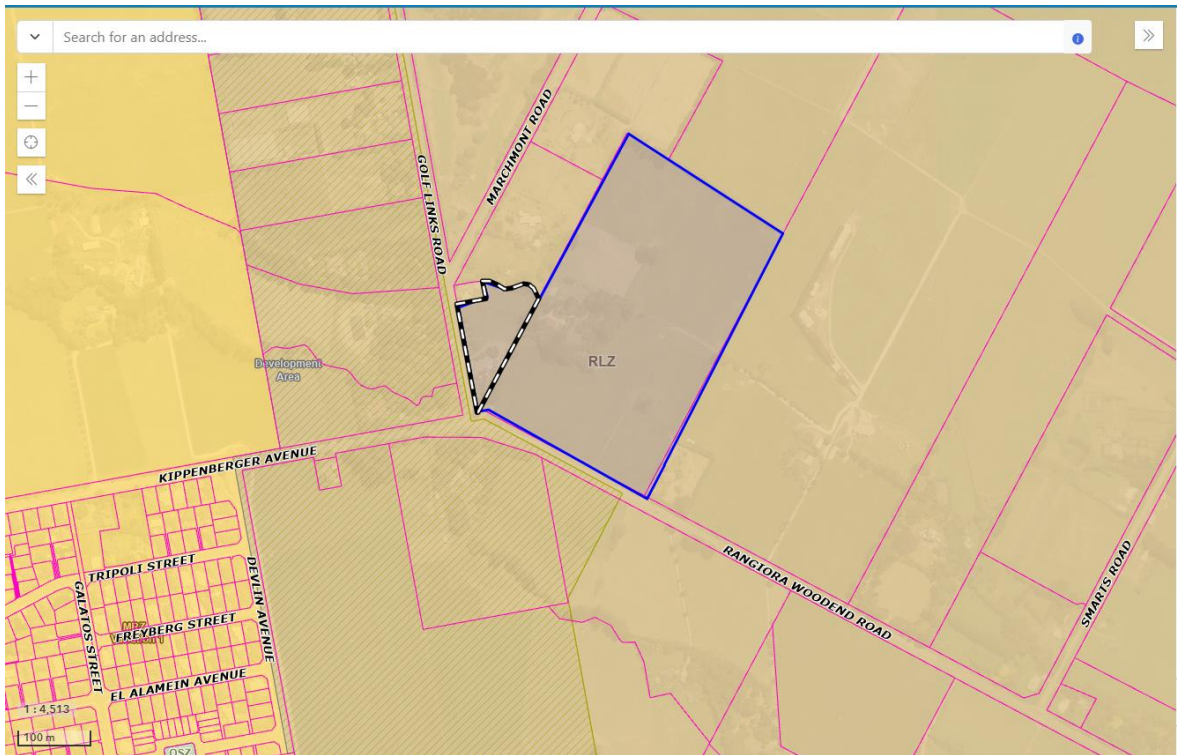


Figure 3. Map showing the proposed RLZ under the PWDP (Source: Waimakariri ISOplan).

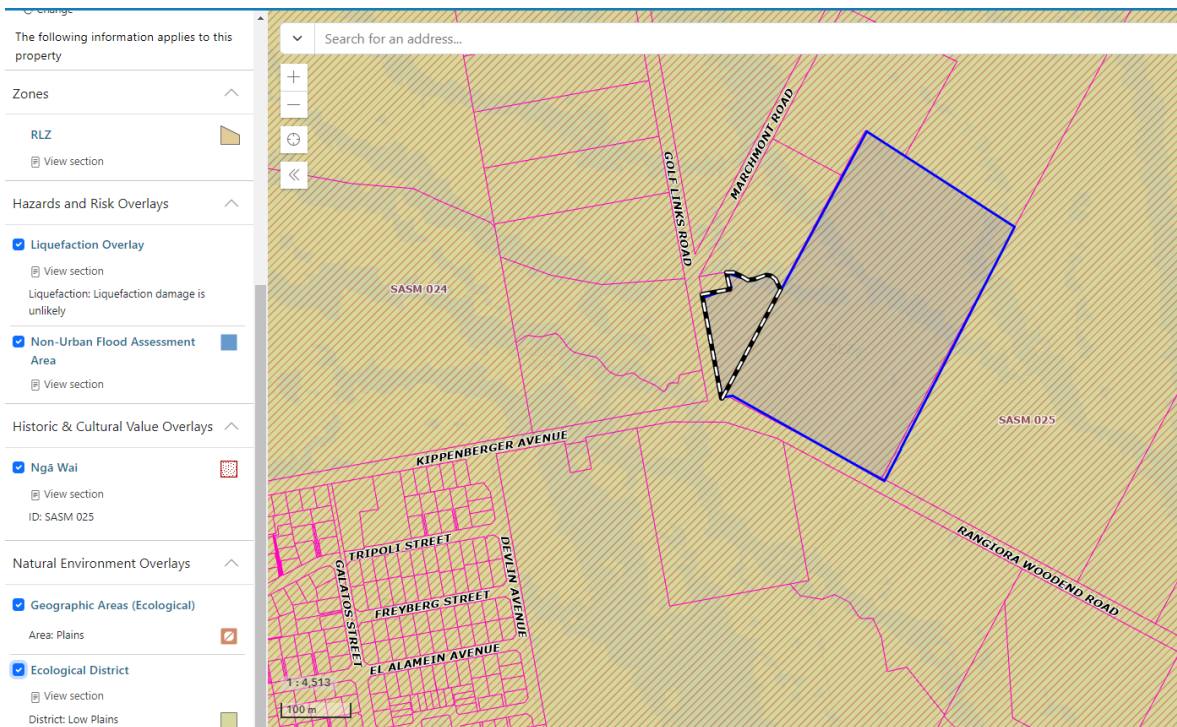


Figure 4. Map showing the overlays proposed for the submission site under the PWDP (Source: Waimakariri ISOplan).

3. Strategic Context

22. In December 2022, Parliament passed the Resource Management Enabling Housing Supply and Other Matters Amendment Act 2022 (EHA). Amongst other matters, the EHA seeks to increase housing supply through directing Tier 1 & 2 Councils to update their District Plans to provide for medium density housing across all urban environments, unless 'qualifying matters' such as natural hazards or heritage are in play.
23. Councils are also required to have a rule book for 10 years that sets district wide rules with regard to sustainability, subdivision, developing land, what can and can't be built and what relevant activities can be undertaken.
24. The PWDP is intended to replace the current Operative Waimakariri District Plan (OWDP) once decisions on the PWDP have concluded. Some rules however will have immediate legal effect as soon as the PWDP is notified pursuant to s86B of the RMA.
25. Through the PWDP council have determined that the submission site will be zoned to the RLZ which would replace the current rural zoning under the OWDP. The submitters request instead is that the GRZ apply to the whole submission site. The zoning under the PWDP is shown in Figure 3.

4. Proposed Rezoning

26. This submission requests that Council as part of the PWDP submission and hearing process rezone the sites from the RLZ to GRZ. This zoning will provide for additional housing supply in a low to medium density capacity within an accessible proximity to the suburbs of Rangiora, Woodend as well as having direct links to Christchurch City.
27. The proposed rezoning from RLZ to GRZ is considered a rational and logical approach to consolidation of the sites that are supported by the extensive detailed reports in respect of infrastructure, servicing connectivity and amenity. This submission provides specialist assessments that support this assertion.
28. The proposed rezoning is considered to be consistent with the National Policy Statement of Urban Development (NPS-UD) and the Enabling Housing Act (EHA). Assessment against the NPS-UD is attached as Appendix C provides consideration of all relevant aspects in respect of a well-functioning urban environment. This submission proposes the inclusion of all of the applicants' site and that it will achieve that well-functioning urban environment.
29. The proposed rezoning will provide for a low to medium density residential development options in accordance with the anticipated GRS. The GRZ has a minimum net site area 500m² per residential unit. The maximum site coverage allowed is 45% of the total net site area.
30. Figure 5 shows the proposed ODP that the submitters request to be implemented as part of this application.

31. The proposed re-zoning has considered future servicing for water, wastewater, telecommunications, electricity, and stormwater provisions by undertaking a preliminary engineering site design to confirm existing capacity and feasibility for servicing the site.
32. The Infrastructure Servicing Report contained in Appendix D states that there is Waimakariri District Council water supply networks within the vicinity of the application site either within Golf Links Road or Rangiora Woodend Road.
33. There is no council network wastewater supply within the vicinity of the application site and the nearest is located within Kippenberger Avenue. The Rangiora Wastewater Treatment Plant (WWTP) is located on Marsh Road. Possible upgrades to existing networks and possible connections are expanded on within Appendix D.
34. An existing council owned natural stormwater channel (Taranaki Stream) runs through the centre of the application site as well as an overland flow path which joins to Taranaki Stream. It is anticipated that stormwater from the north of the application site will discharge into Taranaki Stream and the southern portion of the site discharge to the existing roadside drain along Rangiora Woodend Road. This is also further expanded on within Appendix D.
35. Telecommunications and electricity will be provided to the application site and supply has been confirmed by Chorus and Main power. Further details are provided in the Infrastructure Servicing Report contained in Appendix D.

5. Reasons and Purpose

36. The PWDP was notified on the 17th of September 2021 where then after time for submitting against the PWDP was given which closed on the 26th of November 2021. A summary of those submissions was notified on the 5th of November 2022 and the period for further submissions was until the 21st of November 2022.
37. The submitters proposal is to rezone to GRZ in order to provide a cohesive flow of transitioning from one zone to another. The proposal also allows for a better transition between the proposed residential and rural zoning in a way that considers the landscape, servicing, topography, social and economic impacts to be addressed and catered for.

6. Consultation

38. Consultation has been undertaken with Matt Bacon (planning manager) from Waimakariri District regarding the proposed rezoning. This has included discussions of the feasibility of the rezoning considering the site is outside map A within the CRPS. Discussions have also included possible issues around transport and access with the intersection of Rangiora Woodend Road and Golf Links Road.

7. Statutory Assessment

7.1. Resource Management Act 1991

39. The Resource Management Act (RMA) provides the legislative framework that defines the requirements for submissions to District Plan reviews. As this Submission proposes to include land for re-zoning it is appropriate to address these requirements as they relate to the sites at 4 Golf Links Road and 518 Rangiora Woodend Road.

40. Schedule 1 of the RMA provides the circumstances and requirements of preparation, change, and review of policy statements and plans. Clause 22 of Schedule 1 provides the requirements for changes to the District Plan.
41. Section 74 of the Act sets out the matters to be considered by territorial authorities in the decision making of changes to the District Plan.

74 Matters to be considered by territorial authority

(1) A territorial authority must prepare and change its district plan in accordance with-

- (a) Its functions under section 31; and*
- (b) The provisions on Part 2; and*
- (c) A direction given under section 25A(2); and*
- (d) Its obligation (if any) to prepare an evaluation report in accordance with section 32; and*
- (e) Its obligation to have particular regard to an evaluation report prepared in accordance with section 32; and*
- (ea) a national policy statement, a New Zealand coastal policy statement, and a national planning standard; and*
- (f) Any regulations.*

(2) In addition to the requirements of section 75(3) and (4), when preparing or changing a district plan, a territorial authority shall have regard to –

- (a) Any –*
 - (i) Proposed regional policy statement or*
 - (ii) Proposed regional plan of its region in regard to any matter of regional significant or for which the regional council has primary responsibility under Part 2; and*
- (b) Any –*
 - (i) Management plans and strategies prepared under other Acts and*
 - (ii) [repealed]*
 - (iia) relevant entry on the New Zealand Heritage List / Rarangi Korero required by the Heritage New Zealand Pouhere Taonga Act 2014; and*
 - (iii) Regulations relating to ensuring sustainability, or the conservation, management, or sustainability of fisheries resources (including regulations or bylaws relating to taiapure, mahinga mataitai, or other non-commercial Maori customary fishing); and*
 - (iv) Relevant project area and project objectives (as those terms are defined in section 9 of the Urban Development Act 2020), if section 98 of that Act applies, - to the extent that their content has a bearing on resource management issues of the district; and*

(c) The extent to which the district plan needs to be consistent with the plans or proposed plans of adjacent territorial authorities.

(2A) A territorial authority, when preparing or changing a district plan, must take into account any relevant planning document recognised by an iwi authority and lodged with the

territorial authority, to the extent that its content has a bearing on the resource management issues of the district.

- (3) *In preparing or change any district plan, a territorial authority must not have regard to trade competition or the effects of trade competition.*
42. Section 31 of the RMA outlines the Council functions for giving effect to the Resource Management Act and the Submission has been prepared in accordance with the relevant requirements.
43. Section 32 establishes a procedure to evaluate the appropriateness of the proposed provisions, including objectives, policies, rules and other methods. Noting that Council has provided its own S.32 assessments which do not propose the rezoning of this for any other sites, this report is a further evaluation under S.32AA. A detailed Section 32AA assessment is provided in Section 7 of this report.
44. This submission to request the rezoning of the sites at 4 Golf Links Road and 518 Rangiora Woodend Road from the RLZ to the GRZ addresses the relevant matters of the RMA, including;
- The purpose and reason for the request.
 - The requirement to have regard to the Canterbury Regional Policy Statement.
 - Any management plans and strategies prepared under other Acts.
 - The requirement to take into account any relevant planning document recognised by Te Runanga o Ngāi Tahu lodged with the Council.
 - Provisions of the PWDP.
 - Assessment of Environmental Effects (AEE).
 - Related Planning Documents
45. The submission to rezone the site has been prepared in accordance with the relevant provisions of the Resource Management Act, as described above.

7.2. National Policy Statements

46. There are six National Policy Statements (NPS) which are currently operative. These are:
- (a) New Zealand Coastal Policy Statement
 - (b) Electricity Transmission
 - (c) Renewable Electricity Generation
 - (d) Freshwater Management
 - (e) Urban Development
 - (f) Highly Productive Land
 - (g) Indigenous Biodiversity
47. The relevant National Policy Statements are the NPS-UD

7.2.1. NPS-UD

48. The National Policy Statement on Urban Development 2020 (NPS-UD 2020) applies to all local authorities that have all or part of an urban environment within their district or region. Urban areas are classified into tier 1, 2, and 3. Christchurch is classified as a tier 1 urban environment and includes Canterbury Regional Council, Christchurch City Council, Selwyn District Council and Waimakariri District Council as Tier 1 local authorities. A full assessment of the NPS-UD is provided within Appendix C.

49. It is important to note that despite not being required in order to deliver capacity, council still need to be open to development proposals and rezoning requests in areas that are not anticipated for urban development. Guidance for council on this is found within Policy 8 of the NPS-UD. Subpart 2 – Responsive Planning, 3.8" Unanticipated or out of sequence developments" sets out the below:

(2) Every local authority must have particular regard to the development capacity provided by the plan change if that development capacity:

a) would contribute to a well-functioning urban environment; and

b) is well-connected along transport corridors; and

c) meets the criteria set under subclause (3); and

(3) Every regional council must include criteria in its regional policy statement for determining what plan changes will be treated, for the purpose of implementing Policy 8, as adding significantly to development capacity.

50. In terms of (3) above, no such criteria have yet been included in the CRPS as the regional council is currently requesting input into a consultation process that will inform future changes to the CRPS. Therefore, if there are no criteria then it is only the first two matters listed in (2)(a) and (b) that are relevant to this submission. It is however submitted that the proposed increase is "significant" and also meets criteria (2) (a) and (b).

51. In terms of what is classed as 'significant' this has been considered in a number of private plan change requests and S42A reports in the Waimakariri District and other Tier 1 & 2 Districts. The Draft Greater Christchurch Spatial Plan has provided the projected demand for housing development capacity for the period between 2022-2052. With regard to the Waimakariri District as well as the additional districts are shown within Table 1.

District	Feasible Capacity	Feasible Capacity	Demand with Margin	Demand with Margin	Surplus/Shortfall	Surplus/Shortfall
	Medium Term (0-10yrs)	Long Term (0-30yrs)	Medium Term (0-10yrs)	Long Term (0-30yrs)	Medium Term (0-10yrs)	Long Term (0-30yrs)
Waimakariri	5,950	14,450	5,600	13,250	+350	+1,200
Christchurch	94,000	94,000	14,150	37,500	+79,850	+56,500
Selwyn	11,550	24,100	10,000	27,350	+1,550	-3,250
Total	111,500	132,550	29,750	78,100	+81,750	+54,450

Table 1. Sufficiency of housing development capacity to meet projected demand (2022-2052). (Source: Greater Christchurch Spatial Plan).

52. The proposed rezoning is also consistent with the objectives of the NPS-UD through being able to achieve a well-functioning urban environment for people and communities to provide for their needs and is adjacent to the existing suburbs of Rangiora and Woodend whilst also being in close proximity to Christchurch with direct access links.

53. The development would enable a supply of residential land for residential development, thus improving housing capacity and contributing to the housing market and improving housing affordability and supply.

54. It would also create an integrated and strategic residential development that will provide for medium to long term growth and support the reduction in greenhouse gas emissions and climate change.
55. The ODP demonstrates a well-designed cohesive urban environment that is integrated with the surrounding environment and is sympathetic to the existing rural character as well as the existing character of the neighbouring suburbs.
56. The proposed rezoning is a natural and logical development to provide residential capacity to the Waimakariri District and is large enough to support housing capacity but a reasonable size so as not to have significant adverse effects on the existing rural character and amenity to the north and east of the site.

7.3. National Environmental Standards

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

- (a) Air Quality
- (b) Sources of Drinking Water
- (c) Telecommunication Facilities
- (d) Electricity Transmission Activities
- (e) Assessing and Managing Contaminants in Soil to Protect Human Health
- (f) Plantation Forestry
- (g) Freshwater
- (h) Marine Aquaculture
- (i) Storing Tyres Outdoors

58. The NES for Assessing and Managing Contaminants is considered relevant to this submission.

7.3.1. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

59. It is considered that the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES) is the only relevant Environmental Standard for this proposal. The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) came into effect on 1 January 2012.
60. The site is located in a rural zone and has been previously used for rural and residential activities. Council records for the site do not show any previous activity that would indicate that the site has been used for an activity that would potentially contaminate the land. The site is not listed on the Listed Land Use Register (LLUR) on Environment Canterbury's website.
61. A Preliminary Site Investigation (PSI) has been undertaken by Eliot Sinclair (Appendix E) to assess any potential ground contamination. The PSI has assessed the proposal and the associated works area in regard to the requirements of the NESCS.
62. The report has concluded that HAIL activities have historically and currently been carried out on site (HAIL A8, HAIL A10, HAIL A18, HAIL G3 and HAIL I). This land however is suitable for re-zoning under the assumption that all potential HAIL areas are investigated further prior to subdivision and any earthworks taking place.
63. It is recommended for additional detailed site investigation (DSI) in terms of the Ministry for the Environment's Contaminated Land Management Guidelines to be conducted to establish the nature, degree and extent of the contamination.

64. It is also recommended that if any contaminated materials are encountered during any site works within the site that the requirements of the Accidental Discovery Protocol provided within Appendix E be followed.

7.4. Canterbury Regional Policy Statement

65. The Canterbury Regional Policy Statement (CRPS) sets out objectives, policies and methods to resolve resource management issues in Canterbury. An assessment of the CRPS full provisions is provided in Appendix F and a summary provided below.
66. Chapter 5 – Land Use and Infrastructure, addresses resource management issues associated with urban and rural-residential development across the entire Canterbury region. Within Chapter 5, the objectives and policies that include Greater Christchurch are annotated as 'Entire Region' and those which are not relevant to Greater Christchurch are noted as 'Wider Region'. Chapter 6- Recovery and Rebuilding of Greater Christchurch focuses on metropolitan areas of Greater Christchurch. The objectives, policies and methods in Chapter 6 take precedence within the Greater Christchurch area.
67. Chapter 6 of the CRPS had a review undertaken as part of the Our Space 2018-2048: Greater Christchurch Urban Settlement Pattern Update. Proposed change 1 was approved by The Minister for the Environment under a streamlined planning process and was made operative on 28th July 2021. The CRPS is currently going through its consultation process. The main proposed change to Chapter 6 is the introduction of Future Development Areas which are undeveloped areas within the existing infrastructure boundaries of Rolleston, Kaiapoi and Rangiora. The proposed changes within Change 1 to Chapter 6 do not include the submission site.
68. Objective 5.2.1 relates to the Greater Christchurch area so can be applied specifically to the submission site. The proposed rezoning is consistent with Objective 5.2.1 because it will allow for residential development of the site. This would create a well-designed and sustainable residential growth adjacent to Rangiora and Woodend as well as having direct transport links to Christchurch City. The proposal has a housing supply yield of 140. The rezoning and future subdivision will minimise energy use by maintaining a consolidated urban form with the option to extend existing public transport links to reduce car use.
69. Chapter 6 of the CRPS has the purpose of providing a resource management framework for the recovery and rebuilding of Greater Christchurch following the Canterbury Earthquake Sequence. It is now considered that the recovery and rebuilding following the earthquakes has mostly been completed, and now the residential demand is stemming from population growth, rather than specifically related to earthquake recovery.
70. Objective 6.2.2 relates to the urban form and settlement pattern within the Greater Christchurch area and that it is managed through providing sufficient land for rebuilding and recovery needs that would set the foundation of urban growth. The proposed rezoning is consistent with this objective as it would supply a housing yield of 140 dwellings which would contribute towards urban growth of the Greater Christchurch area.
71. Objective 6.2.3 relates to sustainability and that recovery/rebuilding is undertaken within the Greater Christchurch area which for one is able to provide a quality of living and incorporates good urban design. The proposed rezoning is consistent with Objective 6.2.3 because it will allow for residential development of the site. This would create a well-designed and sustainable residential growth adjacent to Rangiora and Woodend as well as having direct transport links to Christchurch City.

72. It is acknowledged that the site is not located within an identified Greenfield Priority Area for development within Greater Christchurch and is not located within the projected infrastructure boundary for Rangiora as detailed in Map A. It is noted that Chapter 6 and Map A have been reviewed by ECan, however no changes were proposed for the submission site and surrounding suburbs which is somewhat inconsistent with the provision of housing choice required by objective 5.2.1 (2b) for the 'entire region' when provided elsewhere. It is therefore noted that any residential growth at the submission site will not be fully consistent with Objective 6.3.1 and any relevant policies where they relate to Map A due to the limiting nature of the projected infrastructure boundary in Map A which was set at the time of the Christchurch earthquakes.
73. The proposed rezoning will enable land to be brought forward for residential development in close proximity to Rangiora and Woodend as well as Christchurch City to meet demand and enable the efficient use of the infrastructure network. The proposal will also encourage sustainable growth by providing a residential development to contribute to alleviating demand. The proposed rezoning, ODP, and any future subdivision will give effect to the principles of good urban design.

8. Section 32AA Assessment

74. The Section 32AA evaluation provided below is in response to Waimakariri District Councils Residential Zones Section 32 Report. A Section 32AA assessment has been undertaken as an amendment to the chapter is sought by the proposed rezoning of the sites at 4 Golf Links Road and 518 Rangiora Woodend Road to GRZ.
75. Section 32AA (1)(b) states that a further evaluation required under this Act must be undertaken in accordance with Section 32(1) to (4).
76. A Section 32 report requires the submitter (and the Council) to evaluate, at a level of detail corresponding to the scale and significance of the anticipated environmental, economic, social and cultural effects.
- The extent to which the objectives of the proposal are the most appropriate to achieve the purpose of the RMA.
 - Whether the provisions (rules) are the most appropriate way for achieving the objective (purpose), by including consideration of any other reasonably practicable options, the efficiency and effectiveness of the provisions in achieving the purpose, and reasons for deciding on the provisions.
77. This submission is not proposing any new objectives or rules to be added to the District Plan; therefore, the objective of the proposal is considered to be the purpose of the rezoning. The purpose of the proposal is to rezone the sites at 4 Golf Links Road and 518 Rangiora Woodend Road from the proposed RLZ to GRZ to allow for residential intensification.
78. Two options have been assessed below; retain the current proposed rural zoning or provide for a rezoning to GRZ.
79. The Quality Planning Guidance note on Section 32 analysis states that the most appropriate option means "suitable, but not necessarily superior". The most appropriate option does not need to be the most optimal or best option but must demonstrate that it will meet objectives in an efficient and effective way.

8.1. Option 1: Retain proposed RLZ under PWDP (status quo)

	Benefit	Cost
Environmental	<ul style="list-style-type: none"> ■ Maintains the rural lifestyle character of the site. ■ No further residential expansion to Rangiora as well as Woodend. ■ No additional capacity for stormwater/wastewater required. ■ Does not offend the CRPS. 	<ul style="list-style-type: none"> ■ A missed opportunity for providing additional residential capacity. ■ No buffer on existing rural and medium density (Bellgrove) sites. No change or improvement to existing reverse sensitivity effects.
Economic	<ul style="list-style-type: none"> ■ No costs to the owners or Council to retain the proposed zoning under the PWDP. ■ No change to National Grid considerations or use of land in corridor. 	<ul style="list-style-type: none"> ■ Does not contribute to housing demand/supply. ■ No additional development contributions or increased rateable income of Council.
Social	<ul style="list-style-type: none"> ■ No social benefit recognised. 	<ul style="list-style-type: none"> ■ Does not contribute to Waimakariri housing stock or contribute to providing increase in population. ■ The continuation of Rural Lifestyle dominated development in all of the rural areas may continue to impact on the ability to undertake rural activities. This would make obtaining land for farming within the district less viable.
Cultural	<ul style="list-style-type: none"> ■ Retains on-site effluent and stormwater discharges to ground. 	<ul style="list-style-type: none"> ■ Does not reduce potential effects on water quality.

80. Option 1, retaining the land as proposed RLZ has relatively even benefits and costs. The benefit of this option would be that the rural character of the site and the outlook for existing surrounding properties would not change. This option would also not contribute to housing and living options within the area.
81. RLZ areas used predominantly for a residential lifestyle within a rural environment on lots smaller than those of the General Rural and Rural production zones, while still enabling primary production to occur is an inefficient use of a resource and inconsistent with Part 2 of the RMA 1991.
82. The costs of doing nothing and retaining the existing and proposed zoning means that there will be no residential development capacity provided on this site, and therefore there will be no wider benefit to the Rangiora and Woodend suburbs. This would be a missed opportunity for the Council to demonstrate additional residential housing capacity in the short, medium, and long term as required by the NPS-UD.
83. The costs outweigh the benefits, and Option 1 is the least preferred option.

8.2. Option 2: Rezone to proposed GRZ under PWDP

	Benefit	Cost
Environmental	<ul style="list-style-type: none"> Further residential expansion to Rangiora as outlined also within the Waimakariri 2048 District Development Strategy. 	<ul style="list-style-type: none"> Loss of rural land. Loss of rural outlook/character.
Economic	<ul style="list-style-type: none"> Provides the most housing capacity and potential for variety in housing choice. Provides income from the greatest number of development contributions and rateable sections for Council. Potential for affordable housing, with a greater number of dwellings available to the market, the less likelihood of significant price increases in the market. Good transport links to the existing employment hub of Rangiora and Christchurch City. Gives effect to the NPS-UD as it contributes to development capacity. Efficiencies in infrastructure cost to develop the site for the greatest number of dwellings. The respective estimated yields are 140 dwellings. Short-medium term employment opportunities during construction. 	<ul style="list-style-type: none"> Economic cost for development of urban infrastructure (services and roading) for landowner. Loss of rural land. Potential to decrease residential intensity momentum in other areas.
Social	<ul style="list-style-type: none"> An integrated development with connections to Rangiora and Woodend suburbs. Is in close proximity to the existing residential development of Bellgrove and Ravenswood. 	<ul style="list-style-type: none"> Increase in traffic along Rangiora Woodend Road and Golf Links Road. Perception of the Rangiora suburb may change due to the expansion.
Cultural	<ul style="list-style-type: none"> Integration of services and treatment resulting in improved water quality in accordance with Mahaanui Iwi Management Plan. 	<ul style="list-style-type: none"> It is considered that there are no cultural costs.

84. Option 2 is the preferred option as identified in this submission because the benefit would be that it gives effect to the Waimakariri 2048 District Development Strategy. From an economic point of view, it will give certainty to areas that are anticipated for residential development and would also be contributing towards the housing supply shortage. The rezoning and development would be formed as a well-functioning urban environment and would meet the NPS-UD.

85. An alternative option if obtaining the requested zoning is not successful is to instead apply the 'Future Urban Development Area' overlay over the submission site. This would be in order to establish that future urban development can be carried out on site at some point within the future.

8.3. Efficiency

86. Option 2, rezoning the site to proposed GRZ has been assessed as the most efficient use of the land and is the most appropriate options when the costs and benefits and all other options are compared. The benefits of Option 2 outweigh the costs meaning that it is the most efficient option, and therefore the most suitable use of the land.

8.4. Risk of Acting or not Acting

87. This submission to the PWDP has provided technical reports to confirm the suitability of the site for the proposed rezoning to GRZ. The information has been provided in as much detail as possible, though final engineering and servicing design is not known at this stage. This would pose a small risk, but any risks will be addressed and dealt with at subdivision consent with a detailed engineering design and approval.
88. There is a risk that acting will, in the short term, the proposed rezoning will be inconsistent with current provisions of the CRPS which is currently under consultation for Greater Christchurch under Chapter 6. This can be managed in conjunction with all other similar sites at the time of the CRPS review under the NPS-UD. The risk is that if Map A does not change and prevents all flexibility, this would not be consistent with the NPS-UD provisions.
89. There is also a risk of not acting, as detailed in Option 1 costs, in that it has been identified that there is insufficient residential capacity in the Waimakariri District and that by not acting, residential demand will continue to increase with a risk of insufficient residential supply of land for housing. The risk of not acting, also is that Council will not meet their requirements under the RMA to meet the needs of future generations and does not meet their requirements of the NPS-UD for providing sufficient residential capacity.

9. Assessment of Actual and Potential Effects on the Environment

90. The assessment of actual and potential effects on the environment (AEE) has been prepared in accordance with the Fourth Schedule of the RMA. The First Schedule, clause 22(2) of the RMA requires '*Where environmental effects are anticipated, the request shall describe those effects, taking into account the provisions of Schedule 4, in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change, policy statement, or plan*'.
91. The following actual and potential effects have been considered as part of the Submission to rezone the site at 4 Golf Links Road and 518 Rangiora Woodend Road from proposed RLZ to proposed GRZ:
- Urban Form and Landscape Amenity
 - Economic
 - Transport
 - Infrastructure and Servicing
 - Natural Hazards

- Health of Land
- Tangata Whenua and Cultural
- Reverse Sensitivity
- Positive Effects

9.1. Effects on Urban Form and Landscape Amenity

92. The proposed rezoning and residential intensification will alter the existing site where the zoning is rural. It will also alter the rural outlook to the adjoining rural land to the north, east and south. The effects on urban form and landscape amenity values are discussed below and the urban design statement is attached as Appendix G.
93. The proposed ODP proposes that the residential intensification areas of the developed site will be located closer to the central recreation reserve, waterway open space corridor and the proposed stormwater management areas.
94. The proposed open space reserve networks within the site are multi-functional and designed to incorporate formal and informal recreational routes, provide amenity, as well as both conveying existing overland flow paths across the site as well as treat stormwater from roading.
95. A series of off- road pedestrian cycle linkages will also utilise the proposed central open space reserves that extend east as well as to the west where a more immediate linkage to residential land use as well as the Rangiora township.

9.2. Economic Effects

96. An economic assessment has been carried out on the proposal and what would the economic impacts be resulting from a rezoning and residential development. The assessment is attached as Appendix H.
97. The assessment has concluded at a minimum the application site being included as a future development area. The site is within an identified boundary of urban land and can therefore support a compact and cohesive urban expansion to Rangiora in the medium-long term. The site will also contribute towards future demand for greenfield developments within an urban environment.
98. As a future development area any potential effects would be assessed/managed within the subdivision and consenting process. It would give effect to the growth strategy for the Rangiora area and also further expansion of the future development area would give certainty to the market that this is where future zoning is anticipated. This would reduce pressure from private plan changes and resource consents.
99. Within the Draft Greater Christchurch Spatial Plan and shown within Section 7.2.1 of this report it has been highlighted that there is an expected demand for housing over the medium to long term period within the Waimakariri District. A projected surplus of +350 over the medium term compared to the projected surplus of +1,200 over the long term shows that there is the potential to contribute more to the medium term over the next 10 years towards the housing supply shortages with this subdivision and future development.

9.3. Effects on Transport

100. The potential transportation effects of the residential development have been assessed in the traffic report attached in Appendix I. The effects on the wider transport network are discussed below.
101. Figures 6 & 7 show that there is a curve in the road at the western edge of the site. Golf Links Road meets Rangiora Woodend Road on the outside of the curve and Rangiora Woodend Road crossed the Cam River west of the intersection. Rangiora Woodend Road then continues as Kippenberger Avenue and then High Street.



Figure 6. Intersection between Rangiora Woodend Road and Golf Links Road facing towards Rangiora. (Source: Google Maps)



Figure 7. Intersection between Rangiora Woodend Road and Golf Links Road facing towards Woodend. (Source: Google Maps).

102. Golf Links Road runs between Ashley Street and Rangiora Woodend Road in the north-east part of Rangiora. It provides access to a number of recreational activities which include a golf course, sport fields, indoor sports centre and show grounds.

103. Figure 8 shows Golf Links Road facing towards to north with the submission site on the right-hand side of the figure. Figure 9 shows Golf Links Road facing the intersection with Rangiora Woodend Road. The submission site is situated on the left-hand side of the figure.



Figure 8. Golf Links Road facing north. (Source: Google Maps).



Figure 9. Golf Links Road facing towards intersection with Rangiora Woodend Road. (Source: Google Maps).

104. The traffic report outlines a number of options in regard to possible access considerations for this submission to rezone and the possible future development of the site.
105. These are discussed further in depth in Appendix G, but do include the following options:
1. Realign Golf Links Road to New Roundabout East of Cam River Bridge.
 2. New Roundabout East of Golf Links Road.
 3. New T-Intersection East of Golf Links Road.
 4. Staggered T-Intersection East of Golf Links Road.

9.4. Effects on Infrastructure and Servicing

106. The infrastructure servicing report is attached in Appendix D with summary of effects detailed below.
107. Council confirms that there is insufficient capacity within the existing council water supply network to service the application site. However, with some upgrades to the existing council water supply network (at the applicants cost), water supply could be provided to the Site.
108. Council have advised that there is no capacity within their existing wastewater network, to service the application site. Upgrades of the council wastewater pressure main between Kippenberger Ave and the Rangiora WWTP would be required to service this development. The wastewater pressure main within Kippenberger Avenue will need to be extended to the site frontage. The wastewater network within the application site can be either a gravity network with a centralised pump station or a Low-Pressure sewer network.
109. Council requires that stormwater treatment and attenuation is provided for the development. To suit the site topography, it is proposed that two stormwater management areas are provided, one to service the north part of the site and one to service the south part.
110. Utility providers have provided high-level comments that the proposed development can be serviced by their network.
111. The ability to service a development on the submission site will be subject to obtaining confirmation from Waimakariri District Council (WDC) at further subdivision and development stage as well as relevant service providers. Sufficient capacity to service the development or if upgrades would be required need to be confirmed.
112. Consultation with WDC and Environment Canterbury (ECan) is recommended to determine if the options listed above would be considered acceptable.

9.5. Effects on Natural Hazards

113. The site has been assessed to determine whether the land is subject to any natural hazards that could pose a risk to either the land or future residential development. The site has been determined that under the PWDP it is within the liquefaction overlay and the non-urban assessment area overlay.
114. A flood impact assessment which is attached as Appendix J has been carried out by Eliot Sinclair which has carried out HEC RAS flood modelling to determine the effects of the proposed development.
115. Pre and post development scenarios were modelled with the pre-development flood depths calibrated against the Waimakariri flood model. The post development model surface includes the new carriageways, stormwater management areas and new lot levels.
116. The comparison between the two scenarios indicates the following flood increase within Rangiora Woodend Road and neighbouring properties.
 - Within Rangiora Woodend Road, there is a flood depth increase of approximately 60mm at the road centreline and up to 100mm at the road edge.
 - Within properties to the North-west, there is a flood depth increase varying between 5mm and 230mm.
 - Within properties to the North and North-east, there is a flood depth increase varying between 5mm and 410mm.

- Within properties to the South of Rangiora Woodend Road, there is a flood depth increase varying between 5mm and 90mm.
117. Accessibility has been considered and even though the above values show an increase along Rangiora Woodend Road, the highest value equates to 0.0165 m²/s which is considered Low Hazard for Children and less than the maximum value for small passenger vehicle stability of 0.3 m²/s.
 118. The Waimakariri District Council has a requirement that a proposed buildings finished floor level must be 500mm above the 200-year flood level in a medium hazard flood area and 400mm above the 200-year flood level in a low hazard flood area.
 119. In accordance with the above areas at the application site with flood depths less than 0.3m are considered low hazard flood areas and with flood depths between 0.3m-1m are considered to be medium hazard.
 120. The post development flood model as shown within Appendix I has maximum flood depths of 0.3m along the carriageways and depths greater than 0.3m within existing waterways. Therefore, it is considered that parts of the site are considered low hazard and parts medium hazard. All residential dwellings as part of a future residential development on site should be 500mm above the 200-year flood level.
 121. A geotechnical assessment of the submission site has also been carried out and is attached as Appendix K. This has concluded that from the results of site-specific investigation and assessment of CPT and borehole records the site is equivalent to TC2 land performance which is generally predicted for the site and purpose of the re-zoning submission.
 122. The geotechnical assessment has also determined that the site is suitable for rezoning from rural to residential land use and that any natural hazards can be mitigated through good development design and practice to ensure the safety of infrastructure, buildings and people.

9.6. Effects on Health of Land

123. A Preliminary Site Investigation (PSI) has been undertaken by Eliot Sinclair (Appendix E) to assess any potential ground contamination. The PSI has assessed the proposal and the associated works area regarding the requirements of the NESCS.
124. The report has concluded that HAIL activities have historically and currently been carried out on site (HAIL A8, HAIL A10, HAIL A18, HAIL G3 and HAIL I). This land however is suitable for re-zoning under the assumption that all potential HAIL areas are investigated further prior to subdivision and any earthworks taking place.
125. It is recommended for additional detailed site investigation (DSI) in terms of the Ministry for the Environment's Contaminated Land Management Guidelines to be conducted to establish the nature, degree and extent of the contamination.
126. It is also recommended that if any contaminated material is encountered during any site works within the site that the requirements of the Accidental Discovery Protocol provided within Appendix E be followed.

9.7. Effects on Tāngata Whenua and Cultural Values

127. The site is identified as being within the Nga Wai cultural value overlay in the PWDP. Within this report under Section 10.1 the Mahaanui Iwi Management Plan (IMP) has been considered and has stated that any future residential development and subdivision to be carried out on site will consult with the relevant Papatipu Runanga.

9.8. Effects on Reverse Sensitivity

128. The potential for reverse sensitivity effects occurs when a change in land use is incompatible with, and causes new conflicts with, existing activities nearby. Typical rural reverse sensitivity effects are typically noise, odour, and dust. The change to residential use as a result of the rezoning request needs to consider the reverse sensitivity effects related to the site's proximity to existing rural activities.
129. It is also noted that there are no existing intensive farming activities (pig or poultry farming) in the vicinity that currently occur that would be of concern in respect of reverse sensitivity effects adjacent to a proposed residential area.

9.9. Positive Effects

130. The proposed rezoning would allow for a potential yield of 140 dwellings.
131. In the case of this site, the rezoning of the land to residential would for a residential development in close proximity to the Rangiora and Woodend suburbs as well as having excellent transport links to Central Christchurch. The efficient location of the site has good transport links to existing employment hubs of surrounding suburbs.
132. The proposed residential growth will be managed through the proposed ODP which ensures that there is adequate vehicle and pedestrian access throughout the site and development.
133. The site is considered suitable for residential rezoning and future development, for the reasons outlined in Section 5, Section 8 and the Assessment of Environmental Effects in Section 9 above.

10. Consistency with other Relevant Planning Documents

134. In accordance with 74(2) the proposed rezoning has been considered in regard of other management plans and strategies. As such the proposal has been assessed against the following relevant planning documents:
 - Mahaanui Iwi Management Plan
 - Waimakariri 2048 District Development Strategy
 - Our Space Strategy

10.1. Mahaanui Iwi Management Plan

135. The IMP was lodged with the relevant Councils on the 1st March 2013, including the Waimakariri District Council. The Resource Management Act contains a number of provisions in regard to Māori interests, including the principles of the Treaty of Waitangi, and gives statutory recognition to Iwi Management Plans.
136. Association between Ngai Tuahuriri Manawhenua and Awa Whenua has been established over many generations and we recognise their role as Kaitiaki. If successful with the re-zoning request further engagement with be sought.
137. The IMP 2013 is a written document, it is an expression of kaitiakitanga which is fundamental to the relationship between Ngai Tahu and the environment. The IMP sets out how to achieve the 'protection of natural and physical resources according to Ngai Tahu values, knowledge and practices' (IMP section 5.1). It identifies a number of issues and associated policies, including subdivision and development guidelines. This promotes early engagement at various levels of the planning process to ensure certain outcomes are achieved within the development.

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

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

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

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

Section 5.1 Kaitiakitanga

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

Section 5.2 Ranginui

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

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

144. The IMP identifies that celestial darkness should be protected. The rezoning from rural to residential will increase light sources, such as street lighting. However, given the existing residential use to the west of the site, it is considered that the additional street lighting will not significantly change the light sources and celestial darkness currently in the area.

145. The IMP also identifies the need to support reduction of emissions for climate change mitigation. The proposal is within walking and cycling transport connections to Rangiora and Woodend. This will encourage future residents to reduce the use of private cars and use more sustainable methods of transportation, therefore contributing less to emissions.

Section 5.3 Wai Māori

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

147. The site will obtain water supply from the Council reticulated network.

148. A stormwater management area will be developed as part of the subdivision which will provide treatment to stormwater runoff of the future development. This will improve the current stormwater management system on site (straight to ground).

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

Section 5.4 Papatūānuku

150. This section of the IMP addresses objectives and policies of issues of significance in regard to the land. It recognises the relationships and connections between land, water biodiversity and the sea.
151. Consultation and engagement with the relevant Papatipu Runanga will be made within the early stages of the residential development and subdivision to identify any potential cultural issues and if required supply a Cultural Impact Assessment report.

Section 6.3 Rakahuri

152. This section of the IMP addresses objectives and policies of issues and significance to the Ashley River. It recognises the relationship that Ngai Tahu has and the strong mahinga kai associations for Ngai Tahu.
153. The IMP identifies the requirement for protection of the integrity and natural character of the upper catchment from effects associated with land use conversions. The subdivision will not result in changes to the overland flow paths where the Ashley River catchment would be impacted or altered.

10.2. Waimakariri 2048 District Development Strategy

154. The Waimakariri 2048 District Development Strategy was published July 2018 and it outlines the strategic direction that Waimakariri District Council expects the district to go over commercial, industrial and residential development up to 2048.
155. Rangiora remains the Waimakariri Districts largest town with an estimated population of 19,200 as of June 2022 and an anticipated population of 30,000 by 2048. This equates to approximately 12,000 households. An additional 424 hectares of feasible residential land would be required by 2048 to accommodate this which would consist of existing residential developments as well as new greenfield areas inside and outside the infrastructure boundary.
156. The Waimakariri 2048 District Development Strategy anticipates that future residential growth directions are proposed to the east and west of Rangiora. The submission site is located to the east of Rangiora. These new growth areas have taken into consideration any areas with unacceptable natural hazard risk and areas that hold a particular significant environmental and cultural value.
157. Figure 10 shows the anticipated growth direction for the Rangiora Township. The submission site is circled in red within the figure and this confirms that the site has been included within the anticipated residential growth areas to the east of the Rangiora Township.

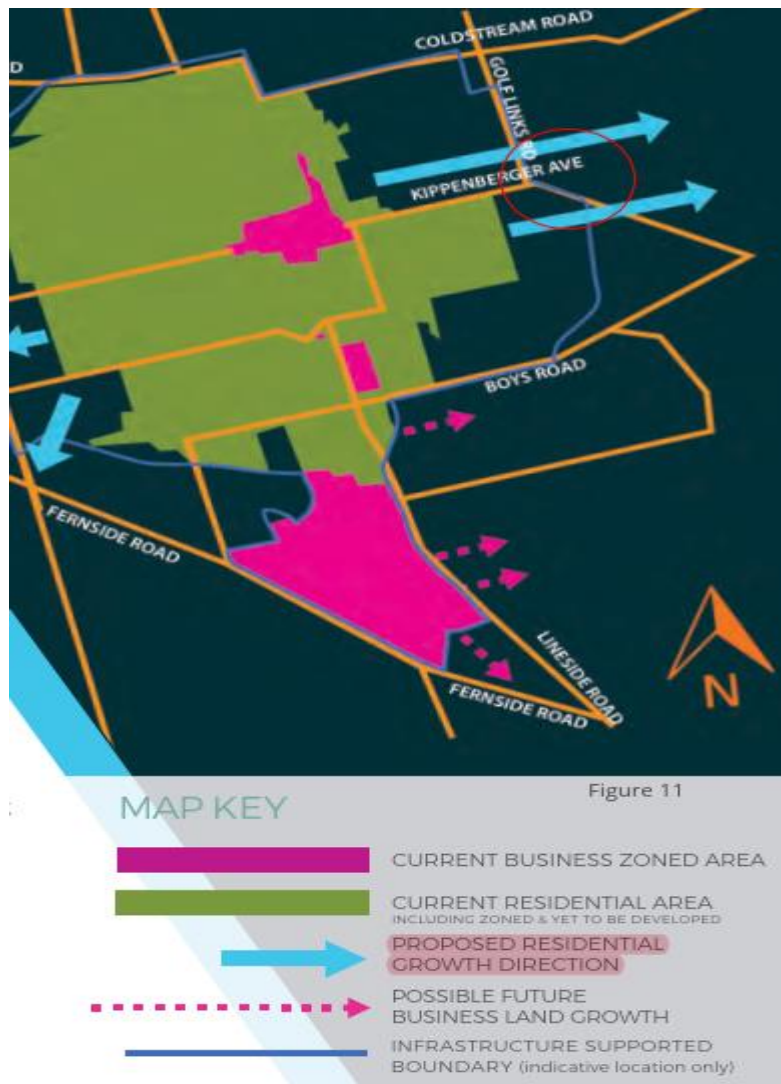


Figure 10. Expected Rangiora growth direction with submission site circled in red. (Source: Waimakariri 2048 District Development Strategy)

10.3. Our Space Strategy 2018-2048

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

- Christchurch City Council
- Environment Canterbury
- Selwyn District Council
- Waimakariri District Council
- Iwi – Te Rūnanga o Ngāi Tahu
- Waka Kotahi New Zealand Transport Agency
- Canterbury District Health Board
- Greater Christchurch Group – the Department of Prime Minister and Cabinet

159. The Our Space Update has been prepared to respond to the changes needed to growth and development of the region and complements the Urban Development Strategy (UDS) with addressing the National Policy Statement Urban Development Capacity 2016. As part of the process the report identifies key strategic issues across a number of planning documents. It provides the high-level guidance about future changes needed to accommodate future growth and development in a sustainable and integrated manner.
160. The Our Space strategy identifies the housing development, targets and sufficiency of capacity for Christchurch, Selwyn and Waimakariri. A shortage of housing capacity was identified in Selwyn, Waimakariri, and Greater Christchurch.
161. The strategy identified addressing the projected shortfall of residential housing, redevelopment in the Waimakariri, providing a range of housing, integrated land use and transport, and supporting investments as the key priority areas for the update.
162. The strategy identified that 36% of housing demand should be met through development of existing greenfield areas in Christchurch, Selwyn and Waimakariri and 19% of demand met through new greenfield development in Selwyn and Waimakariri.

11. Part 2 of the Resource Management Act 1991

163. Section 74 of the Act requires the Plan Change Request to be assessed under the provisions of Part 2 of the Act. Part 2 sets out the purpose and principles of the Act.
164. Section 5 of the RMA outlines that the purpose of the RMA is the promotion of sustainable management of natural and physical resources. Sustainable management is defined as the management of:
 - (2) [...] the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while –
 - (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
 - (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
 - (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.
165. The proposed rezoning will provide for people and communities social, economic, and cultural wellbeing by providing a well-designed and sustainable residential development with transportation, infrastructure and servicing connections. The site has been assessed as an appropriate area for GRZ to promote the sustainable management of natural and physical resources. It is considered that any adverse effects can be avoided, remedied or mitigated therefore resulting in no more than minor adverse effects on the environment.
166. Section 6 identifies matters of national importance to be recognised and provided for. It is considered that none of these matters are relevant to the proposing rezoning.
167. Section 7 relates to 'other matters' which persons must have particular regard to. This submission for rezoning has given particular regard to (a) Kaitiakitanga, (b) the efficient use and development of natural and physical resources, (c) the maintenance and enhancement of amenity values and (f) maintenance and enhancement of the quality of the environment. The submission to rezone the site has had regard to these matters through the consolidation and connectedness of the proposed residential development, the creation of well-designed and high amenity living environments is consistent with the matters in Section 7. The stormwater

management areas and reserves will enhance the amenity values and the quality of the environment of the existing site.

168. Section 8 requires persons to take into account the principles of the Treaty of Waitangi. An assessment of the Mahaanui Iwi Management Plan has been undertaken in Section 11 of this report. It is considered that the proposed rezoning is consistent with the principles of the Treaty of Waitangi.
169. Overall, the submission to rezone the site is considered to achieve the principle and purpose of Part 2 of the RMA.

12. Conclusion

170. Rachel Claire Hobson and Bernard Whimp the submitters are making a submission on the PWDP to rezone the property located at 4 Golf Links Road and 518 Rangiora Woodend Road from the proposed RLZ to GRZ.
171. The purpose of this submission is to allow for the submission site to provide for residential development opportunities that can help contribute towards housing supply demand and shortages in the Waimakariri District.
172. The Section 32 assessment in Section 8 of this report demonstrates that Option 2, rezoning the site to proposed GRZ is the most efficient use of the land and is the most appropriate options when the costs and benefits and all other options are compared. The benefits of Option 2 outweigh the costs meaning that it is the most efficient option, and therefore the most suitable use of the land.
173. The assessment of environmental effects in Section 9 of this report identifies that the rezoning of the land to residential would be in close proximity to the Rangiora and Woodend suburbs as well as having excellent transport links to Central Christchurch. A future residential development at the application site would contribute towards the housing supply shortage and would be able to form a well-functioning urban environment.
174. An assessment of the relevant National Policy Statements, CRPS, PDP and other statutory and non-statutory documents has been undertaken in accordance with Section 74 of the RMA which demonstrates that that the rezoning and any future residential development meets the overall relevant objectives and policies that apply.
175. In conclusion, for the reasons detailed throughout this report, the relief sought is to rezone the property located at 518 Rangiora Woodend Road and 4 Golf Links Road from RLZ to GRZ.

13. Disclaimer

This report has been prepared by Eliot Sinclair & Partners Limited ("Eliot Sinclair") only for the intended purpose as a submission in respect of the PWDP.

The report is based on:

- Desktop Review
- Site Investigations (Undertaken by ES)
- Specialist Reports (Undertaken by ES and external consultants)
- Canterbury Maps Viewer
- Proposed Waimakariri ArcGIS maps
- Proposed Waimakariri Property Search

- Proposed Waimakariri District Plan (PWDP)
- Environment Canterbury (ECan)
- Canterbury Regional Policy Statement
- Waimakariri 2048 District Development Strategy
- Mahaanui Iwi Management Plan
- Our Space Strategy
- Waimakariri PWDP s32 Reports

Where data supplied by Rachel Claire Hobson and Bernard Whimp or other external sources, including previous site investigation reports, have been relied upon, it has been assumed that the information is correct unless otherwise stated. No responsibility is accepted by Eliot Sinclair for incomplete or inaccurate data supplied by other parties.

Whilst every care has been taken during our investigation and interpretation of available data to ensure that the conclusions drawn, and the opinions and recommendations expressed are correct at the time of reporting, Eliot Sinclair has not performed an assessment of all possible conditions or circumstances that may exist at the site. Eliot Sinclair does not provide any warranty, either express or implied, that all conditions will conform exactly to the assessments contained in this report.

The exposure of conditions or materials that vary from those described in this report, may require a review of our recommendations. Eliot Sinclair should be contacted to confirm the validity of this report should any of these occur.

This report has been prepared for the benefit of Rachel Claire Hobson and Bernard Whimp and Waimakariri District Council for the purposes as stated above. No liability is accepted by Eliot Sinclair or any of their employees with respect to the use of this report, in whole or in part, for any other purpose or by any other party.

Appendix A. Outline Development Plan

Appendix B. Record of Title

Appendix C. National Policy Statement Urban Design Assessment

Assessment Against the National Policy Statement for Urban Development (May 2022)

Provision	Text	Assessment
Objective 1	New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.	The proposal seeks to rezone land which is suitable for urban development and will be designed such that it provides a well-functioning urban environment. Additionally, the inclusion of an Outline Development Plan (ODP) provides further opportunity to ensure that positive development outcomes are achieved. This will enable people and communities to provide for their social, economic, and cultural wellbeing both now and into the future. The proposal is therefore consistent with Objective 1.
Objective 2	Planning decisions improve housing affordability by supporting competitive land and development markets.	A planning decision which enables the proposed plan change and ODP are considered to support competitive land and development markets by providing additional housing supply. As such, the rezoning of the site is considered to be consistent with Objective 2.
Objective 3	Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply: <ul style="list-style-type: none"> (a) The area is in or near a centre zone or other area with many employment opportunities. (b) The area is well-serviced by existing or planned public transport. (c) There is high demand for housing or for business land in the area, relative to other areas within the urban environment. 	The proposed plan change is consistent with Objective 3. This is on the basis that: <ul style="list-style-type: none"> - The area is well serviced by existing public transport. Additionally, further development within the area is likely to encourage the establishment of further public transport links. - Recent developments in the wider Rangiora and Woodend suburbs with Bellgrove and Ravenswood indicate that there is high demand for housing in the area.
Objective 4	New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.	The proposed plan change and ODP will enable a change in an existing urban environment which supports the changing needs for people, communities, and future generations, which relate the demand and supply of quality housing. The inclusion of an ODP will ensure that amenity is maintained or enhanced. As such, the proposal is considered to be consistent with Objective 4.

Provision	Text	Assessment
Objective 5	Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).	Section 104 requires that specific consideration be given to Part 2, Section 8 of the RMA 1991. Any decision on the proposed plan change and ODP will take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). As sch, the proposal is considered to be consistent with Objective 5.
Objective 6	Local authority decisions on urban development that affect urban environments are: <ul style="list-style-type: none"> (a) Integrated with infrastructure planning and funding decisions; and (b) Strategic over the medium term and long term; and (c) Responsive, particularly in relation to proposals that would supply significant development capacity. 	The proposal is consistent with Objective 6. This is on the basis that: <ul style="list-style-type: none"> - The proposal will provide significant development capacity and increase housing supply within the wider Rangiora and Woodend urban boundary. - Housing would be supplied in an area which has already undergone significant residential development including Bellgrove and Ravenswood. It is therefore considered that growth in this area is strategic over the medium term and long term.
Objective 7	Local authorities have robust and frequently updated information about their urban environments and use it to inform planning decisions	The proposal is consistent with Objective 7. This is on the basis that: <ul style="list-style-type: none"> - Housing would be provided within areas that are consistent with urban development that can help contribute towards the current housing supply shortage.
Objective 8	New Zealand's urban environments: <ul style="list-style-type: none"> (a) Support reductions in greenhouse gas emissions; and (b) Are resilient to the current and future effects of climate change. 	The proposed plan change and ODP seek to provide both low and medium density housing. This will ensure that distances travelled by private vehicle use are low compared with residential development further afield, and additionally, residents can utilise existing public transport links. Both of the above matters will support a low/lower emission travel. The proposal is therefore considered to be consistent with Objective 8.
Policy 1	Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum: <ul style="list-style-type: none"> (a) Have or enable a variety of homes that: <ul style="list-style-type: none"> (i) Meet the needs, in terms of type, price, and location, of different households; and 	The proposal is consistent with Policy 1 on the following basis: <ul style="list-style-type: none"> - The proposed ODP shows the present of low and medium density housing types with variation in size, bedrooms, and location which fill support variation in price and suitability to different households.

Provision	Text	Assessment
	<ul style="list-style-type: none"> (ii) Enable Māori to express their cultural traditions and norms; and (b) Have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and (c) Have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and (d) Support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and (e) Support reductions in greenhouse gas emissions; and (f) Are resilient to the likely current and future effects of climate change. 	<ul style="list-style-type: none"> - The proposed ODP shows the presence a stormwater management/conversation/recreation use area as well as pedestrian and cycle link routes (active transport). - The proposal is within proximity to existing public transport links. Additionally, further development in the area may encourage the establishment of new transport routes. - The use of public transport and active transport nodes will support reductions in greenhouse gas emissions. Additionally, the location of the proposed plan change and residential development will provide lower emission trips when compared with development on the City's urban edge.
Policy 2	Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.	The proposal seeks to enable further residential development with a Tier 2 local authority boundary. This will assist in meeting expected demand for housing over particularly over the medium and long-term. The proposal is therefore considered to be consistent with Policy 2.
Policy 3	<p>In relation to tier 1 urban environments, regional policy statements and district plans enable:</p> <ul style="list-style-type: none"> (a) In city centre zones, building heights and density of urban form to realise as much development capacity as possible, to maximise benefits of intensification; and (b) In metropolitan centre zones, building heights and density of urban form to reflect demand for housing and business use in those locations, and in all cases building heights of at least 6 storeys; and (c) Building heights of at least 6 storeys within at least a walkable catchment of the following: <ul style="list-style-type: none"> (i) Existing and planned rapid transit stops. (ii) The edge of city centre zones. (iii) The edge of metropolitan centre zones; and (d) Within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones (or equivalent), building heights and 	The site is located just outside the Rangiora area in the Waimakariri District and is considered a Tier 1 urban environment. The ODP however provides for a mixture of low density and medium density residential developments to reflect market demanded housing. The proposal is therefore considered to be consistent with Policy 3.

Provision	Text	Assessment
	densities of urban form commensurate with the level of commercial activity and community services.	
Policy 4	Regional policy statements and district plans applying to tier 1 urban environments modify the relevant building height or density requirements under Policy 3 only to the extent necessary (as specified in subpart 6) to accommodate a qualifying matter in that area.	The proposal complies with Policy 3.
Policy 5	Regional policy statements and district plans applying to tier 2 and 3 urban environments enable heights and density of urban form commensurate with the greater of: <ul style="list-style-type: none"> <li data-bbox="439 616 1200 675">(a) The level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; <li data-bbox="483 691 506 715">or <li data-bbox="439 730 1122 751">(b) Relative demand for housing and business use in that location. 	Not Applicable – The proposal is a Tier 1 urban environment.
Policy 6	When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters: <ul style="list-style-type: none"> <li data-bbox="439 839 1178 898">(a) The planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement. <li data-bbox="439 914 1200 1206">(b) That the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes: <ul style="list-style-type: none"> <li data-bbox="483 991 1200 1166">(i) May detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and <li data-bbox="483 1182 1010 1206">(ii) Are not, of themselves, an adverse effect. <li data-bbox="439 1222 1144 1281">(c) The benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1). <li data-bbox="439 1297 1167 1390">(d) Any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity. 	The proposed plan change and ODP is consistent with Policy 6. This is on the basis that: <ul style="list-style-type: none"> <li data-bbox="1279 839 1984 975">- The proposed urban built form may involve significant change but will likely improve the local amenity for future landowners or occupants of residential dwellings to be constructed within the area. <li data-bbox="1279 991 1984 1050">- The adverse effects arising from the plan change and ODP are likely less than minor and not an overall adverse effect. <li data-bbox="1279 1066 1984 1166">- The benefits of the urban development will likely be consistent with a well-functioning urban environment and the proposal is consistent with Policy 1.

Provision	Text	Assessment
	(e) The likely current and future effects of climate change.	
Policy 7	Tier 1 and 2 local authorities set housing bottom lines for the short-medium term and the long term in their regional policy statements and district plans.	The proposed plan change and ODP may contribute to reaching housing bottom lines for short-medium term and the long-term as provided within the Canterbury Regional Policy Statement and Waimakariri District Plan. The proposal is therefore consistent with Policy 7.
Policy 8	Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is: <ul style="list-style-type: none"> <li data-bbox="439 576 972 600">(a) Unanticipated by RMA planning documents; or <li data-bbox="439 616 943 639">(b) Out-of-sequence with planned land release. 	The proposal seeks to undertake a plan change that would add to development capacity within the Rangiora and Woodend urban boundary and contribute to well-functioning urban environments (consistent with Policy 1) in a matter that is out-of-sequence to planned land release. The proposal is therefore consistent with Policy 8.
Policy 9	Local authorities, in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in relation to urban environments, must: <ul style="list-style-type: none"> <li data-bbox="439 727 1200 863">(a) Involve hapū and iwi in the preparation of RMA planning documents and any FDSs by undertaking effective consultation that is early, meaningful and, as far as practicable, in accordance with tikanga Māori; and <li data-bbox="439 879 1122 975">(b) When preparing RMA planning documents and FDSs, take into account the values and aspirations of hapū and iwi for urban development; and <li data-bbox="439 991 1200 1126">(c) Provide opportunities in appropriate circumstances for Māori involvement in decision-making on resource consents, designations, heritage orders, and water conservation orders, including in relation to sites of significance to Māori and issues of cultural significance; and <li data-bbox="439 1142 1173 1166">(d) Operate in a way that is consistent with iwi participation legislation. 	The Waimakariri District Council engaged with hapu and Iwi in the development of the 2048 strategy which identifies the area as future development area.
Policy 10	Tier 1, 2, and 3 local authorities: <ul style="list-style-type: none"> <li data-bbox="439 1214 1200 1278">(a) That share jurisdiction over urban environments work together when implementing this National Policy Statement; and <li data-bbox="439 1294 1200 1390">(b) Engage with providers of development infrastructure and additional infrastructure to achieve integrated land use and infrastructure planning; and 	The proposed plan change and ODP plan has been undertaken in collaboration with development infrastructure providers (power, telecommunications, etc) to ensure integrated land-use and infrastructure planning occurs. The proposal is therefore consistent with Policy 10.

Provision	Text	Assessment
	(c) Engage with the development sector to identify significant opportunities for urban development.	
Policy 11	<p>In relation to car parking:</p> <p>(a) The district plans of tier 1, 2, and 3 territorial authorities do not set minimum car parking rate requirements, other than for accessible car parks; and</p> <p>(b) Tier 1, 2, and 3 local authorities are strongly encouraged to manage effects associated with the supply and demand of car parking through comprehensive parking management plans.</p>	<p>Not Applicable – Minimum car parking requirements have not been set. The market will determine car parking requirements at the time of development.</p>

Appendix D. Infrastructure Servicing Report

Appendix E. PSI Report

Appendix F. Canterbury Regional Policy Statement Assessment

Canterbury Regional Policy Statement 2013 Assessment

The Canterbury Regional Policy Statement sets out objectives, policies and methods to resolve resource management issues in Canterbury. Chapter 5 (Land Use and Infrastructure) and Chapter 6 (Recovery and Rebuilding of Greater Christchurch) are most relevant to this Submission.

Chapter 5 – Land Use and Infrastructure, address resource management issues associated with urban and rural-residential development across the entire Canterbury region. Within Chapter 5, the objectives and policies that include Greater Christchurch are notated as 'Entire Region' and those which are not relevant to Greater Christchurch are noted as 'Wider Region'. Chapter 6 – Recovery and Rebuilding of Greater Christchurch focuses on metropolitan areas of Greater Christchurch including Lincoln, Prebbleton, Rolleston, Kaiapoi, Rangiora and Woodend. The objectives, policies and methods in Chapter 6 take precedence within the Greater Christchurch area.

Chapter Summary

CRPS 2013 Chapters

Assessment of re-zoning for 4 Golf Links Road and 518 Rangiora Woodend Road Private Plan Change

Chapter 1 - Introduction	Chapter 1 does not contain any objectives or policies
Chapter 2 - Issues of Resource Management Significance to Ngai Tahu	The proposal recognises that Te Runanga o Ngai Tahu is the iwi authority and are recognised mana whenua of the Waimakariri District. Relevant investigations as part of the submission have not identified that the proposal site contains wahi tapu and other taonga.
Chapter 3 - Resource Management Processes for Local Authorities	This chapter discusses the working relationship of the Canterbury Regional Council and the Waimakariri District Council. The proposal does not undermine the ability for these matters to be achieved.
Chapter 4 - Provisions for Ngai Tahu and their relationship with resources	This chapter sets out the tools and processes that the Canterbury Regional Council will use to engage Ngai Tahu as tangata whenua in the management of natural and physical resources. The proposal does not undermine the ability for these matters to be achieved.
Chapter 5 - Land use and infrastructure	The submission will provide integration and cohesion with the existing residential areas of Rangiora to the west of the submission site and Woodend

	<p>to the east. This will help contribute towards residential growth and housing supply. The site is ideally located with surrounding transport and servicing infrastructure and will not have any adverse effects on the environment. A more detailed assessment of Chapter 5 is provided below.</p>
Chapter 6 - Recovery and Rebuilding of Greater Christchurch	<p>Chapter 6 of the CRPS relates to the purpose of providing a resource management framework for the recovery and rebuilding of Greater Christchurch following the Canterbury Earthquakes. It can now be considered that the recovery and rebuilding following the earthquakes has for the majority been completed and now the residential demand is stemming from population growth rather than being related to earthquake recovery.</p> <p>It is noted under Map A that the submission site is not included within the anticipated residential growth, so will not comply with one objective.</p> <p>The proposal is partially consistent with Chapter 6 because it will provide for a well-designed residential development that will have less than minor effects on the surrounding natural and built environment despite being located outside the expected residential growth area within Map A.</p> <p>The submission is therefore mostly consistent with this chapter.</p>
Chapter 7 - Freshwater	<p>The proposal will not impact water flow, groundwater levels or allocation regimes and does not impact on providing sufficient quantities of water in water bodies.</p> <p>The submission is consistent with this chapter.</p>
Chapter 8 - The Coastal Environment	<p>The submission site is not located within the coastal environment and therefore this chapter isn't relevant.</p>
Chapter 9 - Ecosystems and Indigenous Biodiversity	<p>The submission site is located within the ecological district and ecological geographic area overlays under the proposed Waimakariri District Plan. The proposal will take this into consideration within the design of the subdivision and ODP.</p> <p>The submission is consistent with this chapter.</p>

CRPS 2013 Chapters

Assessment of re-zoning for 4 Golf Links Road and 518 Rangiora Woodend Road Private Plan Change

Chapter 10 - Beds of rivers, lakes and their riparian zones

The proposed ODP will include a stormwater management area for the development.

The submission is consistent with this chapter.

Chapter 11 - Natural Hazards

Natural hazards related to the submission site have been assessed within the Geotechnical Report supporting this application. The site is considered suitable for rezoning to residential from a geotechnical and natural hazard perspective.

The submission is consistent with this chapter.

Chapter 12 - Landscape

The site is not located within an outstanding natural landscape overlay under the proposed Waimakariri District Plan.

The submission is consistent with this chapter.

Chapter 13 - Historic Heritage

The proposed submission will not cause any loss of historic or heritage sites.

The submission is consistent with this chapter.

Chapter 14 - Air Quality

The proposal will not cause any deterioration of ambient air quality. With the rezoning proposal to residential this will likely decrease the impact of air quality compared to the site staying zoned as rural.

The submission is consistent with this chapter.

Chapter 15 - Soils

The proposal will not result in soil erosion, sedimentation of water bodies or the loss of significant vegetation cover.

The submission is consistent with this chapter.

Chapter 16 - Energy

The site is located adjacent to the Rangiora and Woodend suburbs. There is existing transport links to Rangiora and Woodend as well as Christchurch City. Good urban design will provide efficient use of the site and connectivity to Greater Christchurch.

The submission is consistent with this chapter.

CRPS 2013 Chapters

Assessment of re-zoning for 4 Golf Links Road and 518 Rangiora Woodend Road Private Plan Change

Chapter 17 - Contaminated Land	The proposal site has been investigated through a PSI report as part of this application and has been deemed to not be contaminated. The submission is consistent with this chapter.
Chapter 18 - Hazardous Substances	N/A
Chapter 19 - Waste Minimisation and Management	N/A

Chapter 5 – Land Use and Infrastructure

CRPS 2013 Chapter 5 Relevant Objectives and Policies

Assessment of re-zoning for Cashmere/Hendersons Private Plan Change

Objective 5.2.1 Location, Design and Function of Development (Entire Region) Development is located and designed so that it functions in a way that: 1. Achieves consolidated, well designed and sustainable growth in and around existing urban areas as the primary focus for accommodating the region's growth; and 2. Enables people and communities, including future generations, to provide for their social, economic and cultural well-being and health and safety; and which: a. Maintains, and where appropriate, enhances the overall quality of the natural environment of the Canterbury region, including its coastal environment, outstanding natural features and landscapes, and natural values; b. Provides sufficient housing choice to meet the region's housing needs; c. Encourages sustainable economic development by enabling business activities in appropriate locations; d. Minimises energy use and/or improves energy efficiency;	The rezoning will allow for residential development of the site. This would create a well designed and sustainable residential growth adjacent to Rangiora and Woodend as well as having direct transport links to Christchurch City. As the submission site is not within the coastal environment or any outstanding natural landscapes or natural value overlays the rezoning will not need to consider the effects that it may pose to these overlays. The proposal has a housing supply yield of 140. The rezoning and future subdivision will minimise energy use by maintaining a consolidated urban form with the option to extend existing public transport links to reduce car use. It is not anticipated that there will be any adverse effects or reserve sensitivity from the existing rural and residential use. The submission site is not located within an area where transmission lines will be impacted. The proposed rezoning is consistent with objective 5.2.1 because it will achieve a consolidated and sustainable extension to the Rangiora and
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- e. Enables rural activities that support the rural environment including primary production;
 - f. Is compatible with, and will result in continued safe, efficient and effective use of regionally significant infrastructure;
 - g. Avoids adverse effects on significant natural and physical resources including regionally significant infrastructure, and where avoidance is impracticable, remedies or mitigates those effects on those resources and infrastructure;
 - h. Facilitates the establishment of papakāinga and marae; and
 - i. Avoids conflicts between incompatible activities.
-

Woodend suburb which will enable housing options for the increasing population of Christchurch and can contribute to their social, economic, cultural well-being and health and safety now and in the future.

Chapter 6 – Recovery and Rebuilding of Greater Christchurch

CRPS 2013 Chapter 6 Relevant Objectives and Policies

Objective 6.2.1 Recovery Framework

Recovery, rebuilding and development are enabled within Greater Christchurch through a land use and infrastructure framework that:

1. Identifies priority areas for urban development within Greater Christchurch;
 2. Identifies Key Activity Centres which provide a focus for high quality, and where appropriate, mixed-use development that incorporates the principles of good urban design;
 3. Avoids urban development outside of existing urban areas or greenfield priority areas for development, unless expressly provided for in the CRPS;
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Assessment of rezoning for Cashmere/Hendersons Private Plan Change

Chapter 6 of the CRPS has the purpose of providing a resource management framework for the recovery and rebuilding of Greater Christchurch following the Canterbury Earthquake Sequence. It can be considered now that the recovery and rebuilding following the earthquakes has mostly been completed, and now the residential demand is stemming from population growth, rather than specifically related to earthquake recovery.

It is acknowledged that the site is not located within an identified priority area for development within Greater Christchurch as identified at the time of the Canterbury Earthquakes, and as a result

4. Protects outstanding natural features and landscapes including those within the Port Hills from inappropriate subdivision, use and development;
5. Protects and enhances indigenous biodiversity and public space;
6. Maintains or improves the quantity and quality of water in groundwater aquifers and surface waterbodies, and quality of ambient air;
7. Maintains the character and amenity of rural areas and settlements;
8. Protects people from unacceptable risk from natural hazards and the effects of sea-level rise;
9. Integrates strategic and other infrastructure and services with land use development;
10. Achieves development that does not adversely affect the efficient operation, use, development, appropriate upgrade, and future planning of strategic infrastructure and freight hubs;
11. Optimises use of existing infrastructure; and
12. Provides for development opportunities on Maori Reserves in Greater Christchurch.

is not located within the “projected infrastructure boundary” as detailed in Map A.

It is noted that Chapter 6 and Map A have been reviewed as part of the Our Space 2048 Greater Christchurch Settlement Pattern Update, however no changes were proposed for the submission site and surrounding area. Therefore, any new residential growth is not currently able to comply with this objective.

The proposal will not adversely affect outstanding natural features or landscapes and will not adversely affect any indigenous biodiversity.

The rezoning will also maintain the character and amenity of existing rural areas, as well as the existing residential areas and suburbs.

The proposal will ensure that infrastructure and servicing will be integrated with the existing residential developments and infrastructure to the east of the submission site.

Overall, the proposed rezoning is mostly consistent with Objective 6.2.1 with the exception of subclause 6.2.1(3) of 12. It is noted that any new residential growth in or near the Rangiora and Woodend suburbs will not comply with this objective and any relevant policies due to the limiting nature of the projected infrastructure boundary in Map A. This is contrary CRPS objective 5.2.1(2b) which expects sufficient housing choice to be provided.

Objective 6.2.2 Urban form and settlement pattern

The urban form and settlement pattern in Greater Christchurch is managed to provide sufficient land for rebuilding and recovery needs and set a foundation for future growth, with an urban form that achieves consolidation and intensification of urban areas, and avoids unplanned expansion of urban areas, by:

1. Aiming to achieve the following targets for intensification as a proportion of overall growth through the period of recovery:
 - a. 35% averaged over the period between 2013 and 2016
 - b. 45% averaged over the period between 2016 to 2021
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The proposed rezoning will provide a logical expansion to the urban area of Rangiora and Woodend as well as housing supply in the Greater Christchurch area. This will provide a consolidated and intensified urban area.

The rezoning will enable land to be bought forward for residential development to meet demand and enable the efficient use of the infrastructure network. The proposal will specifically encourage sustainable and self-sufficient growth in a way that provides efficient use of network infrastructure at a rate and in a location that meets subclauses 4 and 5, despite not being a Greenfield Priority Area or Future Development Area.

- c. 55% averaged over the period between 2022 and 2028;
- 2. Providing higher density living environments including mixed use developments and a greater range of housing types, particularly in and around the Central City, in and around Key Activity Centres, and larger neighbourhood centres, and in greenfield priority areas, Future Development Areas and brownfield sites;
- 3. Reinforcing the role of the Christchurch central business district within the Greater Christchurch area as identified in the Christchurch Central Recovery Plan;
- 4. Providing for the development of greenfield priority areas, and of land within Future Development Areas where the circumstances set out in Policy 6.3.12 are met, on the periphery of Christchurch's urban area, and surrounding towns at a rate and in locations that meet anticipated demand and enables the efficient provision and use of network infrastructure;
- 5. Encouraging sustainable and self-sufficient growth of the towns of Rangiora, Kaiapoi, Woodend, Lincoln, Rolleston and Prebbleton and consolidation of the existing settlement of West Melton;
- 6. Managing rural residential development outside of existing urban and priority areas; and
- 7. Providing for development opportunities on Maori Reserves.

Therefore, it is considered that the rezoning is consistent with the intention of Objective 6.2.2.

Objective 6.2.3 Sustainability

Recovery and rebuilding is undertaken in Greater Christchurch that:

- 1. Provides for quality living environments incorporating good urban design;
- 2. Retains identified areas of special amenity and historic heritage value;
- 3. Retains values of importance to Tangata Whenua;
- 4. Provides a range of densities and uses; and
- 5. Is healthy, environmentally sustainable, functionally efficient, and prosperous.

The rezoning (and any future residential subdivision) will provide for well-designed quality living environments and provide for residential amenity values can provide for a range of densities or housing, can enhance local amenity values and will be sustainable and functionally efficient.

Therefore, the rezoning is consistent with Objective 6.2.3.

Objective 6.2.4 Integration of transport infrastructure and land use

Prioritise the planning of transport infrastructure so that it maximises integration with the priority areas and new settlement patterns and facilitates the movement of people and goods and provision of services in Greater

Proposed access points to the development are shown within the proposed ODP. This will provide an integrated transport network that is coordinated with the adjoining residential development.

Therefore, the rezoning is consistent with objective 6.2.4

Christchurch, while:

1. Managing network congestion;
2. Reducing dependency on private motor vehicles;
3. Reducing emission of contaminants to air and energy use;
4. Promoting the use of active and public transport modes;
5. Optimising use of existing capacity within the network; and
6. Enhancing transport safety.

Objective 6.2.5 Key activity and other centres

N/A

Objective 6.2.6 Business land development

N/A

Policy 6.3.1 Development within the Greater Christchurch area

In relation to recovery and rebuilding for Greater Christchurch:

1. Give effect to the urban form identified in Map A, which identifies the location and extent of urban development that will support recovery, rebuilding and planning for future growth and infrastructure delivery;
2. Give effect to the urban form identified in Map A (page 6.27) by identifying the location and extent of the indicated Key Activity Centres;
3. Enable development of existing urban areas and greenfield priority areas, including intensification in appropriate locations, where it supports the recovery of Greater Christchurch;
4. Ensure new urban activities only occur within existing urban areas or identified greenfield priority areas as shown on Map A, unless they are otherwise expressly provided for in the CRPS;
5. Provide for educational facilities in rural areas in limited circumstances where no other practicable options exist within an urban area;
6. Provide for commercial film or video production activities in appropriate commercial, industrial and rural zones within the Christchurch District;
7. Provide for a metropolitan recreation facility at 466-482 Yaldhurst Road; and
8. Avoid development that adversely affects the function and viability of, or public investment in, the Central City and Key Activity Centres.

It is acknowledged that the site is not located within an identified priority area for development within Greater Christchurch and is not located within the infrastructure boundary as detailed in Map A.

It is noted that Chapter 6 and Map A have been reviewed by ECan, however no changes were proposed to the location of the submission site. Therefore, any new residential growth in will not comply with this objective.

It is considered that the proposal does not strictly meet Policy 6.3.1 because the site of the proposed rezoning is not identified in Map A. It is noted that Policy 6.3.1(3) allows development to be enabled in existing urban areas in appropriate locations where it supports recovery.

The recent proposed changes to Map A did not identify any further land for development, despite their being significant residential demand.

The NPS-UD provides for unanticipated and out-of-sequence development that significantly adds to development capacity, therefore allowing development to be considered despite not being in accordance with the CRPS.

Policy 6.3.2 Development form and urban design

The proposed rezoning, outline development plan, and any future subdivision will give effect to the principles of good urban design.

Business development, residential development (including rural residential

development) and the establishment of public space is to give effect to the principles of good urban design below, and those of the NZ Urban Design Protocol 2005, to the extent appropriate to the context:

1. Turangawaewae – the sense of place and belonging – recognition and incorporation of the identity of the place, the context and the core elements that comprise the through context and site analysis, the following elements should be used to reflect the appropriateness of the development to its location: landmarks and features, historic heritage, the character and quality of the existing built and natural environment, historic and cultural markers and local stories.
2. Integration – recognition of the need for well-integrated places, infrastructure, movement routes and networks, spaces, land uses and the natural and built environment. These elements should be overlaid to provide an appropriate form and pattern of use and development.
3. Connectivity – the provision of efficient and safe high quality, barrier free, multimodal connections within a development, to surrounding areas, and to local facilities and services, with emphasis at a local level placed on walking, cycling and public transport as more sustainable forms of
4. Safety – recognition and incorporation of Crime Prevention Through Environmental Design (CPTED) principles in the layout and design of developments, networks and spaces to ensure safe, comfortable and attractive places.
5. Choice and diversity – ensuring developments provide choice and diversity in their layout, built form, land use housing type and density, to adapt to the changing needs and circumstances of the population.
6. Environmentally sustainable design – ensuring that the process of design and development minimises water and resource use, restores ecosystems, safeguards mauri and maximises passive solar gain.
7. Creativity and innovation – supporting opportunities for exemplar approaches to infrastructure and urban form to lift the benchmark in the development of new urban areas in the Christchurch region.

Policy 6.3.3 Development in accordance with outline development plans
Development in greenfield priority areas and rural residential development is

The proposed ODP and any future subdivision will incorporate the concept of Turangawaewae by having a design that is cohesive with the surrounding suburbs and environment.

The proposed rezoning will be well integrated and connected with the existing residential developments in Rangiora and Woodend. Road connections will be provided to link in with the existing residential developments.

Principles of CPTED have been incorporated into the proposed ODP plan to ensure passive surveillance and outlook over public spaces.

The proposal will provide a housing choice which could have the potential of up to 140 dwellings/residential lots.

The proposal is consistent with Policy 6.3.2.

The proposed rezoning introduces an ODP for the site as part of this submission.

to occur in accordance with the provisions set out in an outline development plan or other rules for the area. Subdivision must not proceed ahead of the incorporation of an outline development plan in a district plan. Outline development plans and associated rules will:

1. Be prepared as:
 - a. A single plan for the whole of the priority area; or
 - b. Where an integrated plan adopted by the territorial authority exists for the whole of the priority area and the outline development plan is consistent with the integrated plan, part of that integrated plan; or
 - c. A single plan for the whole of a rural residential area; and
 2. Be prepared in accordance with the matters set out in Policy 6.3.2;
 3. To the extent relevant show proposed land uses including:
 - a. Principal through roads, connections with surrounding road networks, relevant infrastructure services and areas for possible future development;
 - b. Land required for community facilities or schools;
 - c. Parks and other land for recreation;
 - d. Land to be used for business activities;
 - e. The distribution of different residential densities, in accordance with Policy 6.3.7;
 - f. Land required for stormwater treatment, retention and drainage paths;
 - g. Land reserved or otherwise set aside from development for environmental, historic heritage, or landscape protection or enhancement;
 - h. Land reserved or otherwise set aside from development for any other reason, and the reasons for its protection from development;
 - i. Pedestrian walkways, cycleways and public transport routes both within and adjoining the area to be developed;
 4. Demonstrate how Policy 6.3.7 will be achieved for residential areas within the area that is the subject of the outline development plan, including any staging;
 5. Identify significant cultural, natural or historic heritage features and
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The ODP has been prepared as a single integrated plan that has incorporated the principles detailed in Policy 6.3.2 above. The ODP shows the road network, other transport routes, residential densities and layout, stormwater basins and reserves.

- values, and show how they are to be protected and/or enhanced;
6. Document the infrastructure required, when it will be required and how it will be funded;
 7. Set out the staging and co-ordination of subdivision and development between landowners;
 8. Demonstrate how effective provision is made for a range of transport options including public transport options and integration between transport modes, including pedestrian, cycling, public transport, freight, and private motor vehicles;
 9. Show how other potential adverse effects on and/or from nearby existing or designated strategic infrastructure (including requirements for designations, or planned infrastructure) will be avoided, remedied or appropriately mitigated;
 10. Show how other potential adverse effects on the environment, including the protection and enhancement of surface and groundwater quality, are to be avoided, remedied or mitigated;
 11. Show how the adverse effects associated with natural hazards are to be avoided, remedied or mitigated as appropriate and in accordance with Chapter 11 and any relevant guidelines; and
 12. Include any other information that is relevant to an understanding of the development and its proposed zoning.
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Policy 6.3.4 Transport Effectiveness

Ensure that an efficient and effective transport network that supports business and residential recovery is restored, protected and enhanced so that it maintains and improves movement of people and goods around Greater Christchurch by:

1. Avoiding development that will overload strategic freight routes;
 2. Providing patterns of development that optimise use of existing network capacity and ensuring that, where possible, new building projects support increased uptake of active and public transport, and provide opportunities for modal choice;
 3. Providing opportunities for travel demand management;
 4. Requiring integrated transport assessment for substantial developments;
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The proposed rezoning will have access from transport links which directly have access to the existing Rangiora and Woodend suburbs.

The proposal is consistent with Policy 6.3.4.

and

5. Improving road user safety.

Policy 6.3.5 Integration of land use and infrastructure

Recovery of Greater Christchurch is to be assisted by the integration of land use development infrastructure by:

1. Identifying priority areas for development to enable reliable forward planning for infrastructure development and delivery;
- Ensuring that the nature, timing and sequencing of new development are co-ordinated with the development, funding, implementation and operation of transport and other infrastructure in order to:
 - a. Optimise the efficient and affordable provision of both the development and the infrastructure;
 - b. Maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure;
 - c. Protect investment in existing and planned infrastructure;
 - d. Ensure that new commercial film or video production facilities are connected to reticulated water and wastewater systems; and
 - e. Ensure new development does not occur until provision for appropriate infrastructure is in place;
3. Providing that the efficient and effective functioning of infrastructure, including transport corridors, is maintained, and the ability to maintain and upgrade that infrastructure is retained;
4. Only providing for new development that does not affect the efficient operation, use, development, appropriate upgrading and safety of existing strategic infrastructure, including by avoiding noise sensitive activities within the 50dBA Ldn airport noise contour for Christchurch International Airport, unless the activity is within an existing residentially zoned urban area, residential greenfield area identified for Kaiapoi, or residential greenfield priority area identified in Map A (page 6-28) and enabling commercial film or video production activities within the noise contours as a compatible use of this land; and
5. Managing the effects of land use activities on infrastructure, including avoiding activities that have the potential to limit the efficient and

The proposed rezoning will be appropriately serviced by reticulated water supply and wastewater connections, with an onsite stormwater treatment and management basin.

The proposal is unlikely to have adverse effects on strategic infrastructure.

The proposal is consistent with Policy 6.3.5.

effective, provision, operation, maintenance or upgrade of strategic infrastructure and freight hubs.

Policy 6.3.6 Business Land

N/A

Policy 6.3.7 Residential location yield and intensification

1. In relation to residential development opportunities in Greater Christchurch:
2. Subject to Policy 5.3.4, residential greenfield priority area development shall occur in accordance with Map A. These areas are sufficient for both growth and residential relocation through to 2028.
3. Intensification in urban areas of Greater Christchurch is to be focused around the Central City, Key Activity Centres and neighbourhood centres commensurate with their scale and function, core public transport routes, mixed-use areas, and on suitable brownfield land.
4. Intensification developments and development in greenfield priority areas shall achieve at least the following residential net densities averaged over the whole of an ODP area (except where subject to an existing operative ODP with specific density provisions):
5. 10 household units per hectare in greenfield areas in Selwyn and Waimakariri District;
6. 15 household units per hectare in greenfield areas in Christchurch City;
7. Intensification development within Christchurch City to achieve an average of:
8. 50 household units per hectare for intensification development within Christchurch City;
9. 30 households units per hectare for intensification development elsewhere.
10. Provision will be made in district plans for comprehensive development across multiple or amalgamated sites.
11. Housing affordability is to be addressed by providing sufficient intensification and greenfield priority area land to meet housing demand during the recovery period, enabling brownfield development and providing for a range of lot sizes, densities and appropriate development

The site of the proposed rezoning is not located within the greenfield development areas in Map A. However, the site is adjacent to the projected infrastructure boundary and existing residential development in Hoon Hay.

The proposed rezoning and ODP will provide a density of up to 140 lots.

The NPS-UD enables a new site to be considered and weighed up ahead of full review of other statutory documents.

The proposal will be mostly consistent with Policy 6.3.7.

controls that support more intensive developments such as mixed use developments, apartments, townhouses and terraced housing

Policy 6.3.8 Regeneration of brownfield land

N/A

Policy 6.3.9 Rural residential development

N/A

Policy 6.3.10 Maori Rserve

N/A

Policy 6.3.11 Monitoring and Review

N/A

Appendix G. Urban Design Statement

Appendix H. Economic Assessment

Appendix I. Traffic Report

Appendix J. Flood Impact Assessment

Appendix K. Geotechnical Assessment