



Submission on Proposed Waimakariri District Plan

Richard and Geoff Spark

November 2021

Waimakariri District Council

RESOURCE MANAGEMENT ACT 1991

WAIMAKARIRI DISTRICT COUNCIL

SUBMISSION ON THE PROPOSED WAIMAKARIRI DISTRICT PLAN

Submitter Details

Name: Richard and Geoff Spark
Postal address: C/- Aston Consultants Ltd
Resource Management and Planning
PO Box 1435
Christchurch 8140
Email address: fiona@astonconsultants.co.nz
Phone Number: 03 3322618
Mobile Number: 0275 332213
Contact Person: Fiona Aston

Trade Competition:

Ability to gain a trade competition advantage through this submission - No

Hearing Options:

We do wish to be heard in support of our submission. If others are making a similar submission, we may consider presenting a joint case with them at the hearing.

Specific Provisions to Which this Submission Relates:

All of the Proposed Waimakariri District Plan, including but not limited to:

District Planning Maps, in particular but not limited to the Site as identified below.

Interpretation

Strategic Directions

General District Wide Matters – UG Urban Growth

Area Specific Matters – Residential Zones

Decision we wish the Council to make:

Amend Proposed Waimakariri District Plan (PWDP) Planning Maps by

1. rezoning all that land (appx 30ha) to the west of the proposed Eastern Bypass from Rural Lifestyle Zone to General Residential and Medium Density – in the vicinity of Boys and Marshs Road Rangiora, outlined in red on Figure 1 below; or in the alternative rezone the rezoned this land to GRZ, MDR, BIZ, Format Retail/Mixed Use or a mix of GRZ, MDR, BIZ and/or Format Retail/Mixed Use zones.
2. rezoning all land north of Boys Road and within the South East Rangiora Development Area outlined in red on Figure 1 below GRZ (under the PWDP this land is zoned RLZ, and is subject to a proposed Council certification process for delivery of land for housing).

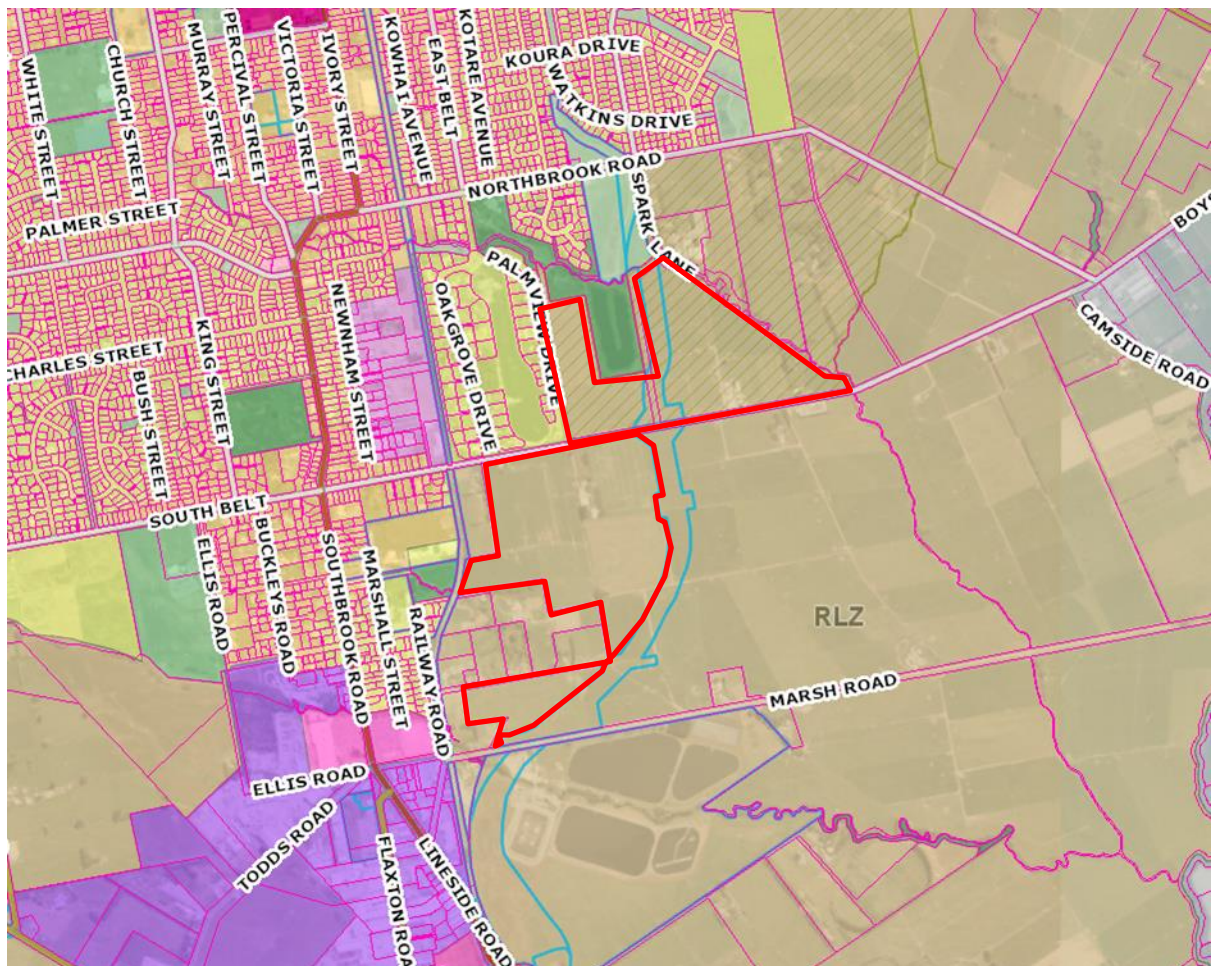


Figure 1A: Land to be rezoned (north and south of Boys Road) outlined in red.

Note: the land to be rezoned is part of the Spark dairy farm, located at 197 Boys Rd, 2230 Spark PWDP Submission

Rangiora, and is legally described as LOTS 1, 3 DP 418207 LOT 1 DP 80780 LOT 1 DP 80781 RURAL SECS 1883 1884 2452 2512 PT RURAL SECS 316 358A 387 1436 1438 BLK VII XI RANGIORA SD 1 (189.83 ha); and at 234 Boys Road, legally described as Lot 1 DP 22100 (7.6739 ha): and also includes Rosburn and Northbrook Museum (17 Spark Lane, Lot 1 DP 48207, 2.08ha) and 19 Spark Lane (Lot 2 DP 418207, 2.108 ha). These areas are shown on Figure 1B below.

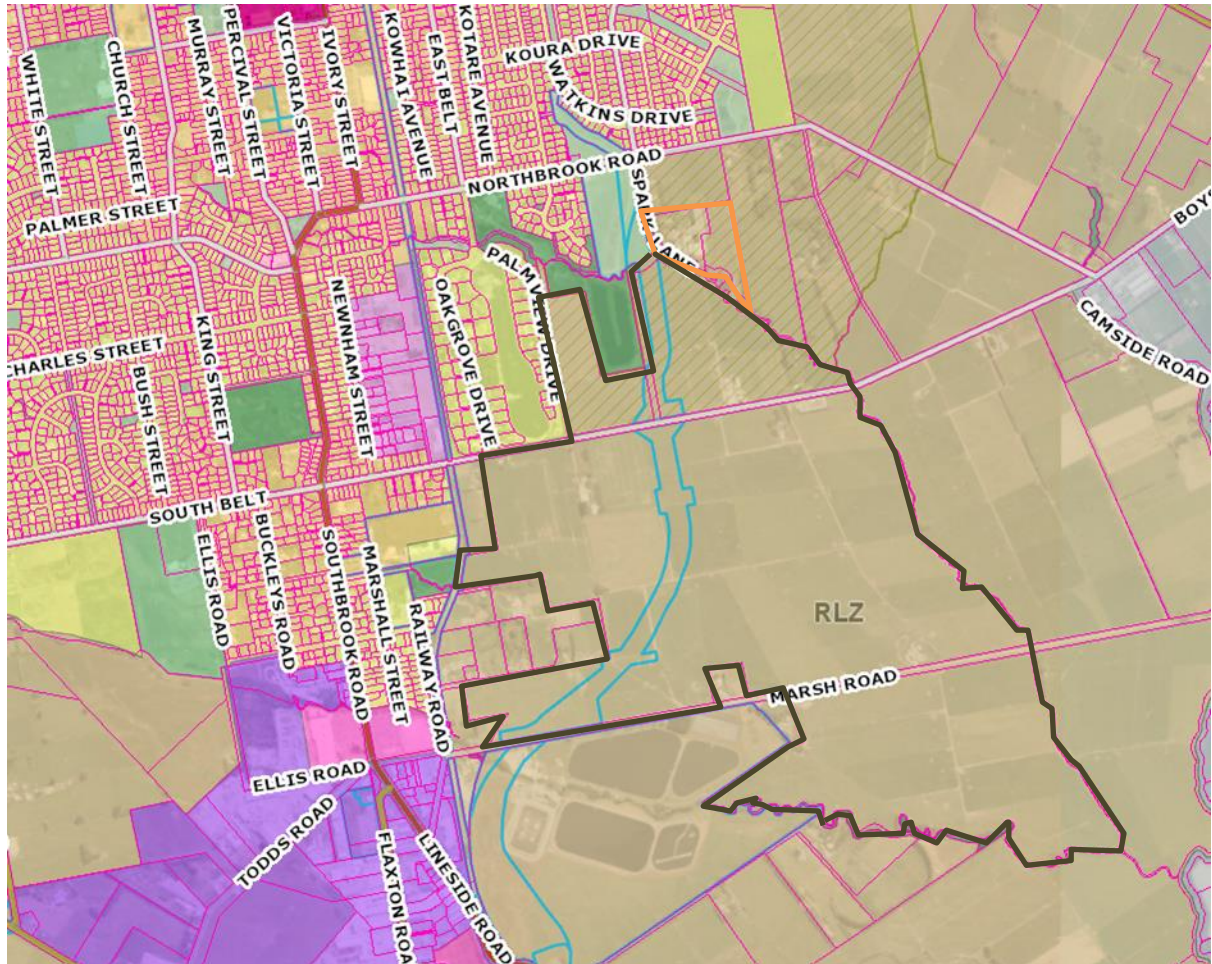


Figure 1B: Spark dairy farm outlined in brown, Rosburn (17 Spark Lane) and 19 Spark Lane outlined in orange.

3. As a less preferred alternative, retain but address the concerns with the PWDP certification process including so that it is a lawful, fair, equitable, transparent, appealable, efficient and fast process for delivering land for housing; and does not duplicate matters than can be dealt with at subdivision stage.

4. Amendments to the PWDP as set out below.

Part 2 – District Wide Matters

Strategic Directions

SD-02

Urban development and infrastructure that:...

4. *provides a range of housing opportunities, focusing new residential activity within existing towns, and identified development areas in Rangiora and Kaiapoi, in order to **as a minimum** achieve the housing bottom lines in UFD-O1*

UFD-O1

Feasible development capacity for residential activities

At least s*Sufficient feasible development capacity for residential activity **in each township** to meet specified housing bottom lines, **a wide range of housing types, sizes and densities** and a changing demographic profile of the District as follows:...*

UFD-O2

Feasible development capacity for commercial activities and industrial activities

At least s*Sufficient feasible development capacity to meet commercial and industrial development demand.*

UFD-P6

Mechanism to release Residential Development Areas

*The release of land within the identified new development areas of Kaiapoi, North East Rangiora and South East Rangiora occurs in an efficient and timely manner ~~via a certification process~~ to enable residential activity to meet **or exceed** short to medium-term feasible development capacity and achievement of housing bottom lines.*

UFD-P10

Managing reverse sensitivity effects from new development

Within Residential Zones and new development areas in Rangiora and Kaiapoi:

1. *avoid residential activity that has the potential to limit the efficient and effective operation and upgrade of critical infrastructure, strategic infrastructure, and regionally significant infrastructure, including avoiding noise sensitive activities within the Christchurch Airport Noise Contour, unless within an existing Residential Zone;*
2. *minimise reverse sensitivity effects on primary production from activities within new development areas through setbacks and screening **or other methods**, without compromising the efficient delivery*

of new development areas.

Subdivision

SUB-O1

Subdivision design

Subdivision design achieves an integrated pattern of land use, development, and urban form, that:

- 1. provides for anticipated land use and density that achieve the identified future character, form or function of zones;*
- ~~*2. consolidates urban development and maintains rural character except where required for, and identified by, the District Council for urban development;*~~
- 3. supports protection of cultural and heritage values, conservation values; and*
- 4. supports community resilience to climate change and risk from natural hazards.*

SUB-P6

Criteria for Outline Development Plans

Ensure that new Residential Development Areas, new Large Lot Residential Zones, new Commercial and Mixed Use Zones and new Industrial Zones shall not be subdivided until an ODP for that area has been included in the District Plan and each ODP shall:.....

- 1. be prepared as a single plan; and*
- 2. be prepared in accordance with the following:*
 - c. for new Residential Development Areas demonstrate how each ODP area will achieve a minimum net density of at least 15 lots or households per ha, unless there are demonstrated constraints then ~~no less than 12 households per ha~~ **a reduced density standard or density exemption shall apply;***

SUB-P7

Requirements of Outline Development Plans

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

SUB-S3 Residential yield

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

Activity status when compliance not achieved: NC

SUB-S4 Areas subject to an ODP – retain as notified

Any subdivision shall comply with the relevant ODP and rules for the ODP, as set out in the Development Areas Chapter of the District Plan.

Activity status when compliance not achieved: DIS

General Objectives and Policies for all Residential Zones

RESZ-O5

Housing choice

A wide range of housing types, sizes and densities are available in each township to meet housing needs. ~~the needs of the community through~~

- ~~1. a range of residential unit types; and~~
- ~~2. a variety of residential unit densities~~

RESZ-P14

Development density

Development densities for new Development Areas and Large Lot Residential Zone Overlays shall be as follows:

1. in new Development Areas, achieve a minimum net density of 15 households per ha averaged across the whole of the residential Development Area within the relevant ODP, unless there are demonstrated constraints, or **there is an alternative minimum density specified in the applicable Outline Development Plan** then **a density exemption shall apply. Constraints may include but not be limited to landscape and ground conditions, servicing requirements, and existing subdivision and housing patterns.** ~~less than 12 households per ha.~~

GRZ – General Residential Zone

GRZ-P1

Residential character and amenity values

Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone which:

1. provides for suburban character on larger sites primarily with detached residential units;
2. provides for a pleasant residential environment, in particular minimising the adverse effects of night time noise, glare and light spill, and limited signs;
3. provides opportunities for multi-unit residential development on larger sites;
4. has sites generally dominated by landscaped areas, with open spacious streetscapes;
5. ~~through careful design~~ provides a range of higher density living choices to be developed within the zone; and
6. provides for small scale commercial activity that services the local community, and home

businesses at a scale consistent with surrounding residential character and amenity values.

Support in part Part 3 Area Specific matters New Development Areas South East Rangiora.

Amend DEV-SER-APP1 South East Rangiora Outline Development Plan (all layers as necessary including Overall, Land Use, Movement Network, Open Space and Stormwater Reserves, Water and Wastewater) to provide for additional areas of medium density housing adjacent to the stormwater reserve and west of the principal north-south road, and reposition the local centre adjacent to Rosburn and the North Brook Museum on the new north-south road, in appx locations shown on amended ODP below. This will require a slight realignment of the north-south road to the east, south of North Brook, between Northbrook and Boys Roads.



Figure 2: Amendments to SE Rangiora ODP

Amend DEV-SER-APP1 South East Rangiora Outline Development Plan narrative as below:

Land Use Plan

The Outline Development Plan for the South East Rangiora Development Area enables the option for some variety of site sizes. Some medium density residential activity could be developed at key locations adjacent to natural flow paths or stormwater reserves, in order to take advantage of opportunities to overlook such high amenity facilities and offsetting limited private outdoor space feasible in higher density residential development. However this component of the Outline Development Plan is flexible and optional and will likely be dictated by development feasibility and market demand in these locations. The Medium Density Residential Zone enables a minimum lot size of 200m² while the General Residential Zone enables a minimum lot size of 500m². Overall, the South East Rangiora Development Area shall achieve a minimum residential density of 12 households per ha.

A small optional neighbourhood/local centre, shown in the Outline Development Plan as commercial/business, is located at the juncture of Northbrook Road and Spark Lane at the juncture of the primary north/south road and the south side of Northbrook, near the Northbrook Museum and Rossburn Receptions. This ~~e-latter will form part of the future north/south primary road connection that~~ extends northward through the South East Rangiora Development Area and southward to connect to Lineside Road. Locating the neighbourhood/local centre at this strategic location offers a high degree of visibility which has positive flow-on effects on neighbourhood businesses' sustainability. It will also be ideal for a north facing café with an attractive north facing outlook onto the Northbrook and with views to Mount Grey.

~~The land in the South East Rangiora Development Area north of an extension of Cassino Street is likely more suitable for urban development than the land south of it, due to the presence of artesian water south of this location, together with modelled effects of a 200-year localised flooding event. Groundwater south of a Cassino Street extension is artesian and close to the surface, which will likely result in more challenging construction of infrastructure.~~

Rangiora New Life School and Southbrook School are located south of Boys Road. It is subject to Ministry of Education consideration whether an additional primary school is required in the South East Rangiora Development Area in the future to service its catchment. It could be feasible that preschool(s) are established in the Development Area. The South East Rangiora Development Area also contains the Northbrook Museum and Rossburn Receptions, a community asset, at Spark Lane.

~~Development within the Rangiora South East Development Area is to be contiguous; the Outline Development Plan does not anticipate physically separated or ad-hoc development.~~

Movement Network

The Outline Development Plan for the South East Rangiora Development Area provides access to this growth area through a network of primary and secondary roads that ensure development integration, efficient traffic management and public transport corridors. Only these more significant roads are identified in the movement network plan. The layout of additional tertiary roads to service the residential areas will respond to detailed subdivision design of those areas. The specific roading classification of all roads will be ultimately determined at the time of development, to provide flexibility and match the eventual roading classification system made operative through the District Plan. Primary and secondary roads for the South East Rangiora Development Area are located to ensure that all existing parcels of land, when developed, can be served by the roading network.

A key movement network feature for the South East Rangiora Development Area is an extension of Devlin Avenue at the western boundary of the area connecting to Boys Road, with a green link incorporating a cycling path adjoining the length of it. A new north/south primary road connection off Kippenberger Avenue curves to connect to the existing Northbrook Road portion that runs in a south-eastern direction. This is coupled with also extending the existing Northbrook Road at the south of the existing developed and zoned land and intersecting it through the Devlin Avenue extension to meet the new north/south connection. Feedback provided by local property owners is that the existing bend at Northbrook Road causes dangerous driving conditions, and it is proposed that a small section of Northbrook Road at this location is stopped to allow the new road alignment. A cycleway will also be provided along Northbrook Road, which links into the wider cycling network within and outside of the Development Area.

The Outline Development Plan for the South East Rangiora Development Area also identifies the existing MacPhail Avenue and its extension along Spark Lane and to Boys Road as the main north/south primary road which forms part of a wider future key Rangiora eastern north/south road connection that will ultimately extend to meet Lineside Road in the south and meets Coldstream Road in the north through the South East Rangiora Development Area. This primary road will be adjoined by a green link with a cycleway and be suitable for public transport. Its design will promote reduced vehicle speeds and increased safety to other street users. The installation of appropriate intersections with Northbrook Road and Boys Road will be required.

East/west movement patterns through a number of secondary roads provide subdivision structure and connectivity, and are integrated with existing roading linkages west of the Development Area. Secondary roads generally assume a form which is of a more residential nature and cater less to through vehicle traffic.

As well as cycleways at key roading corridors, the network of cycling infrastructure for the South East Rangiora Development Area includes cycleways along the two key southern flow paths and references the

wider cycling network beyond the Development Area.

Pedestrian footpaths will be provided on at least one side of each road. The movement network plan should be read in conjunction with the green network plan which also provides key informal cycling and walking corridors, such as along green links. The principle of walkability is incorporated through the use of a connected roading pattern, additional pedestrian links and the location of open spaces.

Open Space and Stormwater Reserves

The Outline Development Plan for the South East Rangiora Development Area shows three open space reserve locations together with a network of stormwater management areas and green corridors throughout the site.

The open space reserves are located strategically in places that are highly prominent, easily accessed and have the ability to add to the character and identity of the development, as well as being within a 500m radius of all residential households in the Development Area. One open space reserve is located east of the new north/south primary road connection off Kippenberger Avenue, and north of a Galatos Street extension, and is connected by green links. Flexibility of the exact location of the reserve is possible, as long as it is accessible within a 500m radius to the north-eastern residential areas in the South East Rangiora Development Area. A second open space reserve is located in the south of the site, east of the Northbrook Stream flow path, and the same philosophy of flexibility in exact location applies. A third optional smaller open space reserve is located further south, east of the Northbrook Waters, adjacent to the extended Spark Lane which will form part of the main north/south primary road. This reserve is proposed in this location to maximise access to, and enjoyment of, the Northbrook Waters reserve which provides community amenity through attractive landscaping and walking/cycling paths. To maximise functionality, accessibility and visibility, open space reserves must be bordered by at least one local road, and a second either local road or public accessway such as a green link.

Any required open space reserve should be prioritised in the early stages of a new residential development, and subsequently when further expansion extends beyond the margins of radius and/or resident population guidelines.

A network of green links is anticipated throughout the Development Area, including alongside flow paths and connecting key amenity features such as open space and stormwater reserves. Green links provide safe and attractive active mode corridors and play opportunities, can have a role in stormwater management, and offer visual relief from otherwise built up residential areas. Green links must be bordered by at least one road frontage (except in cases where they serve as a short connection strip) to provide appropriate access, visibility, amenity and safety for users. Where green links border both sides of a flow

path, one road frontage between both sides is the minimum requirement.

There are three flow paths in the South East Rangiora Development Area. Streams, springs and waterways are protected and included in the stormwater reserves where present. Appropriate waterbody setbacks apply where required by the Natural Character of Freshwater Bodies Chapter of the District Plan. Waterbodies must be protected intact, or improved, as part of any development and any potential adverse impacts on the local and receiving waterbody ecology must be mitigated. Where possible, amenity planting will be encouraged together with enhancement of habitat heterogeneity and in-stream conditions to improve stream health, facilitate migrations and promote recruitment. Efforts must be made to ensure any adverse impacts on kēkēwai (waikoura-freshwater crayfish), which are present in the culturally significant mahinga kai area of the Northbrook Stream (the flow path linking Northbrook Road and Boys Road in the Rangiora South East Development Area), are avoided.

A network of stormwater reserves are identified for the South East Rangiora Development Area to respond to five stormwater catchments: just north of Northbrook Road at the eastern edge of the Development Area, north of Boys Road at the south-eastern point of the Development Area, and a small stormwater reserve north of Boys Road south Northbrook Waters, with proposed attenuation basins. The ground in this area is known to have relatively high groundwater and therefore it is assumed that these would all be wet basins.

Stormwater reserves provide attractive open space and visual relief in a built up residential environment, and the location of them provide opportunities for adjacent higher density residential areas to look out onto them and benefit from their amenity. Stormwater will be managed by an appropriately designed stormwater treatment system with high amenity values. The South East Rangiora Development Area's stormwater catchment discharges to the North Brook. All stormwater ponds are subject to design detailing. The Outline Development Plan for the South East Rangiora Development Area provides an indicative size and location based on likely catchments around the key infrastructure

Water and Wastewater Network

The provision of reticulated water supply assumes a skeleton network for the South East Rangiora Development Area, where only water pipes 100mm in diameter and greater are specified. The exact location of the reticulation may change when road layouts are confirmed, noting that some identified road locations as specified under 'Movement Network' are fixed and others are flexible.

Reticulation upgrades proposed for Rangiora are both within Development Areas (East, North East and West) and within the existing network. Due to their location, all of the existing network upgrades can be attributed to the Development Areas. Source and headworks upgrades are not Development Area specific, rather they apply to the whole scheme.

A number of water network upgrades and constructions are required to service the South East Rangiora Development Area's four catchments. Reticulation requirements include upgrades to the existing network and extra over upgrades to development reticulation. These upgrades are required to maintain the existing levels of service to current and future customers. Requirements include new mains related to South Belt Booster Main and Boys Road Booster Main.

Development in the Rangiora West, North East and South East Development Areas also contribute to the requirement to upgrade a number of wider Rangiora sources and headworks, such as additional wells and associated pipework at Rangiora Source, new Surface Pumps and Generator at Ayers Street Headworks, new reservoirs at Ayers Street and South Belt, and a new Surface Pump at South Belt Headworks.

Four catchments make up the South East Rangiora Development Area for wastewater servicing requirements. Each catchment has an independent solution for wastewater infrastructure and only the key trunk infrastructure and pumpstations/rising mains are shown. The lay of the land is generally towards the south east, and developments reticulation would be installed with the lay of the land. Mains will follow general alignment with the roading network.

The catchment directly east of Devlin Avenue and north of Northbrook Road requires a new pumpstation at the eastern point of the South East Rangiora Development Area at Northbrook Road and pumping into a new rising main to join onto a shared rising main for the north-eastern catchment (in the Rangiora North East Development Area) to the Rangiora Wastewater Treatment Plant. A second catchment south of Northbrook Road, east of the North Brook Stream discharges into a new proposed booster pumpstation at eastern Boys Road, which discharges into a fourth pumpstation at Boys Road/Spark Lane extension via a new rising main. Finally, two smaller catchments west of the North Brook Stream discharge directly into the fourth proposed pumpstation.

It should be noted that artesian water is located roughly south of an extension of Cassino Street in the remainder of the South East Rangiora Development Area, east of Devlin Avenue, and groundwater is close to the surface. ~~This likely makes construction of infrastructure challenging and will likely carry higher than typical costs, particularly when developing large catchment areas.~~ A pressure system may need to be considered for the South East Rangiora Development Area's catchments if gravity reticulation cannot be kept shallow enough. ~~Such considerations will inform development feasibility.~~

Fixed Outline Development Plan Features for the South East Rangiora Development Area:

Extension of Devlin Avenue with an adjoining green link containing a cycleway

Extension of Spark Lane to connect to Boys Road with adjoining green link containing a cycleway

Location of new north/south road connecting Kippenberger Avenue with Northbrook Road

Realignment of Northbrook Road to cross Devlin Avenue extension and connect to the new north/south road east of Devlin Avenue

Cycleways at Northbrook Road, Devlin Avenue, and Spark Lane

Location of flow paths and adjoining green links, cycleways, and required water body setbacks

Amend the PWDP including the South East Rangiora Development Area provisions to remove all references a certification process, and instead rezone the land the subject of this submission and such other parts of the West and North and South East Rangiora Development Areas for urban development, in accordance with land uses shown on the relevant Outline Development Plans.

Amend the location of medium density housing shown the South East Rangiora Outline Development Plan to be consistent with changes sought by this submission; or in the alternative, remove all medium density housing from the ODP (and other ODPs) and identify potential suitable locations in the relevant ODP narrative.

5. Any consequential, additional or other changes consistent with the intent of this submission, and in the interest of the Submitters, including changes to ensure consistency with the NPS-UD 2020 and any changes necessary to give effect to the Enabling Housing Supply and Other Matters Resource Management Amendment Act (when it comes into force).

Summary Reasons for the Submission

There are three components to the submission relating to future zoning of 30ha of land to the west of the Eastern Bypass and land within the South East Rangiora Development Area (north of Northbrook Road); the PWDP certification process for delivering land for housing; and the South East Rangiora Development Area and Outline Development Plan (DEV-SER).

Rezoning - general

- a) The Spark Brothers dairy farm has operated successfully with urban zonings and land uses, and public utilities as neighbours for a long time.
- b) The PWDP has shifted the balance of potential future land uses that the dairy farm will have to operate alongside. It has also signaled a fundamental change in land use for the northern part of the farm:

- The SE Rangiora Development Area (**DEV-SER**) will enable more residential land uses to the NW of the farm and includes about 22.5ha of the farm to the north of Boys Road in DEV-SER;
 - The Submitters plan to proceed with urban development of the land north of Boys Road, within the South East Rangiora Development as soon as zoning is in place as this land is becoming increasingly difficult to farm. The principle issue is the difficulty in taking cows across Boys Road as it becomes busier – this is a significant safety risk to road users, farm workers and the cows.
 - The eastern bypass has been designated to run off Lineside Road west of the oxidation ponds and arcing through the western part of the farm from Marsh Road across Boys Road to the Northbrook wetlands to Northbrook Road. This has the effect of isolating 30 ha of the western end of the farm and creating operational issues in the long run.
 - The medium term future of the farm land to the west of the Bypass is not as LRZ; that is an inefficient use of land that can logically form part of a coherent Southbrook residential area or business area.
- c) The effect of these proposals which are not opposed by the submitters, is to invite a re-consideration of the future of the farm and the best long-term land use options for the submitter's land.

Certification

- d) The proposed Council certification process for enabling urban development is uncertain, unproven, highly discretionary and slower than rezoning the land in the PWDP. Rezoning is both preferable and essential to give effect to the direction of higher order planning documents including the NPS-UD and CRPS.

DEV-SER Proposals

- e) The submitters support DEV-SER in principle noting that the eastern bypass makes that part of the farm north of Boys Road unviable as it splits that area in to two blocks within the DEV-SER. The loss of this land does not of itself make the balance of the farm (appx 150 ha) unviable and unable to operate in a sustainable way.
- f) The proposed rezoning to be enabled by DEV-SER-APP1 has the potential to take greater advantage of its location near the Northbrook Wetlands, and to borrow off the significant

amenity provided by the North Brook by extending the scale and extent of the proposed medium residential area density.

- g) Additional medium density housing is both appropriate and necessary to achieve sustainable growth and development of Rangiora and meet the requirements of the NPS-UD 2020 and Amendments to the DEV-SER-APP1
- h) The ideal location for the Local Centre is on the new north-south road, on the south bank of the NorthBrook. It will provide a focus to and support within walking distance from the submitted further area of medium density housing in the DEV-SER nearest to Rossburn. It will also be an extremely attractive location for a café/restaurant, with open north facing views onto the North Brook, Council wetlands and the mountains and with excellent connectivity to the proposed Northbrook walkway.

GRZ/BIZ/ Zoning south of Boys Road

- i) The land to the west of the Eastern Bypass between Boys and Marsh Roads will become isolated and difficult to continue to farm as part of the bigger dairy unit. The Bypass will act as a strong boundary to urban and residential development. The land here should be shown as a residential or BIZ or Large Format/Mixed Use area (or a mix) so there is a clear signal of the planned future of the land. An ODP will appropriately manage the structured development of the land.
- j) The Site and the DEV-SER is a logical and planned location for further urban growth of Rangiora. Overall re-zoning this land will contribute to achieving a compact, and efficient, urban form with excellent connectivity by multiple transport modes.
- k) The land forms part of a bigger and logical extension to the growth of SE Rangiora; the decision on this land should go hand in glove with decisions on the eastern by-pass designation 47 so it is not potentially left as an isolated block of RLZ land sandwiched between the bypass and GRZ land to the west and so consideration can be given now to strategic decisions to address reverse sensitivity from the Bypass.
- l) The DEV-SBK-APP1 - Southbrook ODP for the existing development area at Southbrook does not extend into the Spark land.
- m) The rezoning of this land as a future residential/ business area will enable consideration to be given to servicing, the interfaces with the Bypass and appropriate roading and walking/cycling connections.
- n) Any adverse effects on the environment arising from the rezoning will be minimal, if any, and able to be mitigated. A high amenity master planned development is feasible and

intended given the substantial site size, and location adjoining the SE Rangiora Development area.

- o) It is sound resource management practice for the Site to now be rezoned GRZ and Medium Density Residential, or Future Residential Zone/BIZ/Large Format Retail/Mixed Use zone (or mix of same) to provide a strategic and long term pathway for use of the land consistent with the eastward growth of Rangiora.
- p) The land comprises Temuka soils classed as LUC 3. These soils are not versatile under the CRPS (Land Use Capability Classes 1-2) but would qualify as highly productive as defined in the Proposed National Policy Statement – Highly Productive Land (LUC 1-3).
- q) Significant positive effects arise from the rezoning. It will enable the medium and long term housing or business demand at Rangiora to be met. At present rates of land uptake there is about 4 years vacant land supply in Rangiora. Given it takes 3-5 years to bring land from zoned state to on the market as developed lots, there is some urgency in providing additional capacity. This proposal helps address an anticipated shortfall in residential zoned plan enabled land.
- r) The future costs of developing the land can be negotiated in a timely way with the Council as the land should be planned to be developed according to future housing capacity trends and patterns.
- s) The rezoning is consistent with the Proposed Waimakariri District Plan objectives and policies.
- t) The alternatives of retaining RLZ or developing as LLRZ are not an efficient use of this block of land located as it is immediately adjoining the intended urban area of Rangiora, and in a location accessible to the town centre by active transport modes as well as car.
- u) References to the feasibility of development on the SE Rangiora narrative are inappropriate, unhelpful and should be removed. The existing Northbrook Waters residential subdivision has been successfully developed with similar ground conditions. Feasibility is also affected by market prices for residential land, which have nearly doubled in the Rangiora and Woodend locations within the last 12 months.
- v) The rezoning is consistent with and the most appropriate, efficient and effective means of achieving the purpose of the Resource Management Act 1991.

The Site

1. The Rezone Site is part a 197.5 ha block of land ('the Site') that comprises the Spark Brothers dairy farm. This occupies a large block of land to the east of Rangiora between the

railway line and Rangiora oxidation Ponds to the west, Northbrook Waters residential enclave to the NW, the Northbrook Wetlands and Northbrook Road to the north across to the North Brook to the east and the South Brook to the south of Marsh Road (**Figure 1**).



Figure 3: The dairy farm site and Rossburn (outlined in red) (Canterbury Maps)

2. The dairy farm has five existing dwellings; it also has Rossburn off Northbrook Road which is used as a museum and function centre.
3. The Site as a whole ('the dairy farm Site') contains a large number of planning overlays and sites of specific significance identified in the PWDP. The relevant issues for the land west of the Eastern Bypass are identified below in the section on the PWDP.
4. Part of the dairy farm Site is identified as part of the South East Rangiora Development Area (**DEV-SER**) in the PWDP. This gives effect in part to one of the growth options for Rangiora

shown in the WDDS (**Figure4**). Land south of Boys Road is shown as a possible future growth area business (pink arrow).



Figure 4: Figure 11 WDDS

5. The dairy farm Site sits at the southeastern edge of Rangiora. Rangiora presently has a population of 17,841 (2018 Census). It grew steadily between 2006 and 2018. Growth of Waimakariri since then has continued in step with the district growth which has increased 8.2% between 2018 and 2021 from 61,300 to 66,300 at an annual average of 2.8% from 2018 to 2020 (Statistics NZ Subnational population projections at 30 June 2021: provisional).

2006 (count)	2013 (count)	2018 (count)
12,165	15,069	17,841

Statistics NZ

Population projections at 30 June

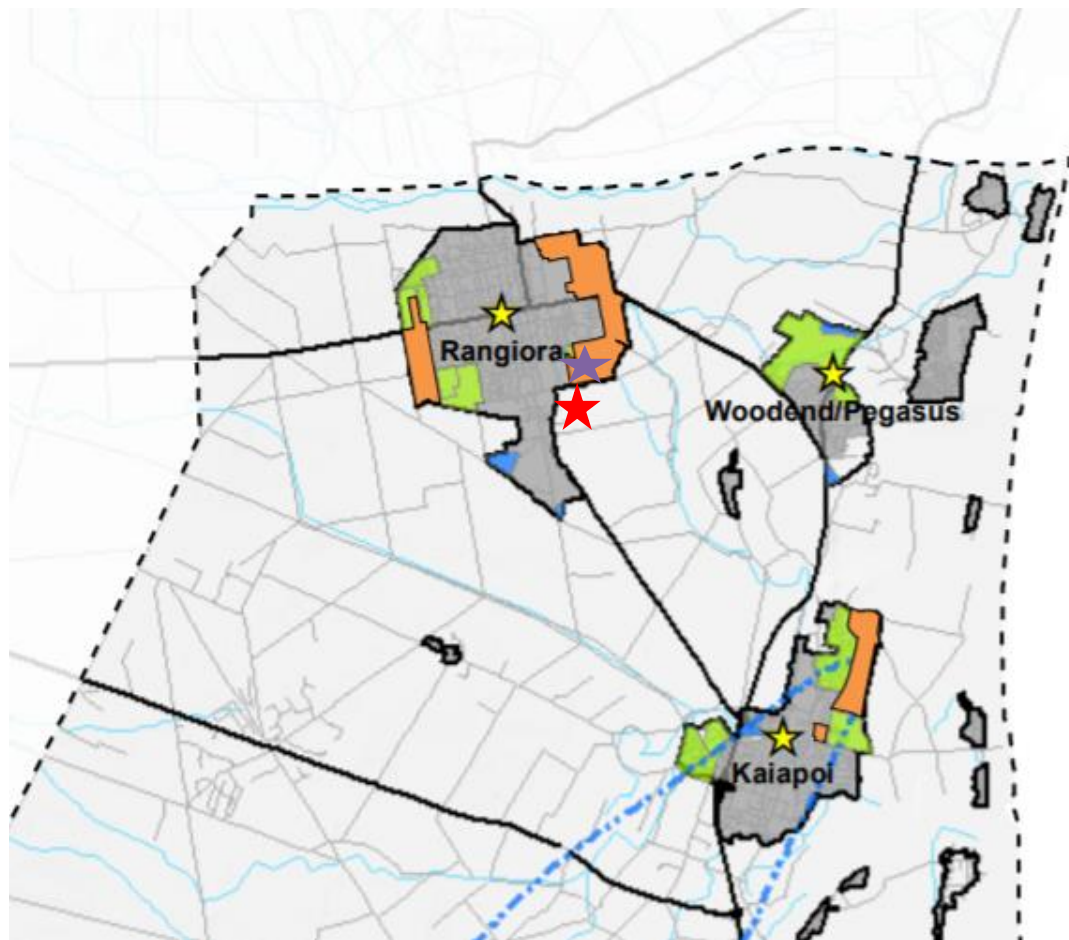
					Average change, June 2020 P	annual June 2018– 2020 P	Population change, year ended 30 June 2021 P	
					Number	%	Number	%
Waimakariri district	2018	2019	2020P	2021P				
	61,300	62,800	64,800	66,300	1,700	2.8	1,500	2.2

Statistics NZ population projections.

PLANNING STATUS OF THE SITE

Chapter 6 of the Canterbury Regional Policy Statement ('C6'):

- As a result of the Minister for the Environment's decision of 28 May 2021 on Change 1 to Chapter 6 of the CRPS two Future Development Areas (**FDA**) were confirmed for Rangiora: an area to the west of Rangiora between Oxford Road and Fernside Road, and an area to the east of Rangiora including part of the dairy farm Site north of Boys Road (**Figure 5** orange).



Legend

Key Activity Centres

★ Key Activity Centre

★ Christchurch Central City

Airport Noise Contour

--- 50dba Airport Noise Contour

Christchurch Central Recovery Plan

Christchurch Central Recovery Plan Area

Greenfield Priority Areas

Greenfield Priority Area - Residential

Greenfield Priority Area - Business

Existing Urban Area

Existing Urban Area

Projected Infrastructure Boundary

Projected Infrastructure Boundary

Future Development Areas

Future Development Areas

Figure 5: Map A Chapter 6 Regional Policy Statement Greenfield Priority and Future Development Areas

Location of Spark farm south of Boys Road to be rezoned (appx) marked with red star; location of part of Spark farm within FDA marked with purple star (appx)

7. The FDAs are intended to accommodate the increased demand for new dwellings (not business land) in that part of Waimakariri District within the Greater Christchurch Urban Area and to respond to the NPS-UD. They do not provide “plan enabled” land as they need to negotiate a re-zoning process to confirm their status as land developable for housing and other urban purposes.

Operative Waimakariri District Plan

8. The Site is zoned Rural in the Operative Plan. The minimum lot size for subdivision and a dwelling is 4 ha.

Proposed Waimakariri District Plan

9. The Site is zoned Rural Lifestyle Zone **(LRZ) (Figure6)**. The minimum lot size for subdivision and a dwelling in the LRZ is 4 ha.

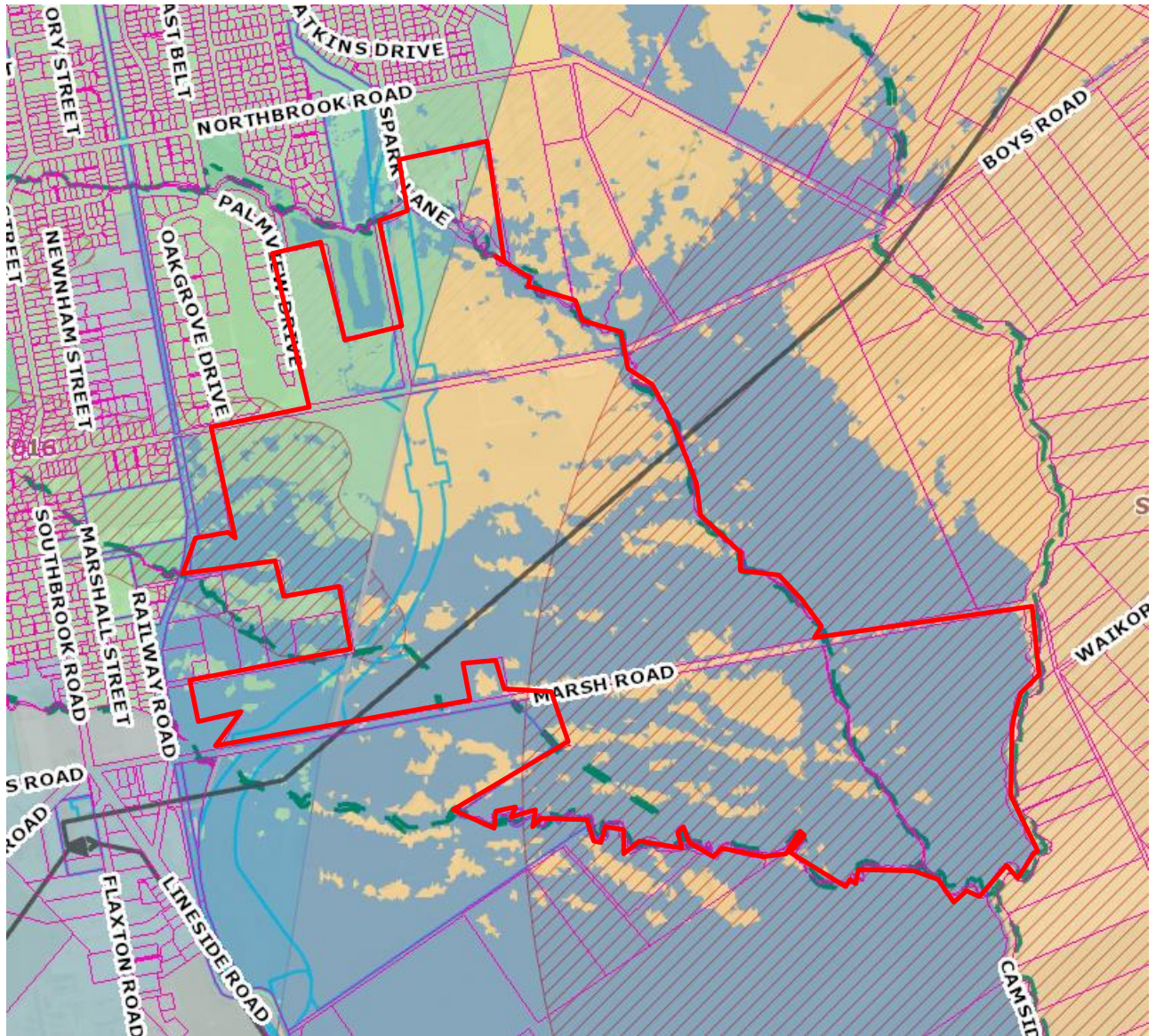


Figure 6: Proposed District Plan Zoning and overlays (dairy farm Site including Rosburn outlined in red)

liquefaction damage possible (Light green); liquefaction damage unlikely (Tan); National; Grid Transmission lines (black); Major electricity lines (faint blue); Nga Turanga Tupuna Overlays (SASM-016 brown hatch); Esplanade provisions (green dotted lines); Designations (light blue lines)

10. The Site as a whole is also subject to a number of Overlays but those relevant to the land sought to be rezoned are:
 - a) SE Rangiora Development Area (see Figure 2 which includes submission requested amendments)
 - b) Geographic areas: Ecological – Plains

- c) Ecological District – Low Plains
 - d) National Grid Transmission Lines and Yard
 - e) Major Electricity Distribution Lines (66kV/33kV) and setbacks corridor
 - f) Liquefaction Overlay: liquefaction damage is possible for part of the western parts of the Site
 - g) Liquefaction Overlay: liquefaction damage is unlikely for part of the eastern parts of the Site
 - h) Non-urban Flood Assessment Area
 - i) Nga Turanga Tupuna Overlays SASM-016 (Sites of Significance to Maori)
 - j) Esplanade provisions
 - k) Designations KRH-11, WDC-14, WDC-47
11. The FDAs have been identified at various locations around Rangiora and Kaiapoi. They have been located to satisfy the urban form identified in the Future Development strategy (**FDS**). The FDS has yet to be prepared (PWDP UFD-P2).
 12. SASM-016 is part of a cultural landscape (Ngahere a Rangiora) which is the former podocarp forest which centered on present da Rangiora.

AMENDMENTS TO THE DEV-SER-APP1

13. There is a need to provide for a larger area of medium density housing in DEV-SER-APP1 to:
 - a. Provide additional means to address development capacity shortfall
 - b. To achieve well-functioning urban environments (NPS-UD)
 - c. To provide a broader base of housing typologies in a variety of locations other than in the areas close to the town centres (NPS-UD)
 - d. To proactively respond to the direction of the Enabling Housing Supply and Other Matters Resource Management Amendment Act.
14. The submission seeks that provision is made for medium density housing along the east side of the stormwater reserve and west of the Eastern Bypass. Presently APP1 shows medium density housing only on the edges of the land fronting the reserve or the North Brook. There is greater scope for such housing within DEV-SER as it appears to provide only a relatively insignificant share of residential land. Taken as a whole DEV-SER has quite some potential to provide a substantial focus for medium density housing to serve Rangiora.
15. This additional provision in this position is consistent with previous discussions with Council (see **Appendix 1**); and the point made in the DEV-SER narrative in relation to the proposed

northern reserve that:

This reserve is proposed in this location to maximise access to, and enjoyment of, the Northbrook Waters reserve which provides community amenity through attractive landscaping and walking/cycling paths.

16. The narrative also confirms the benefits of green links for residents of medium density housing areas:

Green links provide safe and attractive active mode corridors and play opportunities, can have a role in stormwater management, and offer visual relief from otherwise built up residential areas...

Stormwater reserves provide attractive open space and visual relief in a built up residential environment, and the location of them provide opportunities for adjacent higher density residential areas to look out onto them and benefit from their amenity.

17. In that regard the occupiers of the medium density housing will also enjoy such amenity benefits.
18. The DEV-SER needs to reposition the local centre in a position near to the museum and events centre but on the south side of the North Brook. This is a desirable location as the site is visually appealing on the edge of the North Brook with its cycle/walkway and green link providing services for active transport modes. It would support additional medium density housing as proposed above and provide a focal point and services close to the heart of a node of denser housing. Local centres internal to residential areas rather than on the margins creates higher levels of convenience, potentially reducing vehicle movements as a walkable local centre although it is still accessible to the primary north-south road.
19. Services planning is critical to the success of medium density housing in DEV-SER. There is a potential timing issue in relation to the building of the Eastern Bypass. If it precedes development of DEV-SER then care needs to be taken that the location of the sewer main and other services does not preclude or compromise the full scope of medium density housing especially along the eastern edge of the Bypass as submitted. If the services are laid within the Bypass corridor, provision for connections from DEV-SER are essential to successfully realise the potential of DEV-SER-APP1.
20. The DEV-SER accepts that staging and managing the timing of development will play a big role in the success of the development. It acknowledges in respect of reserves that:

Any required open space reserve should be prioritised in the early stages of a new residential development, and subsequently when further expansion extends beyond the margins of radius and/or resident population guidelines.

Such considerations and concerns need to be extended to the “bones” of a development in the form of services and roading access too.

PROPOSED REZONING OF LAND WEST OF THE BYPASS

21. The approximately 30ha west of the Bypass will be severed from the rest of the dairy farm, making it difficult to operate as part of the bigger 150ha balance farm.
22. Suggestions of a stock underpass under the Bypass are not practicable; the land floods and there is a likelihood the underpass would also flood preventing stock movement. And then there is a serious environmental issue in that scenario of effluent potentially entering waterways.
23. Although the Bypass is designated in the PWDP, it is understood funding for it is not included in the Long Term Plan. This means that the Bypass is a medium/ long term proposal. That of itself should not stop consideration of the future of this land as part of this PWDP process. The present PWDP approach is to leave the western block as an isolated area of RLZ poorly connected to Southbrook, with no specific consideration to integration, co-ordination and defensible urban/ rural environmental outcomes.
24. For the western block it is important in 2021 to take an equally long term view as to the most sustainable outcomes and use of this land. It has attributes and qualities that lend itself to a number of land use options:
 - a) Contributing housing to provide for future needs and in a different location providing choice within Rangiora;
 - b) As an enclave it lends itself to a specific design outcome (like Northbrook Waters) that adds to housing choice and typology;
 - c) It sits alongside Southbrook business area so would have a logic of adding to that pool of land for GIZ/ large format retail or similar managed by a specific ODP/ design outcomes to achieve a high quality business environment;
 - d) Southbrook already has some key businesses to support an urban zone (Mitre10/ Pak n Save);
 - e) It connects to an arterial road to provide good access to the town and south and north;
 - f) The Bypass creates a string physical boundary so any development will be contained.
25. Sound urban design outcomes are possible long term for the western block whether it connects to and becomes part of the Southbrook residential or business area. The land is well suited to a number of residential zones: GRZ. MDR or LLRZ. It is important to signal now what its long term use should be and a Future Zone provides a possible mechanism

for foreshadowing that urban future.

CONCLUSION

26. The submission seeks amend the PWDP planning maps to rezone about 30 ha of land adjoining Rangiora adjacent to Southbrook from Lifestyle Rural Zone (LRZ) to General Residential (GRZ) or BIZ or a mix of zones as Future Zones; and to rezone that part of the Spark Dairy Farm and Rossburn within the South East Rangiora Development Area GRZ and MDZ; to amend PWDP objectives and policies to give effect to the NPS-UD; and make amendments to the South East Rangiora Outline Development Plan.
27. There are no sound resource management reasons for not rezoning the land now, or for the other amendments sought.
28. The use of the land to be rezoned for residential purposes (or business purposes, or mix of the same in the case of land south of Boys Road) has been demonstrated through this submission to be a sustainable and efficient use of land and infrastructure. The proposed rezoning better provides for the social, economic, environmental well-being of the Rangiora community than continuation of the current low intensity lifestyle land use, or any form of large lot/low density residential use.
29. The potential adverse effects of the implementation of the proposed rezoning have been described in this submission. Capacity will need to be confirmed for infrastructure, power and road network. Any future subdivision of the Site will need to confirm water supply and wastewater treatment and disposal options.
30. The submission helps achieve the purpose of the RMA, is consistent with the relevant provisions of the NPS-UD, and the relevant regional and district policies and plans, except where they are out of step, and inconsistent, with the NPS-UD. Rezoning and the other PWDP amendments sought are consistent with and the most appropriate, efficient and effective means of achieving the purpose of the Resource Management Act 1991.
31. The submission can be accepted by Waimakariri District Council.

A handwritten signature in black ink, appearing to read 'T. D. A. A.', is written over a horizontal line.

(Signature of applicant or person authorized to sign on behalf of the submitter)

Date: November 25, 2021

Appendices:

Appendix 1: Record of meeting with Don Young, Waimakariri District Council

List of Figures:

Figure 1: Land to be rezoned

Figure 2: Amendments to South East Rangiora Outline Development Plan

Figure 3: Aerial – the dairy farm site and Rosburn

Figure 4: Fig 11 Waimakairiri District Development Strategy

Figure 5: Map A Chapter 6 CRPS

Figure 6: PWDP zoning and overlays

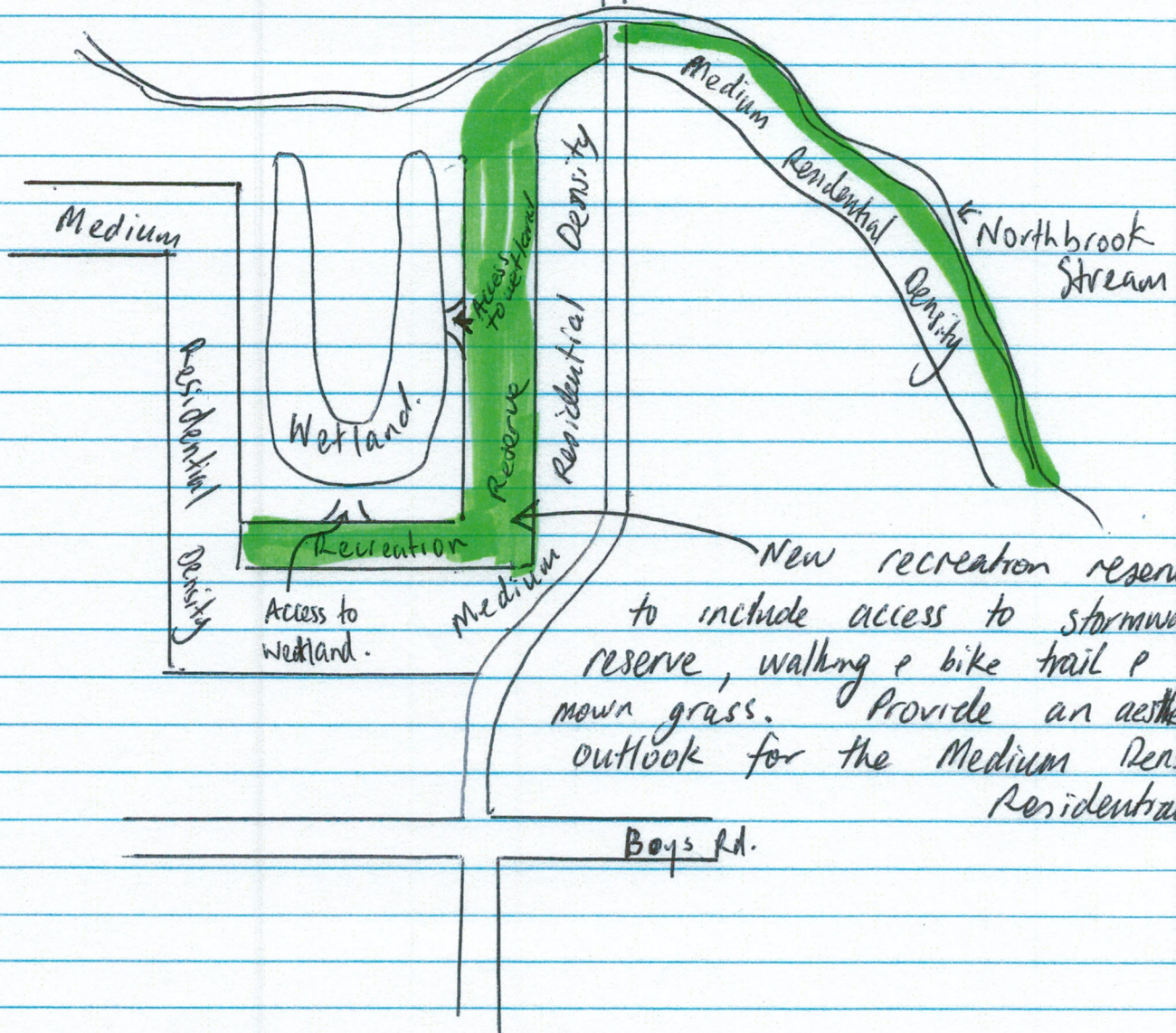
Proposal of Geoff & Richard Spark for Don Young
NB. a site meeting to discuss further
would be good.

Proposed Eastern Link Road
Route change to allow for
Recreation Reserve on southern
& eastern boundary of Stormwater
Reserve Wetland.

Medium Density Residential
housing between Eastern Link
Road and New Recreation
Reserve.

Need to ensure safe
vehicle access to Rossburn
& new road not to
have any trees lost
around Rossburn Homestead
↓ (can discuss at
site meeting)

Rossburn
Reception
Northbrook
Museum.



New recreation reserve
to include access to stormwater
reserve, walking & bike trail &
mown grass. Provide an aesthetic
outlook for the Medium Density
Residential!