

## DISTRICT PLAN REVIEW

# Proposed Waimakariri District Plan - Submission

Clause 6 of Schedule 1, Resource Management Act 1991

### Submitter details

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

Full name: Doncaster Developments Ltd

Email address: office@rgmc.co.nz

Phone (Mobile): 021363497

Phone (Landline): \_\_\_\_\_

Postal Address: PO Box 2551, Christchurch

Post Code: 8140

Physical address: 26 Peterborough Street, Christchurch

Post Code: 8013

(if different from above)

Please select one of the two options below:

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

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

Please select one of the two options below:

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

A) Adversely affects the environment; and

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

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

A) Adversely affects the environment; and

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

## Submission details

The specific provisions of the proposal that my submission relates to are as follows: *(please give details)*

The Large Lot Residential Zone prepared for our property at Rangiora, and statements of Plan objectives and policies for such zone as they apply to the subject land to be amended or deleted.

My submission is that: *(state in summary the Proposed Plan chapter subject and provision of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons) (please include additional pages as necessary)*

The zoning of the subject property should be changed to General Residential Zone to enable the development and subdivision of the property for residential purposes and as a coordinated and integrated part of the Rangiora residential community and the local Arlington community in particular.

Refer in particular paragraphs 1-4 attached.

I/we have included: **8 pages plus Appendices A - I**

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

Trust the submission be accepted in full and given effect to in the manner set out in paragraphs 1-5 attached.

## Submission at the Hearing

- ☒ I/we wish to speak in support of my/our submission
- ☐ I/we do not wish to speak in support of my/our submission
- ☒ If others make a similar further submission, I/we will consider presenting a joint case with them at the hearing

## Signature

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

Signature 

Date 24 November 2021

*(If you are making your submission electronically, a signature is not required)*

## Important Information

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

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

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

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

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

**Email to:** [developmentplanning@wmk.govt.nz](mailto:developmentplanning@wmk.govt.nz)

**Phone:** 0800 965 468 (0800WMKGOV)

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

**Rangiora Service Centre:** 215 High Street, Rangiora

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

**Oxford Service Centre:** 34 Main Street, Oxford

**Submissions close 5pm, Friday 26 November 2021**

**Please refer to the Council website [waimakariri.govt.nz](http://waimakariri.govt.nz) for further updates**

## WAIMAKARIRI DISTRICT COUNCIL

### SUBMISSION ON THE PROPOSED WAIMAKARIRI DISTRICT PLAN REVIEW (2021)

#### DONCASTER DEVELOPMENTS LTD

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#### **Our submission is that:**

1. The District Plan zoning of the subject property should be changed from Large Lot Residential Zone (rural-residential) to General Residential Zone, together with any necessary amendments to statements of objectives and policies, plus the adoption of an Outline Development Plan, to enable the development and subdivision of the property for residential purposes.
2. The submitter opposes the inclusion of “housing bottom lines” in the District Plan objectives for residential development. These are likely to limit the supply of housing sections, contrary to the overall guidance of NPS-UDC and NPS-UD, and to reduce flexibility and the opportunity for the Council and developers to respond promptly to changes in housing demand.
3. The submitter supports the provision in policy UFD-P2 part 2, to enable residential rezoning and development of areas outside the identified Residential Development Areas in the District Plan, subject to the eight criteria listed in that policy.
4. The submitter opposes the North West Rangiora Outline Development Plan, DEV-NWR-APP1, in its present form, as it does not provide for the development of the submitters land for housing. An amended or replacement ODP is included in this submission as Appendix I.

#### **Background and Reasons**

Doncaster Developments are the owner of approximately 11.6 hectares of land situated at the northern end of Lehman's Road on the north-west edge of Rangiora (refer to figure 1 of Appendix E). The land is on the east side of Lehman's Road, south of the Rangiora Racecourse and north-west of a line of electricity transmission lines. The land is zoned for rural-residential development at a permitted density of approximately one house per 5000 square metres (Res 4A zone in the Waimakariri District Plan). Doncaster Developments are also the developer of some of the adjacent residential land in north-west Rangiora, which includes an area of medium density and townhouse development, preschool, church and a small shopping centre.

The submitters have participated in many plan making/policy development processes affecting their property and the development of Rangiora over the past 20 years. They have lodged submission and attended hearings on the Urban Development Strategy (2007), the Land Use Recovery Plan (2013), Our Space Consultation (2018) and Proposed Change 1 to the CRPS (2020) as well as other briefings and District and Regional Council planning processes. They have



consistently supported good environmental and community outcomes for the growth and development of Rangiora which they believe could be achieved through the development of the subject land for housing. The following submissions on some of these previous consultations and processes are attached as part of this submission, to provide full background and the reasons which support this submission:

Appendix B	November 2018 Submission on Our Space Consultation
Appendix C	August 2019 Submission on Draft Proposed Change to Chapter 6 of the CRPS
Appendix D	February 2020 Submission on Proposed Change 1 to the CRPS

In particular this submission adopts and relies upon the following parts of those submissions:

- The site descriptions, background history and the suitability of the site for residential development.
- The NPS-UDC framework for District Plan objectives and policy decisions. The submitter believes that the outcomes from the Our Space consultation setting housing 'targets' or 'bottom lines', urban limit lines and other limits on housing development opportunities are inconsistent with the NPS-UDC, and the recent NPS-UD.
- The way that the Proposed Infrastructure Boundary/Urban Limits lines have unreasonably prejudiced the availability of the subject land for development. The need for a flexible or contestable urban rural boundary.
- An insufficient supply of suitable land for housing development in Rangiora and Waimakariri District generally, and the need for a buffer supply of zoned and developable land to avoid shortages of supply of residential sections. It is noted that the NPS-UDC advises an additional margin of feasible development capacity over and above projected demand of at least 20% over the short and medium term.
- The use of uncertain population projections in setting housing limits or maximum targets.
- The important role of the housing market, and the need for sufficiency of supply of sections to address the current housing crisis.
- The submitters participation in the Our Space consultation and in particular their provision of expert evidence and legal counsel to assist the Hearing Panel. Economic, planning and engineering evidence provided to that hearing included an assessment of housing capacity at Rangiora which found that there was a shortfall of development capacity at that time and a significant medium term shortfall for the district. It also established that the Doncaster land is very suitable for housing development as part of the Rangiora urban area, with no significant limitations.

The submitter has found their earlier participation in these consultation/submission processes to be frustrating and unsatisfactory. In the case of the Our Space consultation their

submissions and the expert evidence provided were effectively ignored or not addressed in a meaningful way by the decision-makers. The submitter feels that the Our Space submission hearing process suffered from pre-determination and a lack of fair process. A fast track process and the lack of any rights of appeal mean that the outcome could not be reviewed. It is therefore appropriate that this matter is now before the Waimakariri District Council in the context of its District Plan Review, and can now be reconsidered objectively by the Council itself.

### **The Suitability of the Site for Housing Development**

Since early 2013 Doncaster Developments have developed a proposal to develop the subject land for housing. The development would include a mix of housing styles and densities and the development would be controlled and coordinated under an Outline Development Plan. However, in the past the opportunity to rezone the land for housing development has been limited because the land is outside the Urban Limits set out in Map A of the Canterbury Regional Policy Statement. The land is zoned Res 4 in the operative District Plan (Rural Residential). The submitters believe that the position of the Urban Limit line, excluding this land, is an historical anomaly because of the rural-residential zoning and the related Canterbury Regional Policy Statement policies on rural-residential. However, in all other respects the land is conveniently located and well suited for residential development. This is supported by the following factors:

- The land is physically well suited to develop for housing and can be serviced. Road locations, siting limitations and servicing are provided for in the Outline Development Plan. There are no unusual infrastructure issues.
- The land is close to amenities (preschool, church) and the new shopping centre (Sandown/Huntingdon), and its development would complement recent residential developments on adjacent properties and road and reserve connections.
- The land is within 200m of the proposed public transport stop/route (Huntingdon Drive).
- The land is already zoned for low density residential development (Residential 4A).
- The land is suitable for housing and can accommodate between 120-140 residential units.
- Within the Rangiora context the land represents one of the few areas where ground conditions are geotechnically good, the land links with or is close to the popular west Rangiora growth area and can deliver home and section packages at reasonable cost.

The submitter has recently engaged Aurecon NZ Limited to prepare an updated assessment of servicing availability and feasibility to support a rezoning and subsequent development of the land for housing. A copy of the report – Arlington Infrastructure Servicing, dated 29/09/2021 – is attached to this submission as Appendix E, and reports on the potential contamination

status of the land and future traffic effects, from its development for housing are attached as Appendices F and H.

The reports conclude that there are no servicing impediments to the future development of the site, that servicing networks in the adjacent urban area have the capacity to provide connections and service without the need for significant upgraded capacity, and that the proposed roading and pedestrian connections will integrate the proposed new housing area with the existing Westpark housing development to the south (roading design) and pedestrian links to existing housing on Payne Court and Helmore Street to the east. In addition the absence of hazard risk, geotechnical and avoidance of flood hazard are all favourable.

The Council can be satisfied that a future subdivision and housing development will consolidate the residential area of north-west Rangiora and be integrated with both the servicing infrastructure and physical layout in this part of Rangiora.

### **National Policy Statements**

When considering the merits of this submission the Council is required to be guided by the National Policy Statement on Urban Development (2020), which replaced the National Policy statement on Urban Development Capacity (2016). The submitter believes that both versions are relevant to this matter. They both provide direction to decision-makers under the RMA in respect to planning for urban environments and in managing their growth and change. In particular they support the achievement of well-functioning urban environments in existing and future urban areas that provide for the social, economic and cultural well-being and community safety. With respect to housing need they expect councils to provide at least sufficient development capacity over the next 30 years to meet expected demands and to support a variety of housing types, sizes and locations. Capacity is to be provided for housing development over the short, medium and long term, and to be responsive to regular reviews and flexible to changed market conditions and the changing needs of people and communities.

The submitter notes objective OA2 from the NPS-UDC:

*“OA2: Urban environments that have sufficient opportunities for the development of housing and business land to meet demand, and which provide choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses.”*

Also policy PA3:

*“PA3: When making planning decisions that affect the way and the rate at which development capacity is provided, decision-makers shall provide for the social, economic, cultural and environmental wellbeing of people and communities and future generations, whilst having particular regard to:*

- a) *Providing for choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses;*
- b) *Promoting the efficient use of urban land and development infrastructure and other infrastructure; and*
- c) *Limiting as much as possible adverse impacts on the competitive operation of land and development markets.”*

### **Council’s Approach to the District Plan Review**

The submitter is concerned that in the preparation of the Proposed District Plan Review the Council has been guided more by the regional policy framework derived from the Greater Christchurch Partnership Urban Development Strategy, from both before and after the 2010/2011 earthquakes, and carried forward through the Our Space consultation, than by the clear directions set out in the National Policy Statements. That is, the Council has preferred an approach based on the allocation or rationing of predicted future household growth, with growth targets and future urban limits including sequencing of land releases and physical limits for new areas for development. This restrictive approach being promoted in the hope that restrictions on residential development opportunities in the Waimakariri and Selwyn Districts may encourage more intensive development in Christchurch City. This approach, derived from a policy framework developed approximately 20 years ago, is in stark contrast to the policy directions set out in the National Policy Statements, which require an enabling approach in the District Plan Review, encouraging zoning for generous development opportunities, flexibility and responsiveness to the housing market. This concern was set out in detail in the submission on the Our Space consultation, and the Council is asked to consider that submission in the context of its consideration of this submission on the Proposed District Plan Review. (Refer Appendix B, paragraphs 2.1, 2.2 and 2.3.) The submitter’s evidence in 2018 in support of their submission on the Our Space consultation showed clearly that at that time insufficient housing development capacity was being provided for in WDC towns, both short term and long term. The decision response was to deny that this would be a problem, and to assume that the Greater Christchurch housing market would accept a move to higher density housing. In the face of this experience the submitters find it hard to accept that they are again forced to participate in a statutory planning process to again advocate for the rezoning of this small parcel of very suitable land for housing development. They are hopeful that an objective consideration of their submission will conclude that the best use of this land will be for housing development.

### **The Canterbury Regional Policy Statement**

In considering its decision on this submission the Council may feel that it should consider the provisions of the Canterbury Regional Policy Statement (CRPS). The Waimakariri District Plan is required under s73(4) of the RMA to give effect to the CRPS. The CRPS provides guidance on planning matters relating to the growth of settlements in the Canterbury Region – a regional overview to coordinate between the District and City Councils.

### **Chapter 5 of the CRPS**

Chapter 5 seeks to promote urban developments that have regard to the efficient use and development of resources while ensuring that adverse effects on the environment are avoided, remedied or mitigated. Consolidation and integration with existing infrastructure is promoted. It is submitted that in this case the proposed rezoning and housing development will achieve consolidation and integration, as demonstrated in the Aurecon report. The development, as provided for in the proposed ODP and connected to the existing services infrastructure, will have minimal effects on the physical environment and provide compact urban form. It is therefore concluded that the proposed rezoning will give effect to the objectives and policies of Chapter 5.

## **Chapter 6 of the CRPS**

Chapter 6 was included in the Regional Policy Statement in 2013 having been incorporated from the Land Use Recovery Plan developed in response to the Canterbury earthquakes. Specifically it *“provides a resource management framework for the recovery of Greater Christchurch to enable and support earthquake recovery and rebuilding include restoration and enhancement through to 2028”*. A key focus of Chapter 6 was to respond to the anticipated demand for business and residential activities which needed to be replaced or relocated as a result of the earthquakes. To a large extent this recovery has occurred in relation to provision and uptake of identified (and now zoned) land for business and residential activities impacted by the earthquakes. Accordingly, it is considered that the objectives and policies in Chapter 6 need to be applied and evaluated recognising that Greater Christchurch has moved on from only responding to the direct impacts of the earthquakes. In particular there is ongoing demand by first home buyers who are reluctant or unable to buy existing houses in areas impacted by the earthquakes. These factors have resulted in strong demand for lower cost housing outside Christchurch City. On the supply side a number of areas identified for residential development have not become available as anticipated.

In response to a recognised demand for housing beyond that anticipated in the LURP and Chapter 6 of the CRPS, these documents have been revisited. This has also occurred in response to the requirements contained in the National Policy Statement of Urban Development Capacity. Limited changes were made in 2019 and 2020 (refer to Appendices C and D).

As noted above, rezoning to enable the development of the submitter’s land for housing has been resisted because it lies outside the line of Urban Limits set out on Map A within Chapter 6. These were not revisited in respect to the submitter’s land, in spite of their submissions.

### *“Policy 6.3.1 clause 5*

5. *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.”*

In regard to this matter, and as mentioned above, it is considered that the objectives and policies in Chapter 6 need to be applied and evaluated recognising that Greater Christchurch has moved on from only responding to the direct impacts of the earthquakes. In particular

there is a demand for residential land for housing simply created by natural growth in the population and that provision to meet this demand by an amendment to Chapter 6 of the CRPS has shown no sign of eventuating in the near future.

The submitter believes that the requested rezoning of the subject land to enable residential development can take place, notwithstanding Map A of Chapter 6 of the CRPS, and its Urban Limit line, for the following reasons:

1. The conflict is a minor technicality, well below the level of any regional significance.
2. The specificity of the location of the UL line in Map A is inappropriate in a regional level plan providing guidance and coordination between councils.
3. The definition of Future Development Areas (FDAs) and Urban Limits (ULs) were accepted by the Our Space hearings panel as being indicative only, with the comment that “... *this will provide some opportunity for consideration of the merits of particular proposals without being precluded by Our Space.*” The Proposed new WDC District Plan is such an opportunity.
4. In the same hearings panel decision it was recorded “... *Our Space takes a broader view of the housing market across Greater Christchurch ...*”. (For further discussion please refer to the 2019 submission on Draft Proposed Change to Chapter 6, CRPS, as attached as Appendix C).
5. The location of the Urban Limit line at this point is the result of an historical anomaly, and is not justified by any of the objectives and policies in either the CRPS or the District Plan. The current proposed Large Lot Residential Zone (rural residential) is adjacent to the General Residential Zone and developed housing to the east and south of the site, which is contrary to the existing policy framework for the location of rural residential settlements at both the regional and district council levels.
6. This provision of the CRPS is historical, well out of date in terms of current relevance and arguably contrary to the NPS-UD both as a planning tool (limiting housing development opportunity), far beyond the guidance/coordinating function; and preventing needed housing capacity for affordable housing development in the short to medium term.
7. There are no local or regional concerns that could justify the continued existence and restrictive effects of the UL line in its present location, separating the subject property from the rest of the housing area of north-west Rangiora. As a planning tool the UL line is in the wrong place, and should have been corrected long ago.
8. A decision to rezone this land for housing would be consistent with Policy UFD-P2 of the proposed DP review, and that decision would satisfy all of the relevant criteria listed in that policy. This opportunity under the District Plan to enable the

development of land for housing outside of the identified FDA's is to be preferred over a strict application of policy 6.3.1 of the CRPS.

9. The manner in which the submitter's previous submissions on this matter (Proposed CRPS changes, Our Space etc.) were dealt with was unfair and disrespectful of the efforts that they made to engage positively in the planning process, and the outcome of that process should be dismissed.

**We seek the following decisions from the Waimakariri District Council:**

That the submission be accepted in full and given effect to as follows:

1. That the zoning of the property be changed to General Residential Zone.
2. That Strategic Directions Objective SD-02 clause 4 be amended to read:

*"4. Provides a range of housing opportunities, focusing new residential activity within existing towns, identified development areas in Rangiora and Kaiapoi, and other sites that meet the criteria set out in policy UFD-P2 part 2, in order to provide sufficient feasible development capacity to meet housing demand."*

3. That Urban Form and Development objective UFD-01 be amended to read:

*"Sufficient feasible development capacity for residential activity to meet housing demand."*

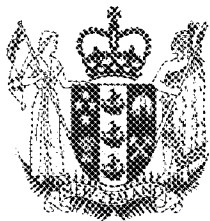
4. That policy UFD-P2 be retained without change.
5. That the attached Outline Development Plan be adopted and included in the District Plan (Appendix I).

**APPENDECIES:**

A	Copy of Title
B	Submission on Our Space
C	Submission on Chapter 6 CRPS
D	Submission on Changes to the CRPS
E	Aurecon Infrastructure Servicing Report (2021)
F	Contamination Report
G	Market Assessment (Property Economics)
H	Traffic Report
I	Outline Development Plan

APPENDIX A  
COPY OF TITLE





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Historical Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

**Identifier** 167935  
**Land Registration District** Canterbury  
**Date Issued** 13 September 2004

**Prior References**

23389

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<b>Estate</b>	Fee Simple
<b>Area</b>	4.0000 hectares more or less
<b>Legal Description</b>	Lot 1 Deposited Plan 340848

**Original Registered Owners**

John Alexander McRae

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**Interests**

6107624.1 CAVEAT BY LEHMANS ROAD FARMING COMPANY LIMITED AND DONCASTER DEVELOPMENTS LIMITED - 9.8.2004 at 9:00 am

Appurtenant hereto is a right of way, right to convey water, electric power and telephonic communications created by Easement Instrument 6146885.5 - 13.9.2004 at 9:00 am

The easements created by Easement Instrument 6146885.5 are subject to Section 243 (a) Resource Management Act 1991

6174585.1 Withdrawal of Caveat 6107624.1 - 7.10.2004 at 9:00 am

6423170.1 Transfer to Doncaster Developments Limited - 17.5.2005 at 9:00 am

6423170.2 Mortgage to John Alexander McRae - 17.5.2005 at 9:00 am

6633441.1 Transfer to Alan Grant Fowler, Geoffrey Raymond Kenneth Taylor and Christopher Ian Glynn Wilson - 3.11.2005 at 9:00 am

6863137.1 Discharge of Mortgage 6423170.2 - 12.5.2006 at 11:00 am

8527751.1 Mortgage to Bank of New Zealand - 28.7.2010 at 9:11 am

9196005.3 Surrender of the right of way, right to convey water, electric power and telephonic communications created by Easement Instrument 6146885.5 - 3.10.2012 at 12:20 pm

Appurtenant hereto is a right of way, right to convey water, electricity, telecommunications and computer media created by Easement Instrument 9196005.11 - 3.10.2012 at 12:20 pm

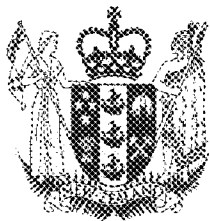
The easements created by Easement Instrument 9196005.11 are subject to Section 243 (a) Resource Management Act 1991

9474698.1 Discharge of Mortgage 8527751.1 - 9.8.2013 at 11:01 am

9474698.2 Surrender of the easement created by Easement Instrument 9196005.11 - 9.8.2013 at 11:01 am

9474698.2 Revocation of the easement condition on DP 453206 - 9.8.2013 at 11:01 am

10896319.1 Transfer to Doncaster Developments Limited - 18.9.2017 at 1:20 pm



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Historical Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 845232  
**Land Registration District** Canterbury  
**Date Issued** 18 December 2018

**Prior References**

606144

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<b>Estate</b>	Fee Simple
<b>Area</b>	2.4086 hectares more or less
<b>Legal Description</b>	Lot 1001 Deposited Plan 526449

**Original Registered Owners**

Doncaster Developments Limited

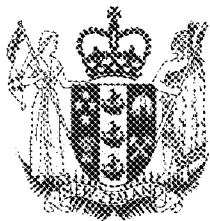
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**Interests**

6146885.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.9.2004 at 9:00 am  
(affects part formerly contained in Lot 3 DP 340848)

Appurtenant hereto is a right of way, right to convey water, electricity, telecommunications and computer media  
created by Easement Instrument 11298637.3 - 18.12.2018 at 8:45 am

The easements created by Easement Instrument 11298637.3 are subject to Section 243 (a) Resource Management  
Act 1991



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Historical Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 845233  
**Land Registration District** Canterbury  
**Date Issued** 18 December 2018

**Prior References**

606144 625678

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<b>Estate</b>	Fee Simple
<b>Area</b>	4.0909 hectares more or less
<b>Legal Description</b>	Lot 1002 Deposited Plan 526449

**Original Registered Owners**  
Doncaster Developments Limited

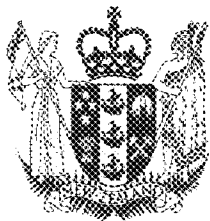
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**Interests**

6146885.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.9.2004 at 9:00 am  
(affects part formerly contained in Lot 1002 DP 461128)

Subject to a right of way, right to convey water, electricity, telecommunications and computer media over part  
marked C on DP 526449 created by Easement Instrument 11298637.3 - 18.12.2018 at 8:45 am

The easements created by Easement Instrument 11298637.3 are subject to Section 243 (a) Resource Management  
Act 1991



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Historical Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 845234  
**Land Registration District** Canterbury  
**Date Issued** 18 December 2018

**Prior References**

584791

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<b>Estate</b>	Fee Simple
<b>Area</b>	1.0971 hectares more or less
<b>Legal Description</b>	Lot 1003 Deposited Plan 526449

**Original Registered Owners**

Doncaster Developments Limited

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**Interests**

5974162.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - produced 21.4.2004 at 9:00 am and entered 10.5.2004 at 9.00 am

Subject to a right to drain sewage, right to convey water, electricity, telecommunications and computer media over part marked B and a right to convey electricity over part marked A both on DP 526449 created by Easement Instrument 8858155.4 - 6.9.2011 at 4:57 pm

The easements created by Easement Instrument 8858155.4 are subject to Section 243 (a) Resource Management Act 1991

APPENDIX B  
SUBMISSION ON OUR SPACE

**SUBMISSION ON OUR SPACE 2018-2048**  
**CONSULTATION DOCUMENT FOR THE REVIEW OF THE GREATER CHRISTCHURCH**  
**SETTLEMENT PATTERN – NOVEMBER 2018**

To: Our SPACE Consultation  
Greater Christchurch Partnership  
PO Box 73012  
Christchurch 8154  
Email: [ourspace@greaterchristchurch.org.nz](mailto:ourspace@greaterchristchurch.org.nz)

Submission by: Suburban Estates Limited  
Doncaster Developments Limited  
Sovereign Palms Ltd

Contact Details: C/o McCracken and Associates  
PO Box 2551  
Christchurch

Hearing of  
Submissions: The submitters do wish to be heard in support of their submissions.

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**1. Introduction**

Suburban Estates Ltd have been in existence since 1957. Our company is one of the leading and oldest land development companies in the Greater Christchurch Area and have developed over 8000 sections in that time. We are currently developing in all 3 districts in and around Christchurch. We believe we develop land in a controlled and responsible manner and do not actively pursue the development of land if it does not fit within the parameters of sound environmental planning.

Suburban Estates Ltd (SEL), Doncaster Development Ltd (DLL) and Sovereign Palms Limited (SPL) support the need for a review of the land use planning framework for Greater Christchurch.

SEL, DDL and SPL have long been important players in the development of land in Greater Christchurch for housing and related land uses. Since the early 1990's the companies have been involved in land development, and they intend continuing this activity in the future. This experience has given them a sound basis for their opinions and land development proposals and underpins this submission. They have specific interests (and development proposals) for residential development at both Rangiora and Kaiapoi and in the case of SEL in Christchurch and Prebbleton.

This submission is in two parts. Firstly a general submission on some aspects of the proposed Update that in the view of the submitters will work against the ability of the Councils to produce a future development strategy which will deliver sufficient, feasible development capacity to support future housing and business growth. Secondly site specific submissions in relation to land at north-west Rangiora, north-east Kaiapoi and south-west Prebbleton (Refer Appendices attached).

## **2. General**

### **2.1 National Policy Statement on Urban Development Capacity**

PC13 of the National Policy Statement requires that a future development strategy be prepared to identify the broad location, timing and sequencing of future development capacity over the long term in future urban environments and intensification opportunities within existing urban environments (at para a).

The Update is not an RMA document, and is not required to be prepared in accordance with its provisions (in terms of its content and matters to be considered). It will nevertheless guide future changes to the CRPS and ultimately the district plans for each of Waimakariri, Selwyn District and the City Council. In that context, the RMA requires that relevant provisions of a National Policy Statement "be given effect to" by those RMA instruments. Accordingly, the Update should provide a framework within which the NPSUDC can be "given effect to". An approach to the provision of development capacity that is not consistent with PC13 (and which is arguably contrary to it) will not facilitate that outcome.

Current market demand reveals a clear preference for development within adjoining Selwyn and Waimakariri Districts. This is due to a number of actions likely to continue during the medium term, if not longer. The lifestyle preferences within the districts in comparison to urban living (particularly within the Central City) are quite distinct. The NPSUDC requires that the Councils provide for feasible development in locations where people want to live, and does not support the directive approach evident in the 'allocation' of households; in fact, that approach is inconsistent with PC13, if not contrary to it.

The targets for housing development capacity between Waimakariri, Selwyn and the City over the medium term (2018-2028) is said to be based upon a transitional approach to a change in the market and peoples preferences toward Central City and Suburban Centre locations within the Christchurch City. However, if the market response is slower than anticipated by this apportionment, there will be insufficient supply of developable land within the districts to meet the market demand.

The NPSUDC does not support the directive or coercive approach to the provision of feasible development capacity evident in the Update, which otherwise acknowledges the "slightly lower" share of growth within the City than envisaged initially by the UDS, with a higher share in the districts. The Update also acknowledges that this is due to market preferences. It is risky to take the approach that limiting opportunities within the districts will be met by opportunities within the Central City. The Councils' reliance upon a change in market behaviour within the medium term comes with some considerable risk that the NPSUDC policies will not be given effect to.

## **2.2 Projected Infrastructure Boundary or Urban Limits**

The submitters oppose cadastrally defined, property boundary specific Proposed Infrastructure Boundary/Urban Limit lines, in a regional level strategy and in the Canterbury Regional Policy Statement, which are used to define areas which will be available for housing and other urban development. This method is in conflict with the NPS-UDC, referred to in paragraph 2.4 of the Update, which requires the “future development strategy” to identify the broad location, timing and sequencing of future development capacity in new urban environments and intensification opportunities within existing urban environments.

These PIB/UL lines have an inappropriate level of precision in a regional strategy providing an overview of future development within Greater Christchurch. The lines are both unnecessary and unhelpful. They add an inflexible additional layer to the consenting process faced by potential land developers. Land development involves multiple consent processes and layers of site investigations involving many different agencies and circumstances that are often unpredictable and subject to change. Urban Limit lines, defined at a regional level, may be unhelpful in the negotiations between developers, Councils and service supply authorities, and in achieving well managed and integrated urban growth.

In addition, the three Councils have made great progress with integrated planning for the utility systems that they are responsible for, and related funding, since the first Urban Limit lines were introduced into the Regional Planning Scheme several decades ago. The Councils are in the best position to judge whether service network extensions are feasible and desirable, in negotiation with developers and applicants. The development process needs flexibility. The process of three-yearly reviews followed by a change to the CRPS is the opposite of flexibility. The PIB/Urban Limit lines as currently prescribed are likely in some places to inhibit efficient, economic land development, and cannot be justified by a need to protect and manage the coordination of infrastructure with land development.

The Submitters ask that the Proposed Infrastructure Boundary/Urban Limit lines be removed from the Update, and from the CRPS and other planning documents.

## **2.3 Housing Targets and Higher Residential Density**

The submitters believe that the approach adopted in preparing the Update is over directive. There is too much reliance on hoping for a future change in consumer preference to higher density housing and the redevelopment of existing urban sites rather than planning to meet the preferences of the housing market. The Update acknowledges (Section 3, Sufficiency and Sections 5 and 6) a likely housing capacity shortfall, at least in parts of Greater Christchurch. Given the reliance on a shift to higher densities it is difficult to see the Update being able to meet the requirements



of the NPS-UDC. ("Demonstrating that there will be sufficient, feasible development capacity over the medium and long term." See section 2.4).

In this context, of probable insufficiency of supply of developable land and a household allocation model based on uncertain predictions, the inclusion of minimum targets for housing development capacity for each council, and a reliance on a move to higher density housing (which probably won't eventuate), the application of "targets" is likely to significantly under provide the development capacity that will be required.

Not all currently zoned land which CCC are relying on to be developed, will be developed. Zoned land only gets developed if a land owner does not want it to remain in its current use. Many people chose not to sell their land to developers. Also, several areas of CCC existing zoned land (including some in Redwood & Halswell) will remain undeveloped because they are TC3 and as such cannot be developed without very expensive (and usually uneconomic) geotechnical remediation.

The concept of "targets" assumes that strategic growth management is an allocative process for sharing out the predicted future households. That is the wrong approach; the goal should be to ensure adequate provision is made in all parts of the housing market. The Update should respond to the demand for housing, not try to direct it. Residential land development is a complex and dynamic process. The housing market and buyer preferences are hard to predict and slow to change and Statutory Plan provisions that attempt to force a move to higher densities of housing are likely to be resisted, or developments that would otherwise proceed may not eventuate.

SEL and other developers including Mike Greer Ltd are currently experiencing resistance to the CCC requirement of a minimum 15 lots per hectare in greenfield subdivisions. SEL predicted this at the UDS hearings but no one listened. Developers have since then embraced the 15/ha rule (because they had to) and it is apparent that many of the outcomes are poor with houses too close together. CCC seem to be unaware that many people are moving to Selwyn and Waimakairiri Districts to be away from the minimum requirement of 15/ha.

The submitters ask that the Update be amended to increase the amount of readily developable land that can be made available for development, that deferred status or staging be removed from land identified for development; and that a move to higher densities of housing be supported and facilitated but not required or directed through statutory plans. They also ask that the CRPS be changed as a matter of urgency to give effect to these requests, that the predictions and assumptions about urban growth be reviewed over the next three years, and that the patterns of development and numbers of lots created be monitored so that a future review can be soundly based.

### **3. Site Specific Submissions**

#### **3.1 Arlington Park Development Northwest Rangiora**

Doncaster Developments are the owner of approximately 7.8 hectares of land situated at the northern end of Lehmans Road on the north-west edge of Rangiora (Refer Appendix 4). The land is on the east side of Lehmans Road, south of the Rangiora racecourse and north-west of a line of electricity transmission lines. The land is zoned for rural-residential development at a permitted density of approximately one house per 5000 square metres (Res 4A zone in the Waimakariri District Plan). It is also subject to the north-west Rangiora Outline Development Plan (District Planning Map 155). Doncaster Developments are also the developer of some of the adjacent residential land in north-west Rangiora, which includes an area of medium density and townhouse development, preschool, church and a small shopping centre.

Since early 2013 Doncaster Developments have developed a proposal to develop the subject land for housing. The development would include a mix of housing styles and densities and the development would be controlled and coordinated under an Outline Development Plan. This proposed development has been unable to proceed because the land is outside the Urban Limits set out in Map A of the CRPS. The submitters believe that the position of the Urban Limit line, excluding this land is an historical anomaly because of the rural-residential zoning and the related CRPS policies on rural-residential. However in all other respects the land is conveniently located and well suited for residential development. This submission is that the Urban Limit line is in the wrong place. This is supported by the following factors:

- The land is physically well situated to develop for housing and can be serviced. Road locations, siting limitations and servicing are provided for in the Outline Development Plan. There are no unusual infrastructure issues.
- The land is close to amenities (preschool, church) and the new shopping centre (Sandown/Huntingdon), and its development would complement recent residential developments on adjacent properties and road and reserve connections.
- The land is within 200m of the proposed public transport stop/route (Huntingdon Drive),
- The land is already zoned for low density residential development (Residential 4A),

- The land is suitable for housing and can accommodate between 120-140 residential units.
- Within the Rangiora context the land represents one of the few areas where ground conditions are geotechnically good, the land links with or is close to the popular west Rangiora growth area and can deliver home and section packages at reasonable cost.

The submitters ask that the Update be amended to include this property within the Proposed Infrastructure Boundary/Urban Limit line, (if those provisions remain) and that Map A of the CRPS be amended accordingly.

### **3.2 Northeast Kaiapoi**

Sovereign Palms Limited have an interest in a block of land comprising approximately 26ha on the north-east edge of Kaiapoi (refer Appendix 2 and 3, yellow shaded area). It adjoins residential land recently developed by SEL. The land is within the Proposed Infrastructure Boundary/Urban Limit line but is shown as Future Development Area in Figure 16 of the Update. It is understood that the development of this land is required to be deferred to a later stage of development. SEL seeks the support of the Councils to bring forward the development date for this land so that sections can be made available to the Kaiapoi market in an economic and planned sequence to follow the developments already completed in the area.

The land is physically well suited for residential development, services connections and road links are available from the Sovereign Lakes subdivision adjoining and the land is not affected by the air noise contour. As the immediately adjacent final stage for Sovereign Lakes has only just completed, there seems little point delaying the next stage any longer. Any delays would create construction disturbance to the new home owners in that last stage of Sovereign Lakes. The public interest would not be served by delaying the start of this next stage of development.

SEL has closely monitored sales of sections in Sovereign Palms and Sovereign Lakes at this north end of Kaiapoi. They have found that purchasers prefer this location and relatively large sections. Purchasers have told SEL that they do not want to be close to a large amount of 500m<sup>2</sup> or smaller sections. SEL also think that purchasers at Sovereign Palms prefer there to Pegasus or Woodend because those towns are just a little further away from Christchurch. Kaiapoi is great community with great facilities, and there is a great community feel about it internally within the subdivision. SEL have the ability to develop at least a further 150 lots on this land, immediately to the east of Sovereign Lakes (see attached plans).

The submitters ask that the Update be amended to show the land at north-east Kaiapoi now shown as "Future Development Area" in figure 16 be changed to

“Greenfield Priority Areas – Residential”; and that the CRPS be changed so that Map A is also changed, to the same effect.

### **3.3 Southwest Prebbleton**

SEL have developed 200 lots in Sterling Park, Prebbleton. They are currently completing stage 10 (21 lots) and then that will be all that is available in the current Living Z zone. There is potential for growth to the west, infrastructure is not difficult, road accesses from Sterling Park were required by SDC to be created and ground conditions are gravels (TC1) which are not that good for farming. Selwyn District Council have considered this land but never told us “why not”. See attached Appendix 5 which shows an area in red of approximately 35 hectares. The western half of this area could be “deferred” in accordance with demand.

Thank you for your consideration of these submissions. SEL, DDL and SPL would be prepared to join with other submitters who have similar concerns, and would be prepared to meet with Council Officers to discuss possible outcomes should that be useful in resolving these matters.

Yours sincerely,

K P McCracken  
Director



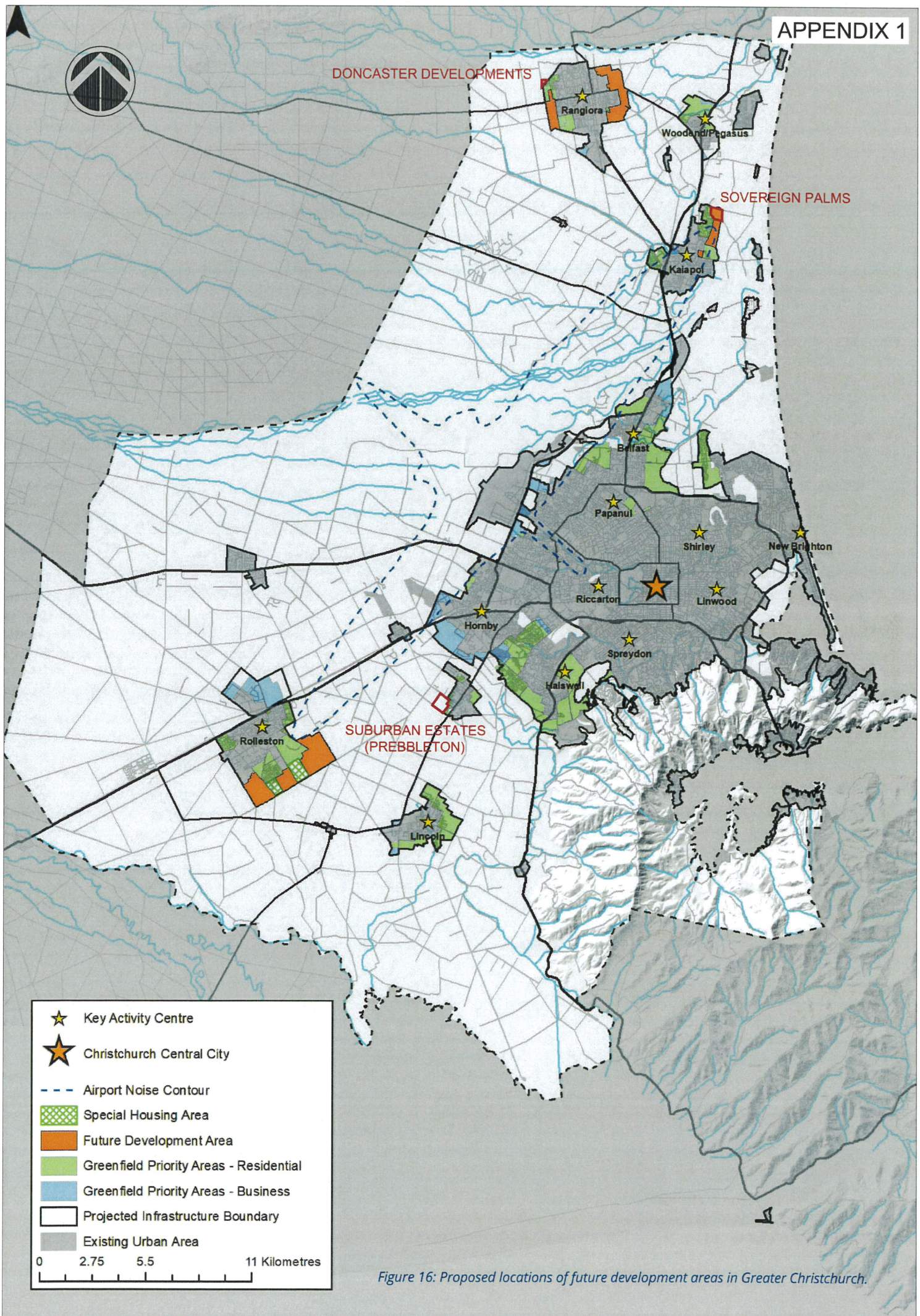
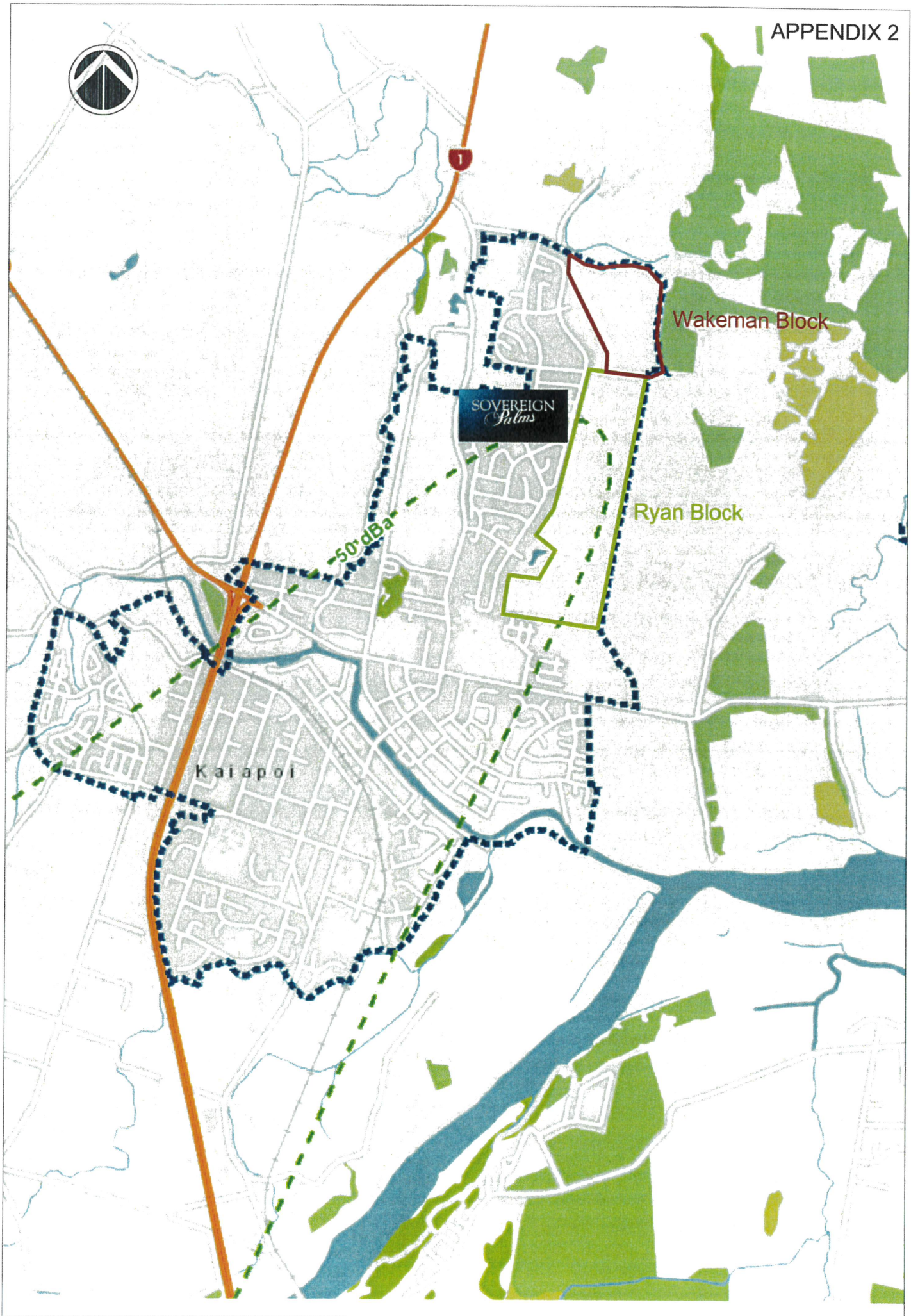
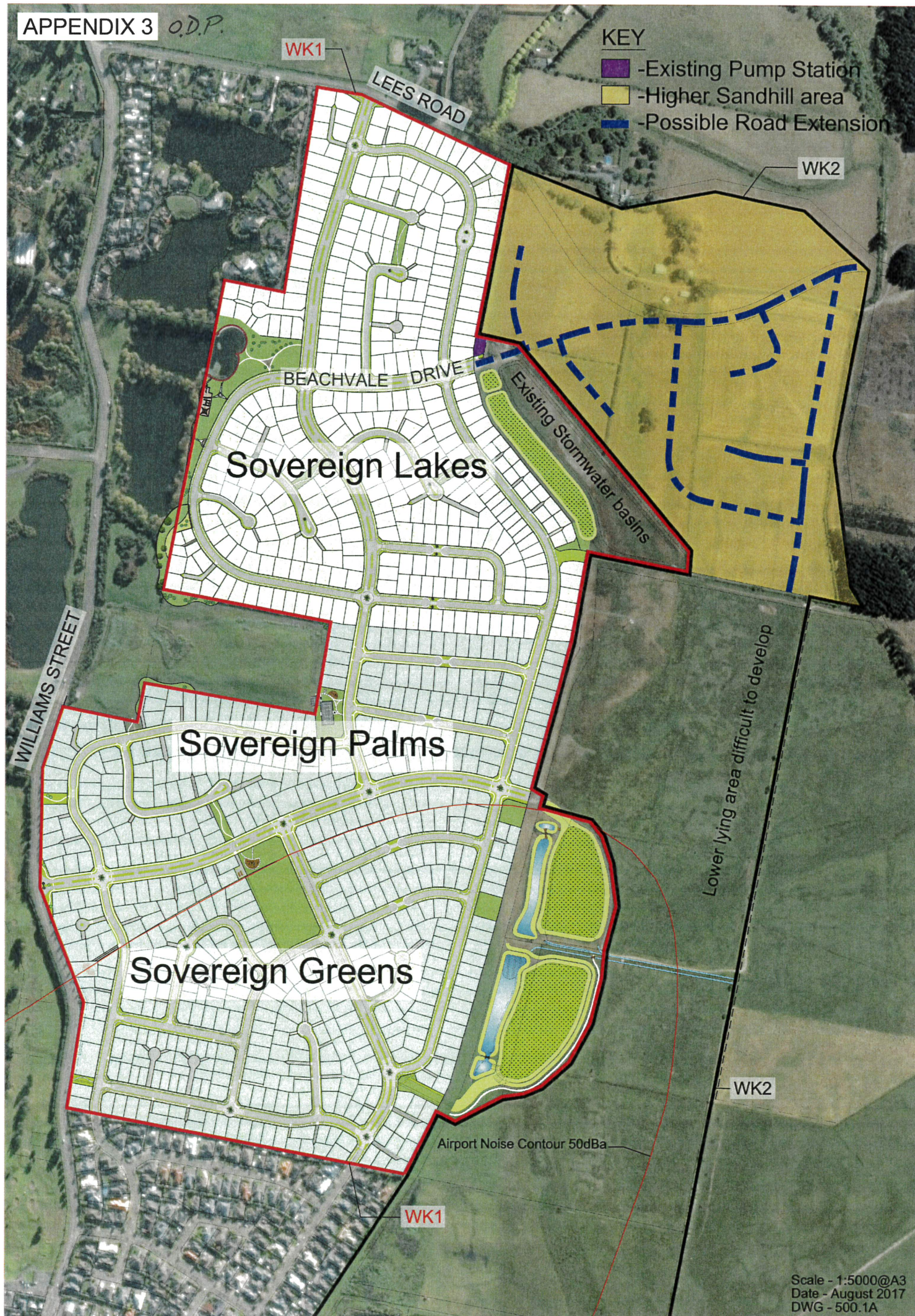


Figure 16: Proposed locations of future development areas in Greater Christchurch.





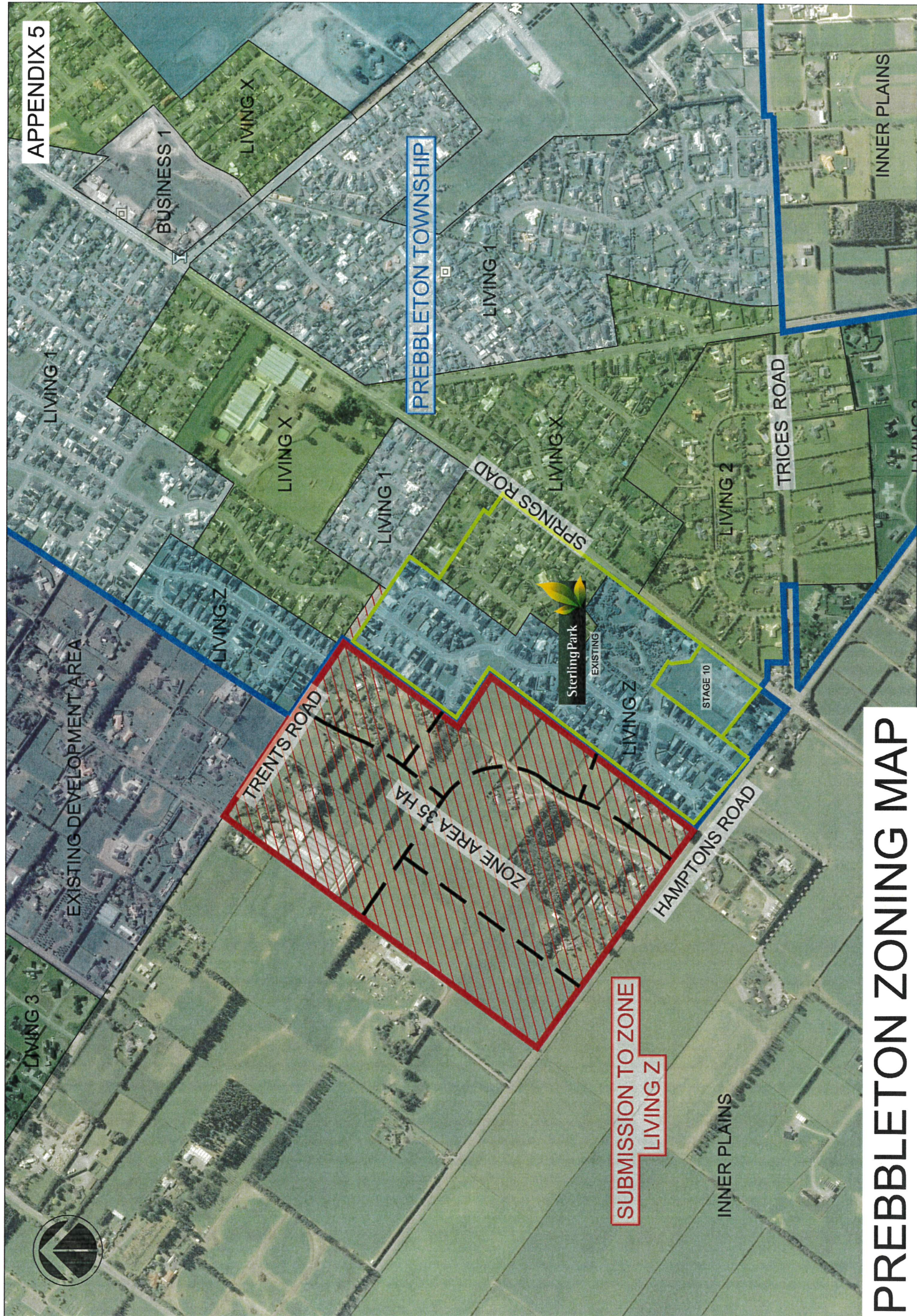






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PREBBLETON ZONING MAP



APPDENDIX C  
SUBMISSION ON CHAPTER 6 CRPS



**aston**  
CONSULTANTS  
*resource management & planning*

**Submission on Consultation on Draft  
Proposed Change to Chapter 6 of the  
Canterbury Regional Policy Statement  
July 2019**

**Doncaster Developments Limited and Suburban Estates Ltd**

**August 2019**

**Environment Canterbury**

**ENVIRONMENT CANTERBURY**  
**SUBMISSION ON CONSULTATION ON DRAFT PROPOSED CHANGE TO CHAPTER 6 OF**  
**THE CANTERBURY REGIONAL POLICY STATEMENT**

**Submitter Details**

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Mobile Number: 0274 336583

Contact Person Kim Sanders

We would like to be heard in support of this submission.

**1. Summary of Relief Sought**

- 1) The submitter's land at north west Rangiora is included as a Future Development Area (FDA) on Map A for medium term growth;
- 2) Amendments to policies to provide more references to National Policy Statement – Urban Development Capacity (NPS-UDC) and to be consistent with and give effect to same;
- 3) Amendment to policies and explanations to be consistent with Our Space actions, including commitment to notification of the full Chapter 6 Canterbury Regional Policy Statement (C6CRPS) Review in 2022.
- 4) Addition of Policy 6.3.1A (or similar) to provide flexibility to accommodate appropriate development outside FDAs (meeting specified criteria);
- 5) That the C6RPS change follows standard Schedule 1 RMA processes not streamlined processes;
- 6) Any other amendments to the draft change to C6CRPS (the Draft Change) and/or other actions to give effect to the intent of this submission.

This consultation will be followed by planning processes required under the RMA (which could be Schedule 1 or streamlined processes). We reserve our position to respond as appropriate at the time in relation to any such subsequent processes, and not be limited in any way by the content of this submission.



## 2. The Submitters

Doncaster Development Limited are the owners of approximately 7.8 hectares of land situated at the northern end of Lehmans Road on the north-west edge of the Arlington subdivision, Rangiora. The land is on the east side of Lehmans Road, south of the Rangiora racecourse and north-west of a line of electricity transmission lines.

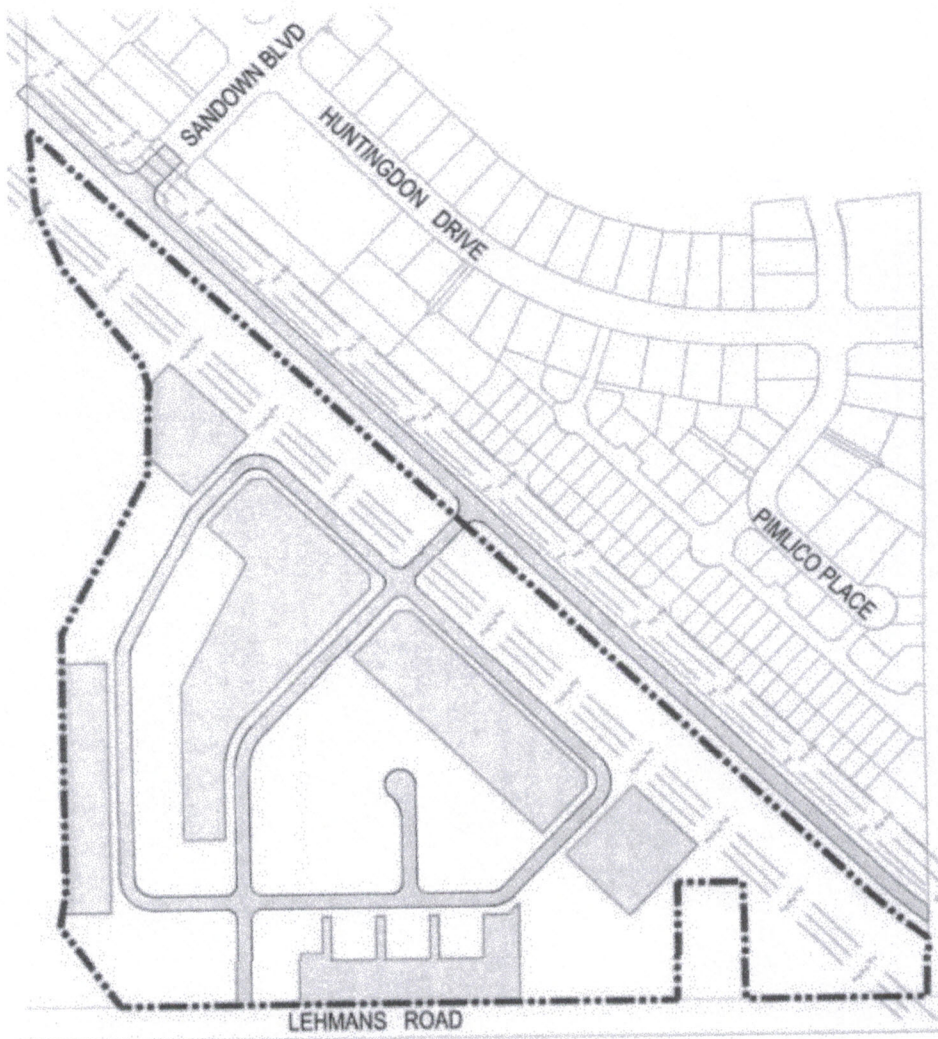


Fig 1: Location plan in relation to adjoining Arlington residential subdivision





Fig 2: Location on Map A Draft Change

The land is zoned for rural-residential development at a permitted density of approximately one house per 5000 square metres (Res 4A zone in the Waimakariri District Plan). It is also subject to the north-west Rangiora Outline Development Plan (District Planning Map 155). The land is not within a Future Development Area (FDA) in Our Space or in the Draft Change. It adjoins an existing now fully developed Greenfield Priority Area.

Doncaster Developments are the developer of some of the adjacent residential land in north-west Rangiora, which includes an area of medium density and townhouse development, preschool, church and a small shopping centre.

Since early 2013 Doncaster Developments have developed a proposal to develop the subject land for housing. The development would include a mix of housing styles and densities and the development would be controlled and coordinated under an Outline Development Plan. This proposed development has been unable to proceed because the land is outside the Urban Limits set out in Map A of the CRPS. The submitters believe that the position of the Urban Limit line, excluding this land is an historical anomaly because of the rural-residential zoning and the related CRPS policies on rural-residential development. However in all other respects the land is conveniently located and well suited for residential development.

Suburban Estates Ltd have been in existence since 1957. Our company is one of the leading and oldest land development companies in the Greater Christchurch Area and have developed over 8000 sections in that time. We are currently developing in all 3 districts in and around Christchurch. We believe we develop land in a controlled and responsible manner and do not actively pursue the development of land if it does not fit within the parameters of sound environmental planning.



### **3. Consultation**

The current consultation on the Draft Change is to inform the preparation of the Draft Change. Consultation is being undertaken with local and central government agencies, tangata whenua (through the iwi authority), and landowners within the Future Development Areas under Clause 3 of Schedule 1 of the RMA. This specifies mandatory consultation requirements and that a local authority can consult with anyone else during the preparation of a policy statement.

The Draft Change is required to give effect to the NPS-UDC. The NPS-UDC requires local authorities to seek and use the input of the property development sector and significant landowners. Doncaster Developments and SEL are significant, longstanding land development companies. They have a wealth of local experience and knowledge to contribute to the process. SEL and Doncaster Developments and their Kaiapoi development company Sovereign Palms Ltd and the Prebbleton landowners (SEL has an interest in their land) were the only residential land developers and landowners who engaged expert evidence and legal counsel for the Our Space hearings. They have 'engaged' in a substantial way in the Our Space process. The expertise and input of the submitters and their advisors will significantly assist ECAN in formulating a Change that will meet the requirements of the RMA and give effect to the NPS-UDC.

### **4. Our Space Submission**

Suburban Estates (SEL) and Doncaster Development Limited lodged a joint submission on Our Space which sought:-

- That Our Space include their Rangiora land within the Proposed Infrastructure Boundary/Urban Limit line, (if those provisions remain) and that Map A of the CRPS be amended accordingly. This would enable it to be developed for residential purposes.

The submission was supported with expert economic, engineering and planning evidence and legal submissions – see <http://greaterchristchurch.org.nz/assets/Uploads/051.-Additional-Suburban-Estates-Ltd-Sovereign-Palms-Ltd-and-Doncaster-Developments-Ltd.pdf>. The economic evidence included an assessment of housing capacity at Rangiora which found that there is a shortfall in Greenfield Priority Area capacity at present, and additional land is required immediately to meet its housing target.

The Our Space and Draft Change capacity assessments also identify a significant medium term

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shortfall for Waimakariri (there is no breakdown by township) – 1600 dwellings.

The key findings of the Our Space Hearings Panel with respect to the submission were:-

- 1) The NPS-UDC does not require demand to be met in every location where there is demand. It does not specify the level of detail at which 'different locations' are to met. Our Space takes a broader view of the housing market across Greater Christchurch.
- 2) No additional development areas are required to be added to those identified in the areas notified. The merits of any further additional areas will be considered as part of the full review of the Canterbury Regional Policy Statement.
- 3) Accepts that the FDAs should be 'indicative' only. This will *"provide some opportunity for consideration of the merits of particular proposals without being precluded by Our Space."*<sup>1</sup>

The submitters do not agree with the Panel's findings, other than 3), for the reasons outlined in the Hearing evidence and legal submissions presented on their behalf. In essence, they consider that Our Space and the Draft Change are not consistent with and do not give effect to the NPS-UDC, the 'higher order' document. Amendments are required to the Draft Change as outlined and for the reasons set out below and in **Appendix A**.

## **5. Future Development Area at Rangiora**

The submitters' land should be identified as a Future Development Area in the Draft Change for the following principal reasons:-

- 1) Rangiora has an existing shortfall of housing development capacity to meet demand. Additional FDA land is proposed but some land within the FDAs (southern areas) may not be commercially feasible to develop due to unfavourable ground conditions.
- 2) The Doncaster Developments land is physically well situated to develop for housing and can be serviced. Road locations, siting limitations and servicing are provided for in the Outline Development Plan. There are no unusual infrastructure issues.
- 3) It is close to amenities (preschool, church) and the new shopping centre (Sandown/Huntingdon), and its development would complement recent residential developments on adjacent properties and road and reserve connections; and

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<sup>1</sup> Our Space Hearings Panel Report and Recommendations paragraph 211  
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- 4) Readily accessible by multiple transport including within 200m of the proposed public transport stop/route (Huntingdon Drive); and
- 5) Already zoned for low density residential development (Residential R4A); and
- 6) The land is suitable for housing and can accommodate between 120-140 residential units;
- 7) Within the Rangiora context, the land represents one of the few areas where ground conditions are geotechnically good, the land links with or is close to the popular west Rangiora growth area and can deliver home and section packages at reasonable cost.
- 8) Residential development will support the pattern of settlement and principles for future urban growth set out in C6CRPS Objectives 6.2.1 and 6.2.2 and related policies; and the urban growth management approach which focusses future growth around existing townships where growth can maximise efficiency of infrastructure, services, amenities and transport.
- 9) The costs of not providing for further timely urban growth at Rangiora are substantial and were not considered by Our Space (there is no requirement to do so under Local Government Act processes). The consequence will be a rapid increase in house prices and a decrease in affordability which appears to be contrary to the affordability targets in the Our Space strategy. There will continue to be a limited supply of smaller houses, severely limiting the ability of Rangiora to provide a range of housing types, and develop as a mixed aged community. A cost benefit analysis is mandatory for the Draft Change whether Schedule 1 or streamlined RMA processes are adopted.

## **6. Housing and Business Capacity Targets**

### **Minimum Targets**

The Our Space housing and business capacity targets in Table 3 have been inserted into C6CRPS in accordance with sections 55(2) and 55(A) of the Resource Management Act 1991, from the NPS-UDC. Objective 6.2.1a and Table 6.1 need to be amended to refer to 'minimum targets' rather than 'targets' to be consistent with Policy PC5-11 of the NPS-UDC. This requires local authorities to set minimum targets (our underlining) for sufficient feasible development capacity.

The requirement to set minimum targets not maximum targets (as proposed in the Draft Change) reflects the focus of the NPS-UC in ensuring that there is a plentiful land supply so that urban environments are efficient, including with respect to housing affordability. Planning

decisions should enable the market to respond efficiently to demand and function competitively thus keeping prices lower, minimising artificially inflated house prices and contributing to housing affordability.

The consequences of an 'undersupply' of housing are more significant than the consequences of oversupply i.e. land scarcity which generally leads to higher land prices and greater incentive to land bank and achieve 'easier' return on capital (at no risk) by capitalizing on increasing land values rather than by undertaking development.

#### Waimakariri Minimum Targets

No amendments to the Table 6.1 targets are required if they are specified as minimum targets. If the current proposed wording is retained, then the capacity targets for Waimakariri need to be adjusted to provide for residential development of the submitter's land – by the addition of an additional approximately 120 dwellings in the medium term. These figures can also be revisited as part of the next (2020) capacity assessment which will inform the Selwyn and Waimakariri District Plan Reviews.

It should be noted that some parts of FDA areas at Rangiora may not be commercially feasible to develop, in which case no changes to the Table 6.1 may be necessary.

### **8. Policy 6.3.12 Future Development Areas**

#### Enabling re-zoning for medium term capacity shortfalls identified in mandatory future housing and capacity assessments

Amendment is required to ensure Policy 6.3.12 under 1. enables land to be re-zoned to address land sufficiency medium term shortfalls identified in the Table 6.1 and medium term shortfalls identified in subsequent housing and capacity assessments. This is essential because the NPS-UDC requires capacity assessments to be reviewed every three years (Policy PC5-11) and for minimum targets to be updated accordingly without going through the RMA Schedule 1 consultation. The next capacity assessment is due in 2020, ahead of the full CRPS Review to be notified in 2022 and in time to inform the Selwyn and Waimakariri District Plan Reviews, due to be notified in 2020.



Our Space Action 9 also requires the Draft Change to *“enable territorial authorities to respond to changes in efficiency of development capacity on a rolling basis as a result of periodic capacity assessments”*.

As currently worded, Policy 6.3.11 1. will preclude the above.

#### Long term needs – CRPS Review

The Explanation to Policy 6.3.12 needs to be amended to clearly state that the CRPS Review will be notified in 2022, not *‘scheduled for 2023’* as currently worded. This is consistent with Our Space Action 12 which recommends the review be undertaken in 2022. This is a full review, but Chapter 6 can be dealt with on a ‘stand alone’ basis (relating only to urban growth issues in Greater Christchurch). It could be considered and notified ahead of the balance of the CRPS review.

A review of C6CRPS is well overdue. It was notified in 2007, 12 years ago, and was never subject to rigorous testing because appeals were extinguished under subsequent earthquake legislation. The restrictive and inflexible urban growth management approach, with a non contestable cadastrally based urban limit and maximum rather than minimum land supply *targets may no longer be ‘fit for purpose’*. *It is not consistent with the approach and intent of the NPS-UDC to be responsive to market needs, contribute to an efficient, competitive land market whilst ensuring integration between land use planning and provision of infrastructure.* Of note is that the more recent Auckland Unitary Plan has abandoned a fixed non contestable urban/rural boundary.

There are numerous parties, including submitters on Our Space, who have had their development plans on hold for many years due to the restrictive approach of C6CRPS, despite territorial authorities acknowledging that their development proposals have merit and can be supported. The Draft Change needs to include a clear commitment by ECAN to an honest *timeframe for notification of the full review of C6CRPS. 2022 is realistic as the schedule of work put forward by ECAN officers at the Our Space hearings, as recorded in Our Space Action 12 specified this (reproduced in **Appendix B**)*. Notification of C6 was specified as June 2022 with decisions expected in June 2023.

The submitters are fully aware that if RMA streamlined processes are adopted for the Draft Change, there will be no appeal rights, with no requirement for rigorous testing of the Draft Change.

#### **9. Policy 6.3.1A**

The submitters consider that the preferred more responsive urban growth management approach is to remove the fixed non contestable urban boundary from C6CRPS. Our Space recognises the need for greater flexibility in the delivery of future growth and has notated the FDAs as 'indicative', enabling consideration of the merits of proposals outside the FDAs. However, this also requires consequential changes to the policy framework.

#### **10. RMA Streamlined Processes**

Streamlined processes preclude appeals on the Draft Change, which is not then subject to the rigorous testing required under the Schedule 1 RMA processes, including regarding the adequacy of feasible development capacity. The development sector considers some areas of land included in the FDAs are not commercially feasible to develop due to challenging ground conditions. We are concerned that the Our Space submission hearing process was not fully open to the consideration of alternative options for the allocation of growth. The submitters feel that the decision making process must provide the ability for submitters to bring proposals to be tested on their planning merits. The Purpose of the Act is not promoted by denying the opportunity for legitimate proposals to be advanced, because, ultimately, the social and economic wellbeing of people and communities will be denied.

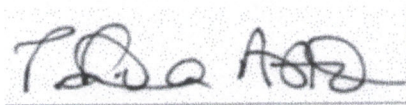
If there is an undersupply of development capacity this has very serious consequences for individual townships and Greater Christchurch as a whole – higher house prices and a gradual erosion of its competitive advantage in terms of housing affordability compared to other major cities in New Zealand. Unlike other major cities, land supply since the Canterbury 2010/2011 earthquakes *has not been unduly constrained by an overly restrictive urban limit, with significant greenfield land released to meet earthquake related housing needs* – see Adam Thompson's Our Space evidence for further detail. This could quickly change if there is inadequate supply enabled by the Draft Change.



If streamlined processes are adopted so that ECAN resources can focus on the full C6CRPS Review then there must be an absolute commitment to this proceeding with pace – with notification in 2022, following the standard RMA Schedule 1 procedures.

#### **11. Relief Sought**

In accordance with the above, the Submitters' request that their land at north west Rangiora is identified as a Future Development Area on Map A for both short and medium term growth, and the further amendments to the Draft Change specified in **Appendix A** and any other amendments to the Draft Change and/or other actions which give effect to the intent of this submission.



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

Date: August 16, 2019

#### **Appendices:**

**Appendix A:** Requested amendments to Draft Proposed Change to Chapter 6 of the Canterbury Regional Policy Statement

**Appendix B:** C6CRPS Review Work Schedule (as specified under Our Space Action 12)

APPENDIX E  
AURECON INFRASTRUCTURE SERVICING REPORT

# Arlington

Infrastructure Servicing Report

**Doncaster Developments Ltd**

Reference: 520511

Revision: 0

Date 29/09/21

# Document control record

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Figure 2: Flood hazard modelling Waimakariri District Council

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# 1 Introduction

## 1.1 General

Doncaster Developments Ltd is pursuing the rezoning of approximately 11.6 hectares of land located west of Rangiora. The land is currently zoned as Rural Residential (Res4a) under the Waimakariri District Council (WDC) Operative Plan but Residential (Res2) zoning is being sought to which may see development of approximately 110 residential lots.

Aurecon has been engaged to investigate the servicing matters relating to the proposed development. This report provides an assessment of the options for providing necessary servicing infrastructure to enable future development of the site. The services investigated include water supply, stormwater drainage, wastewater disposal and power/telephone services.

## 1.2 Description of the Site

### 1.2.1 General

The site is located west of Rangiora township and incorporates five separate titles of land (refer Figure 1). The current land use is predominantly pastureland and an existing residential dwelling and horse stables at the southern portion of the development (266 and 260 Lehman's Road).



Figure 1: Location of site (source GRIP Map)

### 1.2.2 Surrounding land use

The site is bounded to west by rural land and to the north by the Rangiora Racecourse. Two sets of power Transmission Lines run through the property parallel to the southeast boundary of the site, with provision for a future bypass road between the transmission lines (Parrott Road) which will potentially divert traffic from

Lehmans Road to River Road. A portion of this road will provide a connection from the proposed development to Sandown Boulevard the existing residential area east of the site. Lehmans Road is aligned in a north-south direction along the site's western boundary.

### **1.2.3 Access**

The site can be currently accessed from Lehmans Road on the western boundary. It is anticipated that access to the development will be available from a new intersection off Lehmans Road and also from a new connection to Sandown Boulevard to the east via a portion of the existing paper road, Parrot Road, that would be formed as part of the development. Reserve areas which can provide pedestrian and cycle access to the site have been accommodated for through from Payne Court, Helmore Streets and Salisbury Avenue in the adjacent subdivisions.

### **1.2.4 Topography**

The site is relatively flat with a grade (1 in 200) from a north to south east direction from approximately 46 mRL to approximately 44m.

### **1.2.5 Geotechnical Ground Conditions**

Geotechnical investigations previously completed on the site and the residential area east of the site through to West Belt have indicated the soil profile typically consists of topsoil overlying sandy silt, overlying gravel. Based on review of a limited number of test pits excavated on and nearby the site, there are underlying gravel levels 2-4 metres Below Ground Level (BGL). The groundwater is approximately 6 meters BGL. Test pits and infiltration testing which were completed as part of the Westpark subdivision located directly to the south of the site, confirmed a measured infiltration rate of 600-720 mm /hour within the gravel layers. Infiltration testing undertaken during development of the residential areas east of the site indicated significantly higher infiltration rates where clean free draining gravels were encountered. It is anticipated that the ground conditions on the site are consistent with the neighbouring subdivisions and very well suited to a soakage-based stormwater system for the development.

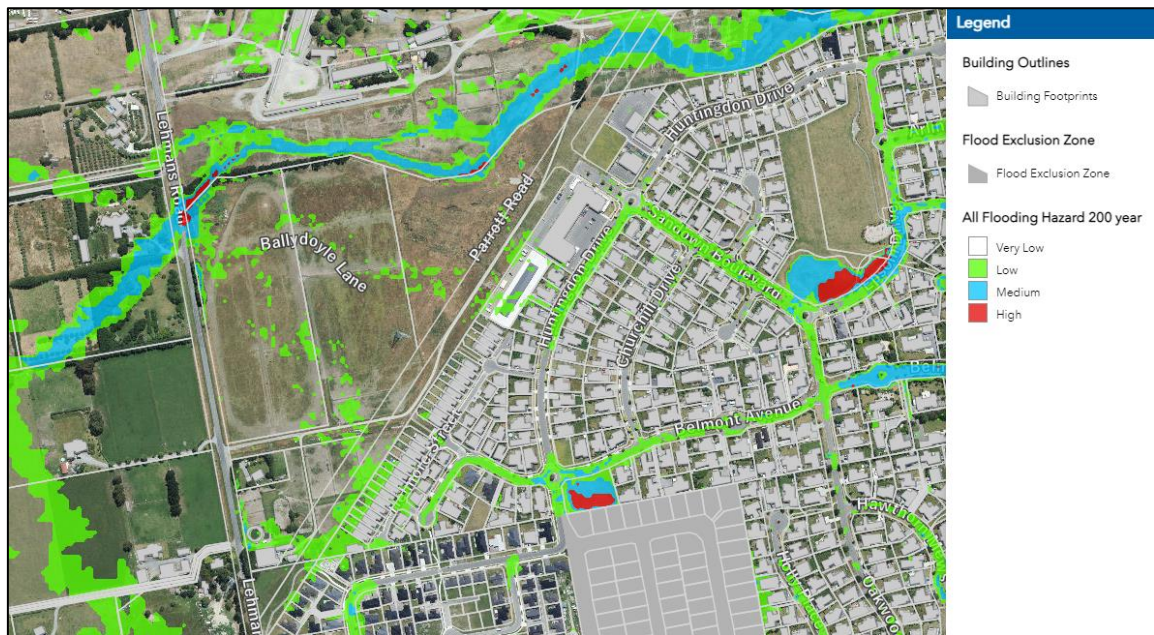
Although no soil strength testing has been undertaken at the site, the limited investigations did not reveal any conditions that would prevent residential development including the presence of weak, organic, or liquefiable subsoils. However, it is recommended that site specific testing be undertaken in accordance with MBIE (2012) guidance as part of the detailed design investigations for the development and prior to building on any allotment.

### **1.2.6 Ashley River Flood Hazard**

The Ashley River is located to the north of the site and flows in a west to east direction. Environment Canterbury (ECan) has undertaken flood modelling work to identify possible breakouts of the Ashley River. The modelling maps illustrates the worst-case scenario from a combination of three different modelling methods including localised flooding, flooding resulting from the Ashley River Breakout and Coastal flooding. The localised flooding relates directly to the rainfall on the ground while the Ashley Breakout flooding includes flow directly from a breach of the stop back plus the localised rainfall which would occur simultaneously. The water depths modelled represent the water depths anticipated for the 200-year Average Recurrence Interval (ARI) for each modelling method. For the Ashley Breakout flooding scenario, a 200 ARI breakout from the Ashley River was modelled in conjunction with a 20 localised rain event.

The classification for the area is Low Hazard (Figure 2) which is summarised as less than 0.3m of water depth with some water egress into sheds and structures with floor levels near or at ground level. It is proposed that any flood risks will be minimised through the construction of sections to achieve minimum the floor levels in accordance with WDC requirements and grading of finished ground to roadways to provide overland flow paths through the site. This approach has been applied successfully to surrounding development in west Rangiora as demonstrated by the flood maps which show flooding is largely confined to roadways and reserve areas of

recent developments south and east of the site. Development of this site will also provide opportunity to address minor residual areas of flood risk to existing properties adjacent the future bypass road (Parrott Road) corridor.



**Figure 2: Flood hazard modelling Waimakariri District Council**

(source Waimakariri District Natural Hazards Interactive Viewer ([arcgis.com](http://arcgis.com)))

## 2 Proposed Earthworks

The proposed works include cut to fill and cut to waste to create the roadways, and to slope the sections towards the roadways. The philosophy adopted in design of the earthworks will minimise the amount of cut and fill required to achieve the desired outcomes relating to urban form, infrastructure servicing and management of potential flood risk.

### 2.1.1 Transmission power lines

There are two existing 220kV power transmission power lines which transverse the south eastern boundary of the site. It is proposed any earthworks operations within the site will be completed in compliance with minimum clearances outlined in the New Zealand Electrical Code of Practice (NZECP 34:2001). The site will be developed with a subdivision layout that will ensure all buildings and structures will comply with minimum setback requirements and overhead lines clearance specified by Transpower. The land under and adjacent immediately the transmission lines can be utilised for compliant land use such as roading, open space and utility areas for stormwater management and conveyance of other services.

## 3 Proposed Infrastructure

### 3.1 Roothing

An internal roading network can be constructed that will be accessed from new intersections on both Lehman's Road on the western boundary of the site and the proposed bypass road (Parrott Road) on the eastern boundary. A mixture of roading hierarchy will be included to meet Council's requirements. It is anticipated that the residential sections which have a road frontage to Lehman's Road will be accessed from roads located within the subdivision, consistent with adjacent Westpark subdivision south of the site. It is also anticipated that



a portion of the proposed bypass road will be constructed to provide linkage to the development from Sandown Boulevard and that extensions to the existing footpaths from Payne Court and Helmore Street will provide pedestrian access the site and any footpaths associated with the bypass road.

## 3.2 Stormwater

The ground conditions beneath the site are well suited to a soakage based stormwater management system with relatively shallow free draining gravels. A stormwater system consisting of a combination of the following measures could be provided to service the proposed residential development:

- Stormwater from hardstand areas from individual properties including roof and driveway areas discharged to ground via individual soakpits for up to the 10% AEP storm event in accordance Building Code E2 Acceptable Solutions.
- Stormwater reticulation servicing the internal roads designed in accordance with the Waimakariri District Council (WDC) Code of Practice (CoP) and treated prior to discharge to ground in accordance with the WDC Global Stormwater Discharge Consent (CRC184601) objectives. A stormwater management area located near the eastern boundary which could include a first flush and retention/infiltration basin to provide the necessary treatment for the initial 90% storm depth (25mm) in accordance with Christchurch City Council Waterways, Wetland and Drainage Guide (CCC WWDG).
- Stormwater runoff greater than the 90% storm depth (25mm) will bypass the first flush basin and enter the stormwater detention basin and soakage infrastructure. The detention basin will be designed to accommodate the stormwater detention volume for any additional flow up to the 2% AEP post-development scenario and will be discharged entirely to ground via a rapid soakage area constructed within the basin.

Table 1 provides indicative areas required for first flush and infiltration basins based on an estimated impervious area of 55% (CCC WWDG Living Zone 2) and assuming all stormwater is conveyed to the stormwater management area. The design infiltration rates have been approximated based testing completed on the adjacent Westpark subdivision located directly south of the site. The final stormwater management system configuration and location would be confirmed following more detailed site specific investigation and design in future stages of development.

	Volume (m <sup>3</sup> )	Basin area (m <sup>2</sup> )	Area (m <sup>2</sup> ) 1:4 batter slopes
First flush basin	1569	1252	1907
Detention /Infiltration basin	4727	2397	3950

**Table 1: Stormwater Management Infrastructure Concept Dimensions**

Secondary flow paths can be provided along roadways throughout the development to intercept and direct overland flow to the proposed stormwater management area as well as to existing roadways and reserve links beyond the development. Although it is intended that the new internal roads will provide the main secondary flow paths through the development, formalising the roadside swale on Lehmans Road will allow any residual flow to be intercepted and conveyed south in a similar approach to the adjacent Westpark development.

An indicative stormwater management plan is attached at Appendix A.

## 3.3 Wastewater

A preliminary assessment of options to service residential development of the site has confirmed that it can be serviced by a gravity wastewater reticulation system extended from existing WDC infrastructure in Sandown Boulevard and/or Pimlico Place. There is the ability to convey wastewater from the whole site to Pimlico Place or up to 73% of the area to Sandown Boulevard.

Although no specific wastewater modelling has been undertaken, the existing network is expected to have sufficient capacity as there is the ability to split flows into different downstream catchments via the Sandown Boulevard – Oakwood Drive line or the Pimlico Place – Huntingdon Drive line. There have also been recent developments downstream of the site that have modified and provided additional reticulation capacity to the network.

Alternatively, if required a new pump station could be provided within the development and the flow diverted south via a new rising main along Lehmans Road to a suitable discharge point to the existing gravity network.

The final preferred configuration would need to be agreed with Council and confirmed by testing in the Rangiora Township wastewater model. However, due to the number of feasible options available, no significant constraints to servicing the site have been identified.

An indicative wastewater servicing plan is attached at Appendix A.

### **3.4 Reticulated water**

The existing residential areas to the east and directly to the south are currently serviced by Rangiora Town Water Supply. Potential points of connection to the existing reticulation exist through extensions from Pimlico Place and Sandown Boulevard through the future bypass road connection through to site.

Although no specific modelling has been undertaken for the water reticulation, extension of the existing network from Helmore Street (100mm Ø uPVC ) and Sandown Boulevard (150mm Ø uPVC) is likely to be sufficient to provide the necessary firefighting and domestic water required for the development of the site. An additional connection to Oxford Road trunk main via the Westpark reticulation or a separate line down Lehmans Road could increase the security of supply by providing a third point of connection, although it is considered unlikely that this will be required to enable development of the site. It is not anticipated that any significant upgrading to the existing reticulation or headworks will be immediately required to service the site with both potable and firefighting water supply.

An indicative water supply reticulation plan is attached at Appendix A.

### **3.5 Power and communications**

The site can be serviced with power and communication through extensions from the surrounding developments. Mainpower and Enable have been contacted to confirm the proposed development can be serviced with power and communications, respectively. A connection application for the development has been submitted and Mainpower have confirmed that network supply has been anticipated for the Plan Change area. Formal confirmation for the provision of power and communications will be supplied once received from both service providers. Further communications will also occur with Transpower in relation setback requirements to the high voltage lines located on the south eastern boundary. Preliminary subdivision and servicing design has been undertaken in accordance with the known required setback and land use restrictions.

## Appendix A: Indicative Servicing Plans

DRAFT

DRAFT



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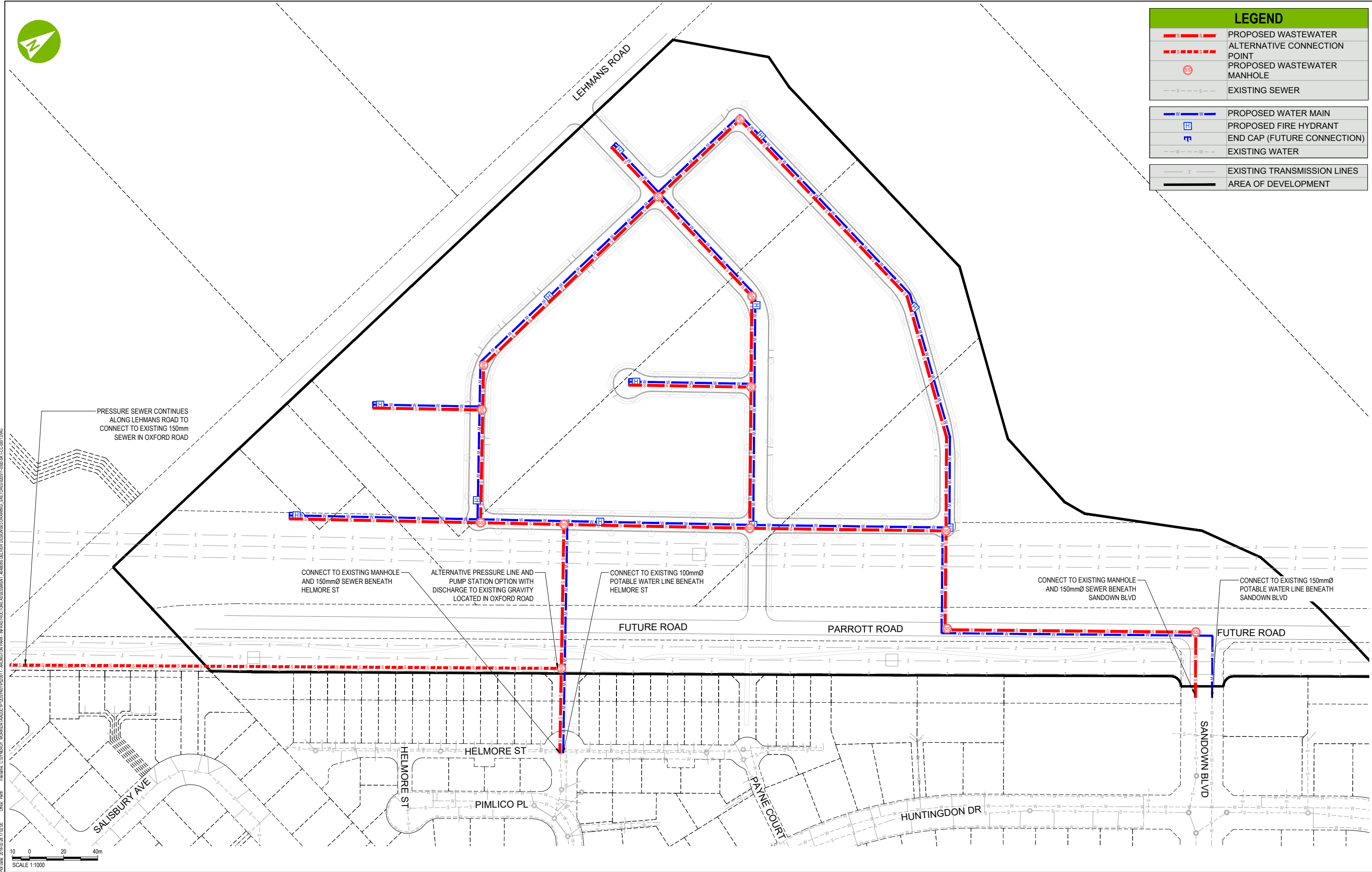
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LEGEND	
	PROPOSED WASTEWATER ALTERNATIVE CONNECTION POINT
	PROPOSED WASTEWATER MANHOLE
	EXISTING SEWER
	PROPOSED WATER MAIN
	PROPOSED FIRE HYDRANT
	END CAP (FUTURE CONNECTION)
	EXISTING WATER
	EXISTING TRANSMISSION LINES
	AREA OF DEVELOPMENT




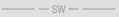
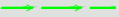

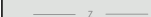

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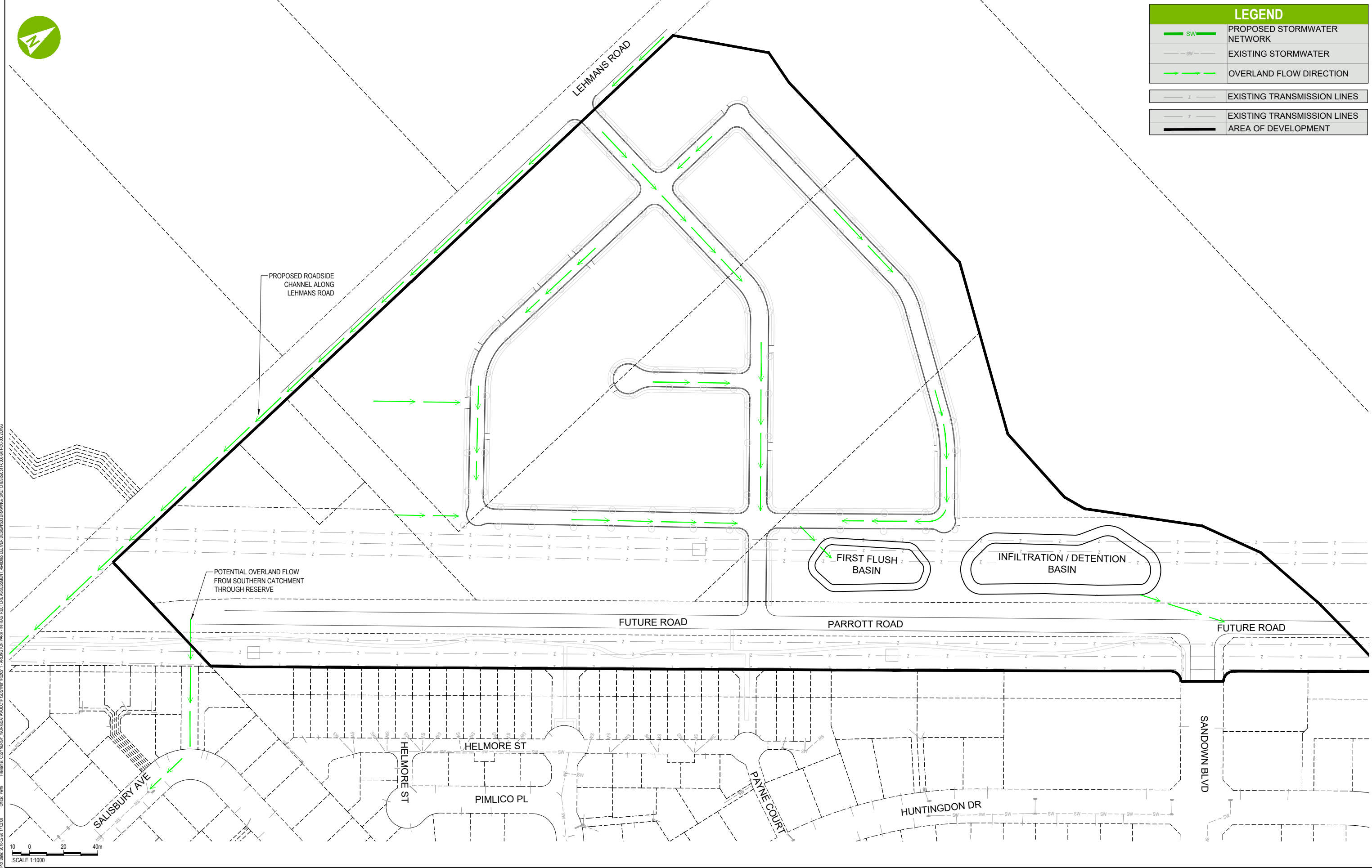


  
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		A		PLAN CHANGE ISSUE		1:1000	A1	APPROVED DATE		TITLE	WASTEWATER & WATER CONCEPT					
						DRAWN M. KORAKO										
						DESIGNED N. CATTO				DRAWING No.	PROJECT No.	AREA	TYPE	DISC	NUMBER	REV
						REVIEWED J. TUCKER				520511	0000	SKT	CC	0001	A	



LEGEND	
	PROPOSED STORMWATER NETWORK
	EXISTING STORMWATER
	OVERLAND FLOW DIRECTION
	EXISTING TRANSMISSION LINES
	EXISTING TRANSMISSION LINES
	AREA OF DEVELOPMENT



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1:1000	A1

DRAWN	M. KORAKO
DESIGNED	N. CATTO
REVIEWED	J. TUCKER

PRELIMINARY NOT FOR CONSTRUCTION	
APPROVED	DATE

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DRAWING No.	PROJECT No.	AREA	TYPE	DISC	NUMBER	REV
520511	0000	SKT	CC	0002	A	



APPENDIX F  
CONTAMINATION REPORT

## Arlington Park, Fernside

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# Preliminary Site Investigation

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Prepared for: Suburban Estates Limited

CC: Chris Prebble

Project 50385 - REV 0 - 26/11/2021

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Revision	Date	Engineer	Description
A	25/11/2021	GJL	DRAFT
0	26/11/2021	GJL	FINAL

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Our opinions and recommendations are based on our comprehension of the current regulatory standards and must not be considered legal opinions. For legal advice, please consult your solicitor. This opinion is not intended to be advice that is covered by the Financial Advisors Act 2010.

The recommendations and opinions contained in this report are based on our visual reconnaissance of the site, information from geological maps and upon data from the field investigation as well as the results of in situ testing of soil. Inferences are made about the nature and continuity of subsoils away from and beyond the exploratory holes which cannot be guaranteed. The descriptions detailed on the exploratory hole logs are based on the field descriptions of the soils encountered.

This report includes Appendices. These appendices should be read in conjunction with the main part of the report and this report should not be considered complete without them.



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Appendix A

Aerial Images 1944 - 2019

Appendix B

Certificates of Title

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ECAN Listed Land Use Register

## 1.0 INTRODUCTION

### 1.1 Terms of Reference

Engineering Design Consultants Ltd (EDC) was commissioned by Suburban Estates Limited, on 17 November 2021 to provide a Preliminary Site Investigation (PSI) for a proposed residential subdivision known as Arlington Park, Fernside. Arlington Park comprises the following legal titles: 282 Lehmans Rd – Lot 1 DP340848, 278 Lehmans Rd – Lot 1002 DP 526449, 32 Sandown Boulevard – Lot 1001 DP 526449, 266 Lehmans Rd – Lot 192 DP 437764, 260 Lehmans Rd – Lot 1003 DP 526449 and 23 Sandown Boulevard – Lot 508 DP. Since development proposals do not currently exist for 266 Lehmans Rd, and the areas south of this lot, these areas have been excluded such that the extents for this PSI (henceforth referred to as 'the site') are as shown on Figure 1 below.



**Figure 1: ECan GIS Aerial Image of the Site**

This PSI has been prepared by suitably qualified practitioners, in accordance with the national guidance and standards for conducting ground contamination-related desk study investigations in New Zealand. This includes compliance with the general format described in the Ministry for the Environment (MfE) Contaminated Land Management Guideline (CLMG) No 1 "Reporting on Contaminated Sites in New Zealand" (Ministry for the Environment, 2001 (Revised 2011)).



## 1.2 Objective/Scope

The objective of this report is to assess the probability of a Hazardous Activities and Industries (HAIL) activity having taken place and whether a Detailed Site Investigation is required.

In order to achieve the outlined objectives, this report comprised the following scope:

- A site walkover
- A geo-environmental desktop study, including a review of:
  1. Geological maps.
  2. Borehole records.
  3. Historic Certificates of Title.
  4. Council Property Files.
  5. Historical Aerial Photographs.
  6. Anecdotal Records.
- Desk assessment of potential for historic activities to have resulted in ground contamination at the site.
- Provision of an interpretive report summarising the above, highlighting whether a Detailed Site Investigation is required.

This report is limited to the assessment of the land from an environmental perspective and does not provide specific geotechnical parameters.

## 2.0 SITE DESCRIPTION

### 2.1 Site Location

The site is approximately 2.0km west northwest of central Rangiora, essentially triangular in shape and covers an area of approximately 13.4 hectares. The site is accessed from Lehmans Road, located along the west boundary of the site.

### 2.2 Site Walkover

A site walkover was conducted on 23 November 2021. For the purpose of describing the site features the site has been split into the areas shown on Figure 2. The following information summarises the EDC site walkover:

- A gravel and sand track extends east from Lehmans Rd and then approximately follows the east boundary, providing access from stables at 260 Lehmans Rd to Rangiora Race Track to the north of the site.
- Two sets of high voltage overhead transmission power lines transect the site on the eastern side of the site, following the approximate line of the east boundary and supported on large pylons.
- Area A : This area is generally topographically flat, though hummocky in places. Area A is generally large open paddocks for horse grazing. A fenced off area in the northwest corner of the site appears to comprise vegetated stockpiles. It was not possible to assess the content of these stockpiles though several appeared to contain saw dust / shavings (possibly from stables) and domestic rubbish. In addition, a burn area was noted (Figure 3 and Figure 7). This northwestern area is shown on Figure 3.
- Area B : This area has a number of stockpiles, the largest being approximately 10m in height. The stockpiles appear to be generally soil, though heavy vegetation rendered it difficult to assess. Several of the smaller stockpiles appeared to contain saw dust / shavings (possibly from stables) and construction waste; mainly concrete, concrete pipes, plastic pipes and wire. No visual evidence of asbestos containing materials was noted.
- Area C : This area generally comprises several small paddocks for horses. A small area of concrete waste was stockpiled in the northeastern corner of Area C. No visual evidence of asbestos containing materials was noted.

The adjacent areas comprise:

- A channel and paddocks to the north.
- A residential subdivision to the east.
- Rural residential lots and paddocks to the west, beyond Lehmans Rd.

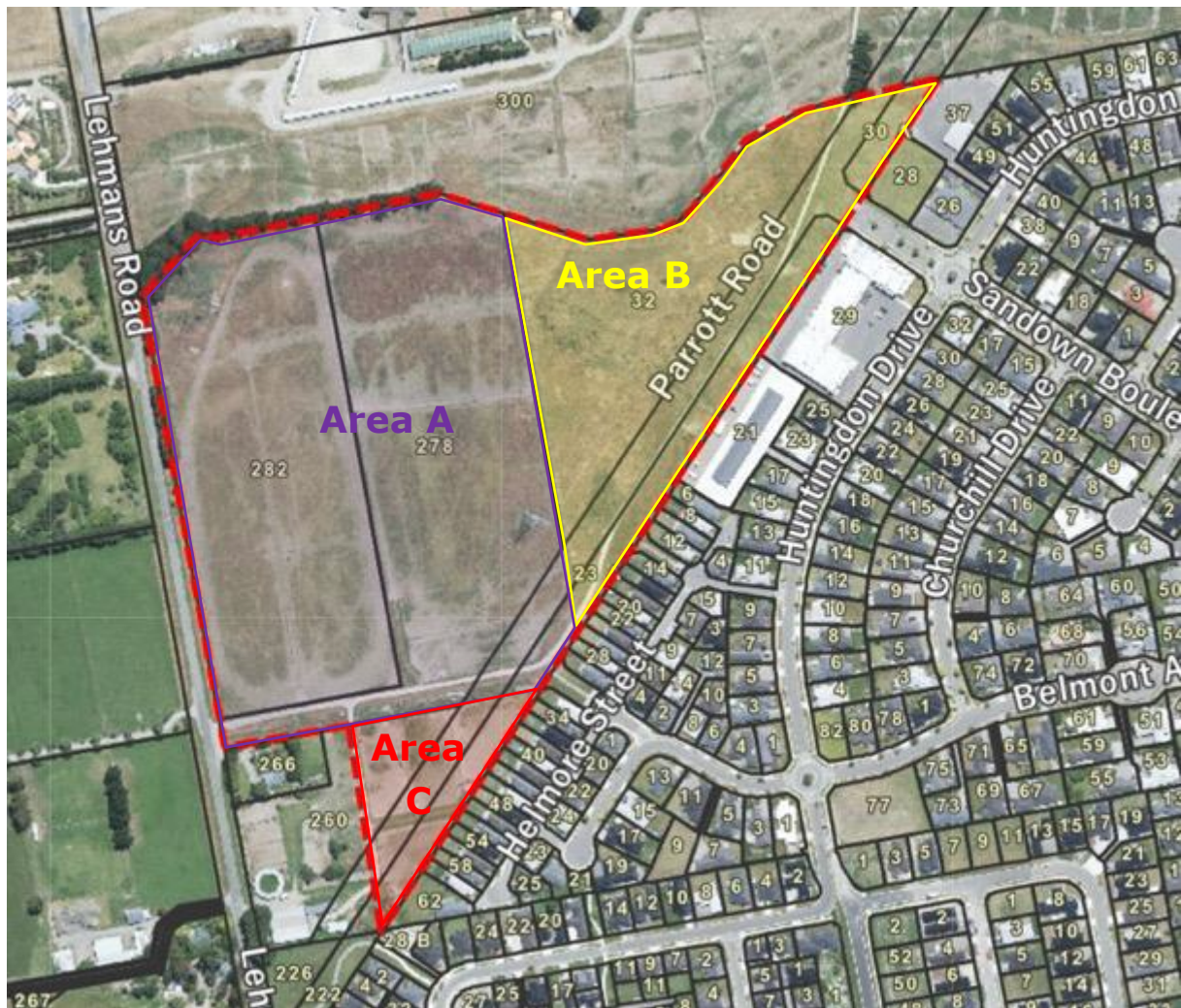
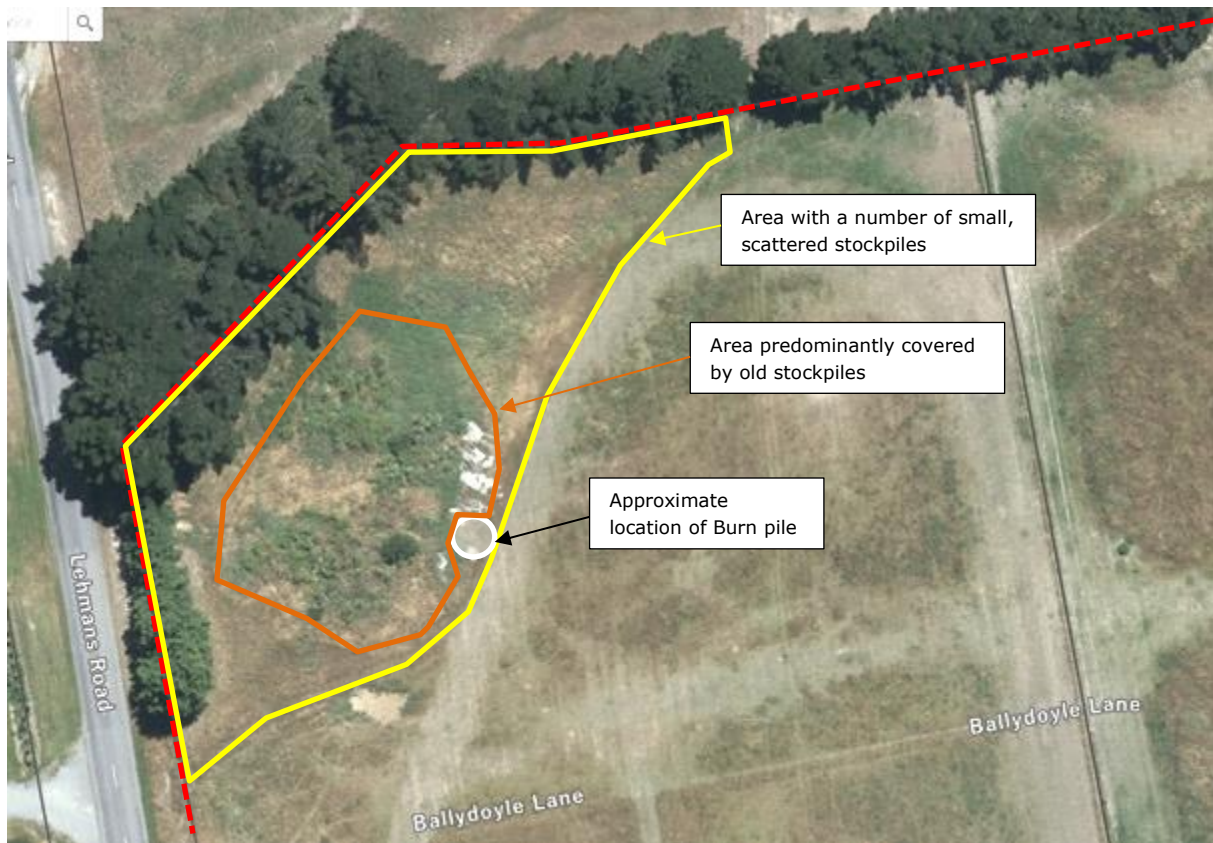


Figure 2: Site Description Areas





**Figure 3: Area A Northwestern Features**



**Figure 4: Panoramic view of Area A, looking north**



**Figure 5: Panoramic view of Area A, looking west and south from the top of the stockpile**



**Figure 6: View of the large stockpile in Area B**



**Figure 7: View of the burn area and vegetated stockpiles in northwest Area A**



## 3.0 SITE HISTORY

### 3.1 Historical Aerial Mapping

Historical aerial photographs available on Environment Canterbury's (ECan) GIS database (Environment Canterbury, 2016) have been reviewed by EDC for the years 1944 through to 2016. Aerial images from 1944 to 2019 can be found in Appendix A. This review indicated the following:

- In 1940 the site comprised several large paddocks, with an east-west trending drain visible in the north, along a paddock boundary.
- No significant changes occurred until approximately 2000 (though possible land disturbance is visible on the 1995-1999 aerial in the northern most paddock), when buildings (possibly farm sheds) are visible in the northeast and northwest corners of the site. On the 2004-2010 aerial the building in the northwest is absent and only one small building remains in the northeast.
- On the 2010 to 2014 ECan aerial stockpiles and ground disturbance are visible in both the northeast and northwest areas of the current stockpiles and the drain in the north area has been backfilled. Google Earth images indicate the stockpiling in the northeast area began around 2011 and appears to be associated with subdivision works in the adjacent area to the east.

In addition to the site history the following comment relates to areas adjacent to the site:

- Between 1984 and 1990 the area west of the northwestern site area (285 Lehman's Rd) was developed as orchards. The 200 – 2004 aerial image shows the orchards to be generally cleared with the exception of several small areas.
- Construction of the existing subdivision to the southeast began around 2004. Prior to this the land was dominated by pasture, though one small (c.120m by 120m) orchard area is noted.

### 3.2 Certificates of Title

Certificates of Title Under Land Transfer Act are available for the property and have been reviewed from 1879 to present. There is no indication of HAIL activities in the documents reviewed.

The Certificates of Title are contained in Appendix B.

### 3.3 Property Files

A review of the Waimakariri District Council Property Files has not revealed information that suggests any environmental hazards on the site, including HAIL activities.

### 3.4 Anecdotal Records

The following information regarding the proposed land development has been gathered from Chris Wilson, whose family has owned the land 2006:

- The land has been used for grazing.
- The use prior to ownership is not known.

- There has been no storage of use of chemicals on the site.
- The saw dust piles on the site are from chain sawed logs and is therefore not treated timber.

In addition, our Client has indicated that the stockpiles in the northeast area (Area B), amount to approximately 10,000m<sup>3</sup> of excess topsoil from the subdivision works to the east.

### 3.5 Listed Land Use Register

The ECan Listed Land Use Register (LLUR) holds information regarding sites that have been or currently are used for activities which have the potential to cause contamination.

The LLUR does not currently have any information about a Hazardous Activities or Industries List (HAIL) uses for the site, however, the adjacent properties have been identified as nearby sites of interest or investigations which have been summarised below:

- 315 Lehmans Rd (Site 2823: northwest of the site):
  1. C2 Gun clubs or rifle range use: unverified HAIL. This site covers part of the original North Canterbury Clay Target Club, active between 1946 and 1985. Initial testing of 4 samples from that site has indicated lead in excess of 300mg/kg in 3 of the samples.
  2. A10 Persistent pesticide bulk storage or use. This relates to former orchard use and has not been investigated.
- Mertons Rd, Priors Rd & Lehmans Rd (Site 172161: west of the site) – C2 and A10 uses as above. No investigation undertaken on this area (see Appendix C for location)

The LLUR response can be found in Appendix C.



## 4.0 GEOLOGICAL DESK-BASED INFORMATION

### 4.1 Geological Mapping

According to the GNS Geological Unit QMap, available on the New Zealand Geotechnical Database (Earthquake Commission / Ministry of Business, Innovation & Employment, 2016), the site is underlain by Late Pleistocene river deposits comprising 'unweathered, brownish-grey, variable mix of gravels/sand/silt/clay in low river terraces; locally up to 2m silt (?loess) cap' (Q2a). A small area of the northern portion of the site is underlain by Holocene river deposits comprising 'modern river floodplain/low-level degradation tce. Unweathered, variably sorted gravel/sand/silt/clay' (Q1a).



Figure 8: Excerpt from the GNS QMAP

### 4.2 Geological Investigation Data

Below is a summary of a nearby data obtained from the New Zealand Geotechnical Database (NZGD) and ECan GIS, from previous investigations within the local area:

Hole Reference	Location	Depth	Summary
M35/9719	62m SW	24.00m	Topsoil to 0.3m SILT to 3.00m Claybound gravel to >24.0m Groundwater encountered at 7.6m
M35_8798	102m west of northwest site corner	18.3m	Earth to 0.35m Claybound gravel to 16.5m Water bearing gravel to >18.3m Groundwater encountered at 7.6m
HADCP_37401	10 to 30m east (29 Huntingdon Dr)	0.4 – 2.5m	Several hand augers on adjacent land indicated silt and sand layers to termination on hard ground at around

Hole Reference	Location	Depth	Summary
			2.5m. Groundwater was not encountered.

**Table 1: Nearby Geological Investigation Summary**

### 4.3 Ground Water Data

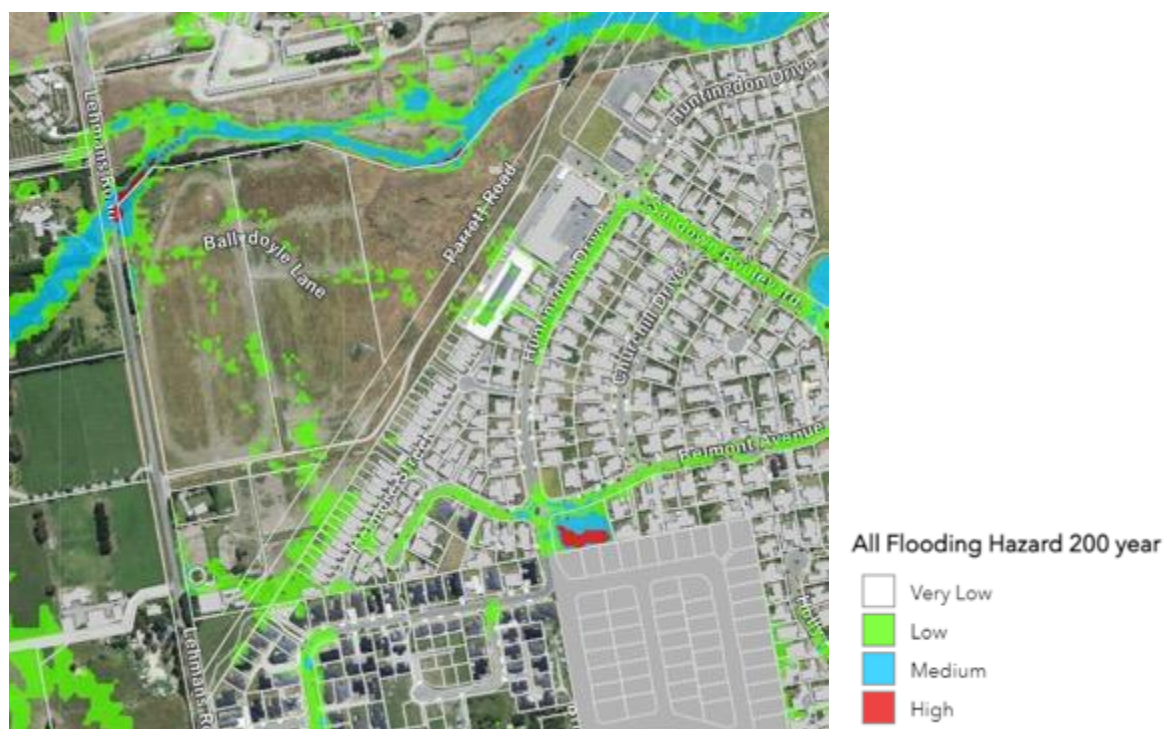
The ECan GIS 1979 groundwater depth contours suggest a groundwater depth of approximately 3.5m, though the ECan wells referred to in Table 1 suggest groundwater is nearer to 7m depth.

### 4.4 Nearby Springs

ECan GIS has no recorded springs on or with 500m of the site.

### 4.5 Flooding

The Waimakariri District Natural Hazards Interactive Viewer map provides a 200 year flood map. This map indicates the generally the site is at Very Low risk of flooding in a 200 year event, though several small scattered areas of Low risk are present and the channel beyond the northern boundary generally at Medium risk, as shown in Figure 9.



**Figure 9: WDC District Plan Indicating Flood Management Area**

## **5.0 ENVIRONMENTAL ASSESSMENT**

### **5.1 Regulatory Framework**

The key legislation and planning controls around this site include:

- Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES).
- Environment Canterbury Land & Water Regional Plan
- The Waimakariri District Council Plan.

These regulatory requirements form the basis of our assessment of the requirement for contamination remediation and contamination related consents relevant to the site development.

### **5.2 NES**

The NES came into effect on 1 January 2012. Each Territorial Authority implements the NES in accordance with their Section 31 functions under the Resource Management Act 1991 (RMA).

The NES applies to assessing and managing the actual or potential adverse effects of contaminants in soil on human health from five activities: subdivision, land-use change, soil disturbance, soil sampling, and removing fuel storage systems. The NES only applies to land affected by or potentially affected by soil contaminants. This is if an activity or industry on the Hazardous Activities or Industries List (HAIL) has been, is, or is more likely than not to have been undertaken on that land.

If the NES applies, then consent may be required if any of the activities listed above are proposed to take place on the site.

### **5.3 ECan Land & Water Plan Applicability**

The Canterbury Land and Water Regional Plan (LWRP) identifies the resource management outcomes/goals for managing land and water resources in Canterbury to achieved the purpose of the Resource Management Act 1991 (RMA).

The rules applying to Contaminated Land are 5.185 through to 5.188.

### **5.4 Waimakariri District Council**

The NES supersedes the District Plan except where the District Plan has rules regarding effects not covered in the NES. The following Section of the Waimakariri District Plan applies to this development:

Section 32.1.3 (Subdivision; Rules) – Consent is required as a controlled activity for subdivisions which have been historically contaminated by a HAIL activity. Therefore, if a potential HAIL activity has been identified, a Resource Consent will be required.

## 5.5 Potential Sources of Contamination

Based on the site visit, and a review of the available information, EDC considers that the following sources of potential soil contamination have been identified:

- Area A – the sources of the stockpiled material in this area are not known. In addition, it is considered that the burn area presents a very localised source of soil contamination.

The stockpiles of soil in Area B are considered to be of low risk on the basis that the owner has highlighted that this is excess topsoil from the development of the adjacent subdivision and EDC's review of the aerial photos indicate the source site has a historic use as pastureland. The building materials also appear modern (being related to the subdivision works) and no potential asbestos containing materials were noted. The wood shaving piles are understood from the owner to relate to chain sawing of logs/trees and is therefore not treated timber.

Whilst the site is not recorded as having had potential HAIL activities there are two abutting areas that are on the LLUR. The potential for cross contamination from these sites is considered low, based on the following:

- The site is not listed as being within a Shot Fall zone from the C2 HAIL use (Gun clubs or rifle ranges).
- The orchards were present from the mid 1980's and had largely gone by 2000 – 2004. Therefore, the risk of significant accumulations of persistent pesticide from spray drift is considered very low.



## 6.0 CONCLUSIONS AND RECOMMENDATIONS

### 6.1 Site History

The desk study indicates that the site has essentially remained relatively consistent through time, comprising pasture land. On the 2010 to 2014 ECan aerial stockpiles and ground disturbance are visible in the areas of the current stockpiles and the drain in the north area has been backfilled.

It was not possible to assess the content of the stockpiles in the northeast corner of the site, though several appeared to contain saw dust / shavings (possibly from stables) and domestic rubbish. In addition, a burn area was noted.

Google Earth images indicate the stockpiling in the northeast area began from around 2011 and appears to be associated with subdivision works in the adjacent area to the east. The client has confirmed that the northeast large stockpiles amount to approximately 10,000m<sup>3</sup> of excess topsoil from the subdivision works to the east.

The site is not highlighted as potentially contaminated on the LLUR. The following adjacent properties are listed on the LLUR, though EDC consider the potential cross contamination from these sites to be low:

- 315 Lehmans Rd (Site 2823: northwest of the site):
  1. C2 Gun clubs or rifle range use: unverified HAIL. This site covers part of the original North Canterbury Clay Target Club, active between 1946 and 1985.
  2. A10 Persistent pesticide bulk storage or use. This relates to former orchard use and has not been investigated.
- Mertons Rd, Priors Rd & Lehmans Rd (Site 172161: west of the site) – C2 and A10 uses as above. No investigation undertaken on this area (see Appendix C for location).

### 6.2 Environmental Assessment

Based on the site visit, and a review of the available information, EDC considers that it is more likely than not, that no HAIL activity has occurred on site and therefore the National Environmental Standard does not apply and it is highly unlikely that there will be a risk to human health from compounds within the site soil if the proposed subdivision is done. The exception to this is the burn area and stockpiles in the northwest portion of the site, as highlighted on Figure 3.

In view of the above a Detailed Site Investigation (DSI) is not generally considered warranted across the site. However, further investigation is recommended in the area highlighted on Figure 3 and should aim to assess the content of the stockpiles and undertake testing as considered necessary. A surface scrape of the burn area should be undertaken under the supervision of a SQEP and a validation statement provided, based on visual assessment, to confirm removal of potentially ashy soils. The ashy soils should be disposed of to an appropriate waste facility.

A Suitably Qualified Environmental Practitioner should be immediately contacted if potential soil contamination is uncovered in any future development works.

## **APPENDIX A**

### **AERIAL IMAGES 1944 - 2019**



1940 – 1944 (ECan)

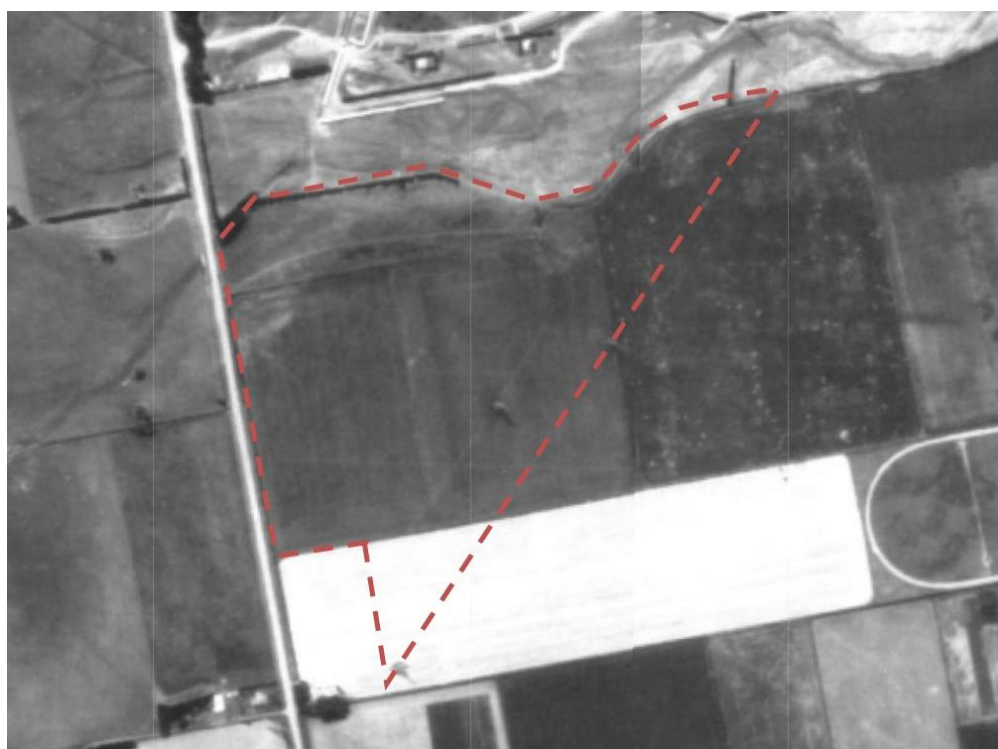


1960 – 1964 (ECan)

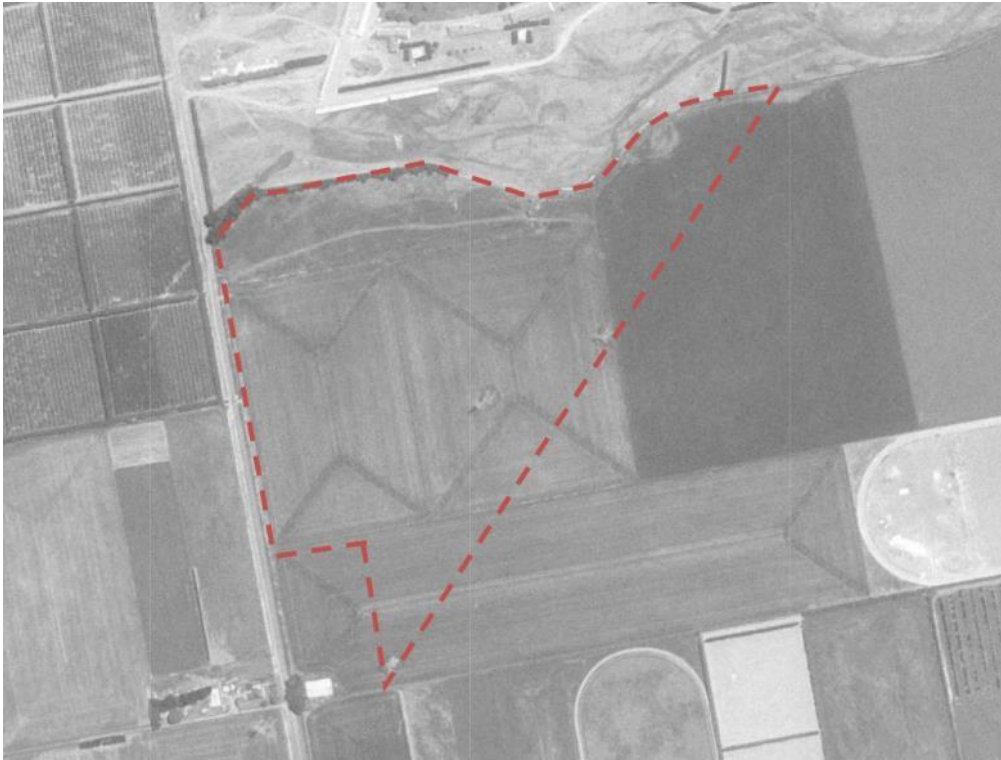




1970 – 1974 (ECan)



1980 – 1984 (ECan)

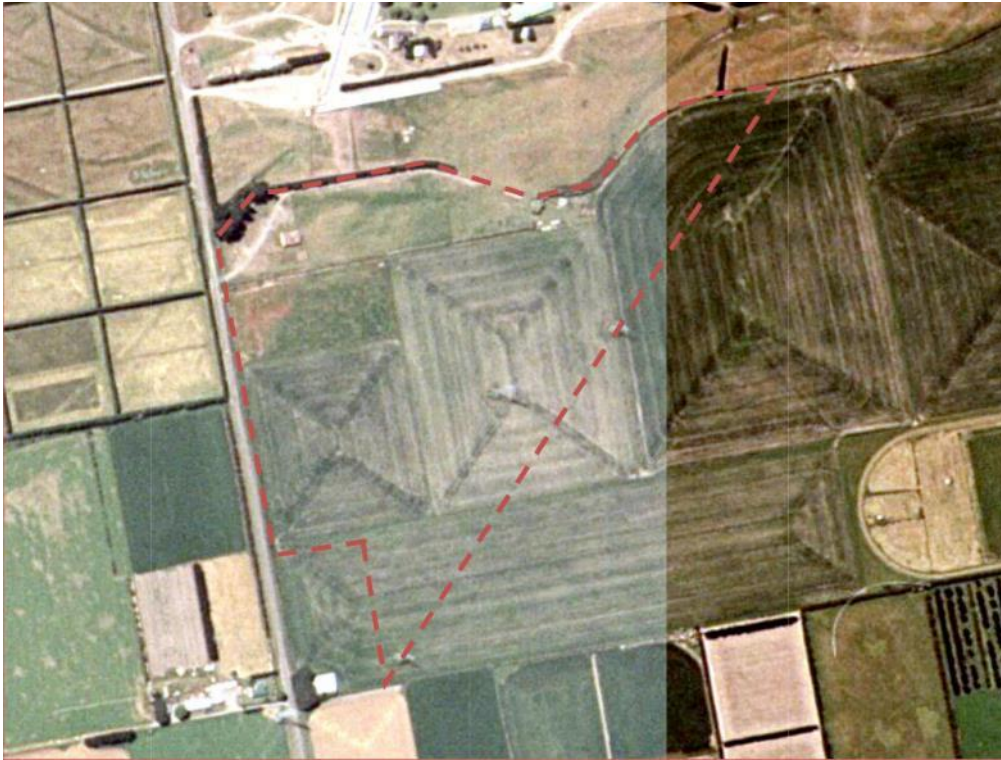


1990 – 1994 (ECan)



1995 – 1999 (ECan)





2000 – 2004 (ECan)



2004 – 2010 (ECan)



2010 – 2014 (ECan)



2010 – 2014 northwest corner showing stockpiles and waste (ECan)





2010 – 2014 : northeast corner showing stockpiles (ECan)



2012 : showing stockpiles in the northwest corner of the site (Google Earth)



2015 : showing stockpiles in the northeast corner of the site (Google Earth)



2015 – 2019 (ECan)

## **APPENDIX B**

### **CERTIFICATES OF TITLE**





**COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952**

**Historical Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **23389** **Cancelled**

**Land Registration District** **Canterbury**

**Date Issued** 23 August 2002

**Prior References**

CB39D/277

---

**Estate** Fee Simple  
**Area** 37.7600 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 305893  
**Original Proprietors**  
John Alexander McRae

---

**Interests**

Subject to a right to convey electric power and telephonic communications over part marked B-C on DP 305893 created by Transfer A164074.1 - 20.3.1995 at 10:45 am

The easements granted by Transfer A164074.1 are subject to Section 243(a) Resource Management Act 1991

5323734.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.8.2002 at 11:25 am

6107624.1 CAVEAT BY LEHMANS ROAD FARMING COMPANY LIMITED AND DONCASTER DEVELOPMENTS LIMITED (LIMITED EFFECT) - 9.8.2004 at 9:00 am

6146885.1 Cancellation of Consent Notice 5323734.2 - 13.9.2004 at 9:00 am

6146885.2 Certificate pursuant to Section 224(c) Resource Management Act 1991 (affects DP 340848) - 13.9.2004 at 9:00 am

6146885.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.9.2004 at 9:00 am (affects Lots 2, 3 & 4 DP 340848)

6146885.4 CTs issued - 13.9.2004 at 9:00 am

<b>Legal Description</b>	<b>Title</b>
Lot 1 Deposited Plan 340848	167935
Lot 2 Deposited Plan 340848	167936
Lot 3 Deposited Plan 340848	167937
Lot 4 Deposited Plan 340848	167938
Lot 5 Deposited Plan 340848	167939
Lot 6 Deposited Plan 340848	167940

CANCELLED





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Historical Search Copy**



R.W. Muir  
Registrar-General  
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

**Identifier** **167935**  
**Land Registration District** **Canterbury**  
**Date Issued** 13 September 2004

**Prior References**  
23389

---

**Estate** Fee Simple  
**Area** 4.0000 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 340848

**Original Registered Owners**  
John Alexander McRae

---

**Interests**

6107624.1 CAVEAT BY LEHMANS ROAD FARMING COMPANY LIMITED AND DONCASTER DEVELOPMENTS LIMITED - 9.8.2004 at 9:00 am

Appurtenant hereto is a right of way, right to convey water, electric power and telephonic communications created by Easement Instrument 6146885.5 - 13.9.2004 at 9:00 am

The easements created by Easement Instrument 6146885.5 are subject to Section 243 (a) Resource Management Act 1991

6174585.1 Withdrawal of Caveat 6107624.1 - 7.10.2004 at 9:00 am

6423170.1 Transfer to Doncaster Developments Limited - 17.5.2005 at 9:00 am

6423170.2 Mortgage to John Alexander McRae - 17.5.2005 at 9:00 am

6633441.1 Transfer to Alan Grant Fowler, Geoffrey Raymond Kenneth Taylor and Christopher Ian Glynn Wilson - 3.11.2005 at 9:00 am

6863137.1 Discharge of Mortgage 6423170.2 - 12.5.2006 at 11:00 am

8527751.1 Mortgage to Bank of New Zealand - 28.7.2010 at 9:11 am

9196005.3 Surrender of the right of way, right to convey water, electric power and telephonic communications created by Easement Instrument 6146885.5 - 3.10.2012 at 12:20 pm

Appurtenant hereto is a right of way, right to convey water, electricity, telecommunications and computer media created by Easement Instrument 9196005.11 - 3.10.2012 at 12:20 pm

The easements created by Easement Instrument 9196005.11 are subject to Section 243 (a) Resource Management Act 1991

9474698.1 Discharge of Mortgage 8527751.1 - 9.8.2013 at 11:01 am

9474698.2 Surrender of the easement created by Easement Instrument 9196005.11 - 9.8.2013 at 11:01 am

9474698.2 Revocation of the easement condition on DP 453206 - 9.8.2013 at 11:01 am

10896319.1 Transfer to Doncaster Developments Limited - 18.9.2017 at 1:20 pm



**RECORD OF TITLE**  
**UNDER LAND TRANSFER ACT 2017**  
**FREEHOLD**  
**Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 167935  
**Land Registration District** Canterbury  
**Date Issued** 13 September 2004

**Prior References**  
23389

---

**Estate** Fee Simple  
**Area** 4.0000 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 340848  
**Registered Owners**  
Doncaster Developments Limited

---

**Interests**

Search Copy Dated 18/11/21 11:59 am, Page 2 of 2  
Register Only



# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **CB39D/277** **Cancelled**

**Land Registration District** **Canterbury**

**Date Issued** 17 February 1995

**Prior References**

CB548/186

---

**Estate** Fee Simple  
**Area** 38.1268 hectares more or less  
**Legal Description** Part Lot 1 Deposited Plan 5866  
**Original Proprietors**  
John Alexander McRae

---

**Interests**

Subject to Section 243 (c) Resource Management Act 1991

A164074.1 Transfer creating the following easements - 20.3.1995 at 10.45 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right to convey electric power and telephonic communications	Part Lot 1 Deposited Plan 5866 - herein	Part herein	Lot 1 Deposited Plan 68044	

The easements granted by Transfer A164074.1 is subject to Section 243(a) Resource Management Act 1991

5323734.1 Certificate pursuant to Section 224(c) Resource Management Act 1991 (affects DP 305893) - 23.8.2002 at 11:25 am

5323734.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.8.2002 at 11:25 am (affects Lot 2 DP 305893)

5323734.3 CTs issued - 23.8.2002 at 11:25 am

Legal Description	Title
Lot 1 Deposited Plan 305893	23388
Lot 2 Deposited Plan 305893	23389

CANCELLED AND DUPLICATE DESTROYED



## References

Prior C/T 548/186

Land and Deeds 69

Transfer No.  
N/C. Order No. A159170/4

REGISTER

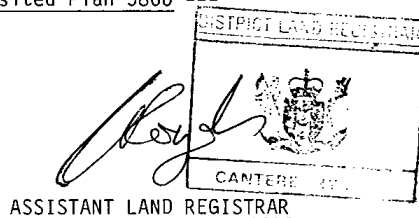
No. 39D/277

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 17th day of February one thousand nine hundred and ninety-five under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that JOHN ALEXANDER McRAE of Christchurch, Solicitor ---

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 38.1268 hectares or thereabouts being Part Lot 1 Deposited Plan 5866 ---



ASSISTANT LAND REGISTRAR

## Subject to:

SECTION 243(c) RESOURCE MANAGEMENT ACT 1991

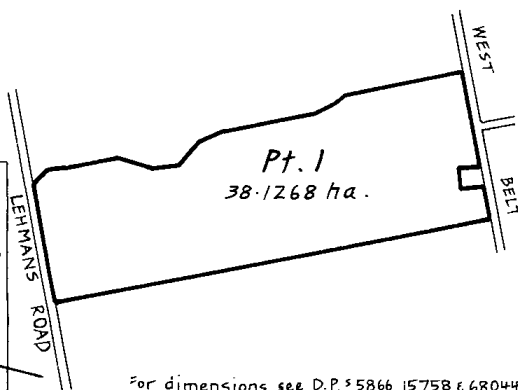
Transfer A164074/1 granting a right to convey electric power and telephonic communications over part herein appurtenant to Lot 1 DP 68044 - 20.3.1995 at 10.45am

~~Transfer A164074/1 to Richard Erwin Peter, Real Estate Salesman and Sandra Minna Peter, Teacher both of Rangiora 20.3.1995 at 10.45am~~  
Entered in Error

The easements granted by Transfer A164074/1 is subject to Section 243(a) Resource Management Act 1991

~~For A.L.R.~~

Waimakariri District



For dimensions see D.P. 5866, 15758 &amp; 68044

Measurements are Metric

No. 39D/277

8  
Area  
A

**CERTIFICATE OF TITLE** No.           /          



**CANCELLED**

[Land and Deeds—4.]

NEW ZEALAND

Form B.

Register-book.

Vol. 548, folio 186



Vol. 335, folio 100

Transfer No.

Reference:

Application No.

Order for N/C No. 355973

**CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT**

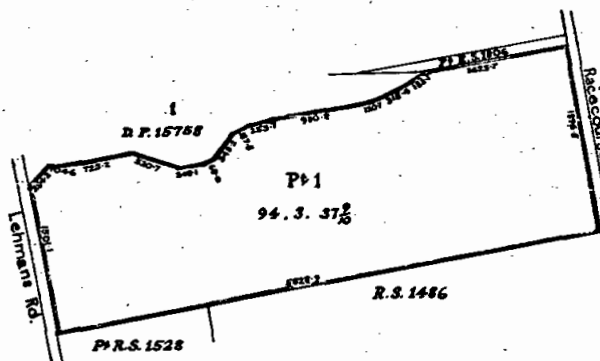
This Certificate, dated the Twelfth day of March, one thousand nine hundred and fifty-two under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury Witnesseth that LINDA MARY HIGHT of Rangiora Widow

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing NINETY-FOUR ACRES THREE RODS THIRTY-SEVEN PERCHES AND NINE-TENTHS OF A PERCH or thereabouts situated in Block VI of the Rangiora Survey District being part of Lot 1 on Deposited Plan No. 5866 Rural Section 1501 and part of Rural Sections 1528, 1806 and 10009



*G. G. G.*  
District Land Registrar.

Image Quality due to Condition of Original



METRIC AREA— 38.4398 ha

Scale: 10 chains to an inch

447471 Transfer Linda May Hight to Robert James Appleton & Rangiora Retires produced 11 May 1955 at 12 noon *Appleton*

447472 Mortgage Robert James Appleton to Linda May Hight produced 11 May 1955 at 12 noon *Appleton*

442024 Mortgage Robert James Appleton to William Angus Diedrichs produced 17 July 1956 at 11:40 am *Appleton*

442428 Transfer Robert James Appleton to William Angus Diedrichs of Rangiora farmer and Wynne Diedrichs his wife. Produced 26 July 1956 at 2:59 pm *Appleton*

Variation of the terms of Mortgage 447472 produced the 29th day of August 1960 at 11:58 am *Appleton*

Variation of the terms of Mortgage 442024 produced the 11th day of August 1960 at 12:10 pm *Appleton*

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.

*A. L. R.*

OVER

Mortgage 923314 to George Norton Francis  
and George Palmer Chapman to William David  
Bulmer to Mary Mavis Galletly to Francis  
Verdon Messent and Francis Peter O'Malley  
and to George Edward Galletly in shares  
- 13.8.1973 at 2.45 p.m.

OCT A159170/3,4 - Cancelled and Cst  
17.2.1995 39D/276-277 issued for  
Lot 1 DP 68044 and the  
balance herein  
respectively

No. 923315 Memorandum of Priority Making  
Mortgage 923314 first mortgage and Mortgage  
442024 second mortgage - 13.8.1973 at  
2.45 p.m.

A.L.R.

Transmission 962201 of the share of William David  
Blumer in Mortgage 923314 to Wilfred Lawson Laine,  
Juliana Elizabeth Wilson and Janice Leslie Cleland  
as Executors - 13.6.1974 at 2.10 p.m.

A.L.R.

Discharge of Mortgage 923314 as to the share of  
Wilfred Lawson Laine, Juliana Elizabeth Wilson  
and Janice Leslie Cleland - 8.9.1976 at 10.41 a.m.

A.L.R.

Variation of Mortgage 923314 - 8.9.1976 at 10.41 a.m.

A.L.R.

Variation of Mortgage 923314 - 13.8.1979 at 9.01 a.m.

CAVEAT A35772/1 BY HELEN GWYNNE BURTENSHAW  
- 5.2.1993 at 10.35am

for A.L.R.

A 136579/1

for A.L.R.

Transfer A136579/3 to John Alexander  
McRae and John Bowden Mackintosh, both  
of Christchurch, Solicitors - 28.9.1994  
at 10.40am

for A.L.R.

PLAN No. 68044..... LODGED 24/11/1994  
AND DEPOSITED 17/2/1995

Transfer A159170/1 to John Alexander McRae  
of Christchurch, Solicitor - 17.2.1995 at  
10.35am

A.L.R.

No. A159170/2 Certificate pursuant to  
Section 224 (c) Resource Management Act  
1991 - 17.2.1995 at 10.35am

A.L.R.







# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

## Historical Search Copy



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **23389** **Cancelled**

**Land Registration District** **Canterbury**

**Date Issued** 23 August 2002

**Prior References**

CB39D/277

---

**Estate** Fee Simple  
**Area** 37.7600 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 305893  
**Original Proprietors**  
John Alexander McRae

---

**Interests**

Subject to a right to convey electric power and telephonic communications over part marked B-C on DP 305893 created by Transfer A164074.1 - 20.3.1995 at 10:45 am

The easements granted by Transfer A164074.1 are subject to Section 243(a) Resource Management Act 1991

5323734.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.8.2002 at 11:25 am

6107624.1 CAVEAT BY LEHMANS ROAD FARMING COMPANY LIMITED AND DONCASTER DEVELOPMENTS LIMITED (LIMITED EFFECT) - 9.8.2004 at 9:00 am

6146885.1 Cancellation of Consent Notice 5323734.2 - 13.9.2004 at 9:00 am

6146885.2 Certificate pursuant to Section 224(c) Resource Management Act 1991 (affects DP 340848) - 13.9.2004 at 9:00 am

6146885.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.9.2004 at 9:00 am (affects Lots 2, 3 & 4 DP 340848)

6146885.4 CTs issued - 13.9.2004 at 9:00 am

<b>Legal Description</b>	<b>Title</b>
Lot 1 Deposited Plan 340848	167935
Lot 2 Deposited Plan 340848	167936
Lot 3 Deposited Plan 340848	167937
Lot 4 Deposited Plan 340848	167938
Lot 5 Deposited Plan 340848	167939
Lot 6 Deposited Plan 340848	167940

CANCELLED



**COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952**

**Historical Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier**

**141061**

**Cancelled**

**Land Registration District** **Canterbury**

**Date Issued** 10 May 2004

**Prior References**

CB384/231

---

**Estate** Fee Simple  
**Area** 4.0090 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 334436  
**Original Proprietors**  
Lehmans Road Holdings Limited

---

**Interests**

5756448.2 Mortgage to Janetta Anne Taylor and Geoffrey Raymond Kenneth Taylor - 8.10.2003 at 9:00 am  
5910697.1 CAVEAT BY GINNY VICTORIA JONES AND SHANE ANTHONY JONES - 25.2.2004 at 9:00 am  
(LIMITED EFFECT)  
5974162.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - produced 21.4.2004 at 9:00 am and  
entered 10.5.2004 at 9.00 amam  
6036045.1 Withdrawal of Caveat 5910697.1 - 10.6.2004 at 9:00 am  
6036045.2 Discharge of Mortgage 5756448.2 - 10.6.2004 at 9:00 am  
6036045.3 Transfer to Shane Anthony Jones and Ginny Victoria Jones - 10.6.2004 at 9:00 am  
Land Covenant in Transfer 6036045.3 - 10.6.2004 at 9:00 am  
6036045.4 Mortgage to Southland Building Society - 10.6.2004 at 9:00 am  
6673270.1 Discharge of Mortgage 6036045.4 - 2.12.2005 at 9:00 am  
6673270.2 Transfer to Belmont Bloodstock Limited - 2.12.2005 at 9:00 am  
8527701.1 Mortgage to Bank of New Zealand - 28.7.2010 at 9:11 am  
8858155.1 Certificate pursuant to Section 224(c) Resource Management Act 1991 (affects DP 437764) - 6.9.2011 at 4:57  
pm  
8858155.2 CTs issued - 6.9.2011 at 4:57 pm

<b>Legal Description</b>	<b>Title</b>
Lot 192 Deposited Plan 437764	542433
Lot 1000 Deposited Plan 437764	542435

CANCELLED



# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

## Historical Search Copy



  
R.W. Muir  
Registrar-General  
of Land

**Identifier**

**167936**

**Cancelled**

**Land Registration District** **Canterbury**

**Date Issued** 13 September 2004

**Prior References**

23389

---

**Estate** Fee Simple  
**Area** 4.0000 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 340848  
**Original Proprietors**  
John Alexander McRae

---

**Interests**

6107624.1 CAVEAT BY LEHMANS ROAD FARMING COMPANY LIMITED AND DONCASTER DEVELOPMENTS LIMITED - 9.8.2004 at 9:00 am

6146885.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.9.2004 at 9:00 am

Appurtenant hereto is a right of way, right to convey water, electric power and telephonic communications created by Easement Instrument 6146885.5 - 13.9.2004 at 9:00 am

The easements created by Easement Instrument 6146885.5 are subject to Section 243 (a) Resource Management Act 1991

6174585.1 Withdrawal of Caveat 6107624.1 - 7.10.2004 at 9:00 am

6423170.1 Transfer to Doncaster Developments Limited - 17.5.2005 at 9:00 am

6423170.2 Mortgage to John Alexander McRae - 17.5.2005 at 9:00 am

6633441.1 Transfer to Alan Grant Fowler, Geoffrey Raymond Kenneth Taylor and Christopher Ian Glynn Wilson - 3.11.2005 at 9:00 am

6863137.1 Discharge of Mortgage 6423170.2 - 12.5.2006 at 11:00 am

8527751.1 Mortgage to Bank of New Zealand - 28.7.2010 at 9:11 am

9196005.3 Surrender of the right of way, right to convey water, electric power and telephonic communications created by Easement Instrument 6146885.5 - 3.10.2012 at 12:20 pm

Appurtenant hereto is a right of way, right to convey water, electricity, telecommunications and computer media created by Easement Instrument 9196005.11 - 3.10.2012 at 12:20 pm

The easements created by Easement Instrument 9196005.11 are subject to Section 243 (a) Resource Management Act 1991

9474698.1 Discharge of Mortgage 8527751.1 - 9.8.2013 at 11:01 am

9474698.2 Surrender of the easement created by Easement Instrument 9196005.11 - 9.8.2013 at 11:01 am

9474698.2 Revocation of the easement condition on DP 453206 - 9.8.2013 at 11:01 am

9474698.3 Transfer of part Lot 301 DP 461128 to Doncaster Developments Limited - 9.8.2013 at 11:01 am

9474698.5 CTs issued - 9.8.2013 at 11:01 am

**Legal Description**

**Title**

Part Lot 301 Deposited Plan 461128	606149
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Lot 1002 Deposited Plan 461128	625678
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CANCELLED





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Historical Search Copy**



R.W. Muir  
Registrar-General  
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

**Identifier** **542433**  
**Land Registration District** **Canterbury**  
**Date Issued** 06 September 2011

**Prior References**  
141061

---

**Estate** Fee Simple  
**Area** 2519 square metres more or less  
**Legal Description** Lot 192 Deposited Plan 437764  
**Original Registered Owners**  
Belmont Bloodstock Limited

---

**Interests**

5974162.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - produced 21.4.2004 at 9:00 am and entered 10.5.2004 at 9:00 am

Land Covenant in Transfer 6036045.3 - 10.6.2004 at 9:00 am

8527701.1 Mortgage to Bank of New Zealand - 28.7.2010 at 9:11 am

8858155.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 6.9.2011 at 4:57 pm

Subject to a right to convey electricity over part marked C and a right to convey electricity and water over part marked B and a right to convey water over part marked E all on DP 437764 created by Easement Instrument 8858155.4 - 6.9.2011 at 4:57 pm

Appurtenant hereto is a right to drain sewage, right to convey water, electricity, telecommunications and computer media created by Easement Instrument 8858155.4 - 6.9.2011 at 4:57 pm

The easements created by Easement Instrument 8858155.4 are subject to Section 243 (a) Resource Management Act 1991

8874853.1 Discharge of Mortgage 8527701.1 - 18.10.2011 at 9:42 am

8874853.2 Transfer to Octagon Bloodstock Limited (2/3 share) and Keiron Fraser McCord, Corina Jane Taylor and Janetta Anne Taylor (1/3 share) - 18.10.2011 at 9:42 am

9045147.3 Mortgage to Bank of New Zealand - 27.4.2012 at 3:54 pm

9081906.4 Surrender of the Land Covenant created by Transfer 6036045.3 - 30.5.2012 at 9:57 am

9781792.1 Discharge of Mortgage 9045147.3 - 1.8.2014 at 3:37 pm

9781792.2 Transfer to Octagon Bloodstock Limited - 1.8.2014 at 3:37 pm

9924246.1 Surrender of the right to convey electricity marked C on DP 437764 and right to convey electricity and water marked B on DP 437764 and right to convey water marked E on DP 437764 created by Easement Instrument 8858155.4 as appurtenant to Lot 1001 DP 453206 and part Lot 301 DP 461128 formerly Lot 1000 DP 437764 - 16.12.2014 at 12:42 pm

9924246.2 Transfer to Robyn Marie Fantham - 16.12.2014 at 12:42 pm

9924246.3 Mortgage to Mortgage Holding Trust Company Limited - 16.12.2014 at 12:42 pm

9921775.1 Surrender of the right to convey electricity marked C on DP 437764, the right to convey electricity and water marked B on DP 437764, and the right to convey water marked E on DP 437764 created by Easement Instrument 8858155.4 as appurtenant to Lots 159-164 and 505 DP 453206 - 5.3.2015 at 3:21 pm

10699163.1 Discharge of Mortgage 9924246.3 - 13.2.2017 at 8:02 am

10699163.2 Mortgage to New Zealand Home Lending Limited - 13.2.2017 at 8:02 am

12256280.2 Transmission of Mortgage 10699163.2 to Kiwibank Limited pursuant to Part 13 Companies Act 1993 - 26.10.2021 at 10:59 am



**RECORD OF TITLE**  
**UNDER LAND TRANSFER ACT 2017**  
**FREEHOLD**  
**Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **542433**  
**Land Registration District** **Canterbury**  
**Date Issued** 06 September 2011

**Prior References**  
141061

---

**Estate** Fee Simple  
**Area** 2519 square metres more or less  
**Legal Description** Lot 192 Deposited Plan 437764  
**Registered Owners**  
Robyn Marie Fantham

---

**Interests**

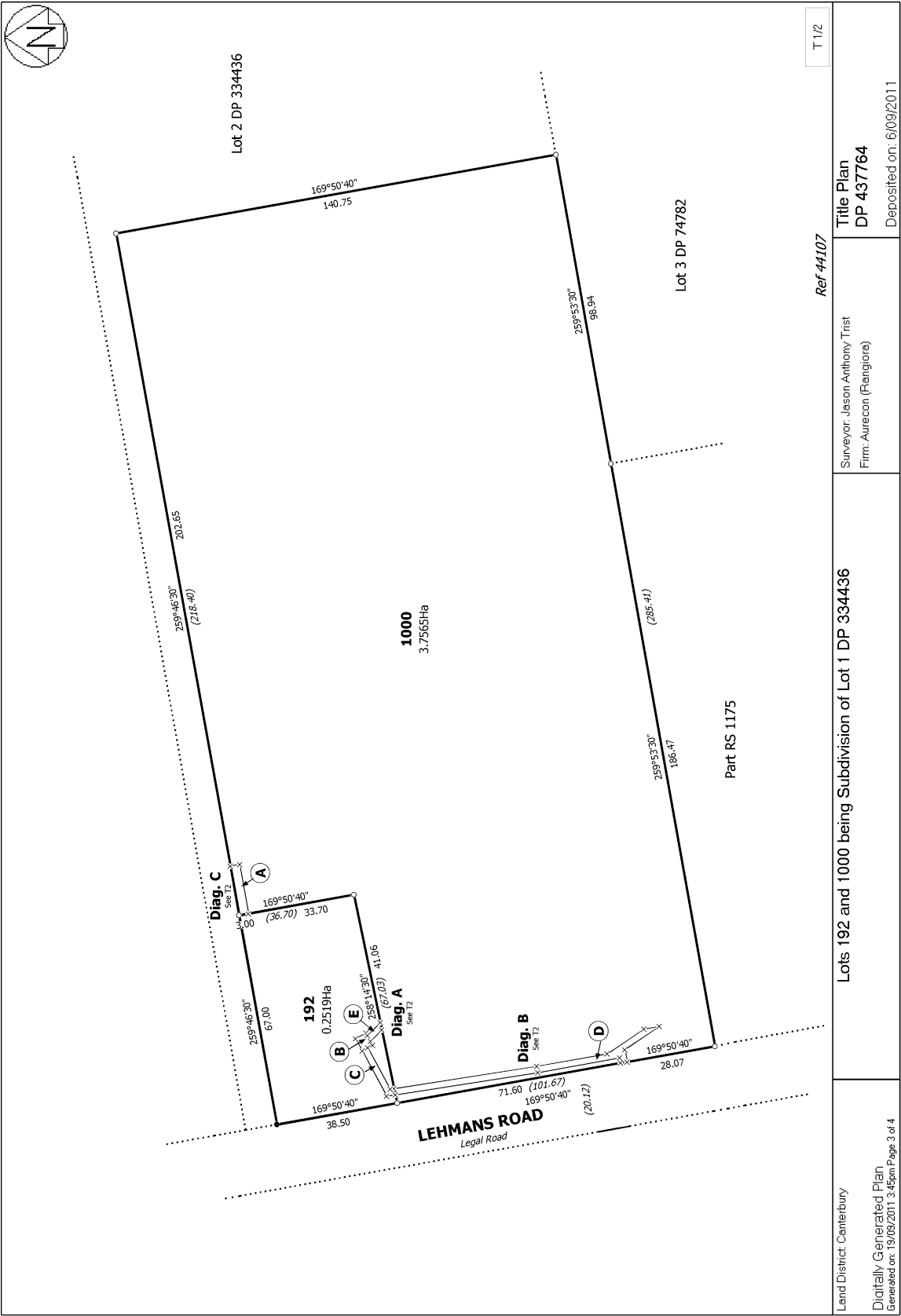
5974162.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - produced 21.4.2004 at 9:00 am and entered 10.5.2004 at 9.00 amam

8858155.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 6.9.2011 at 4:57 pm

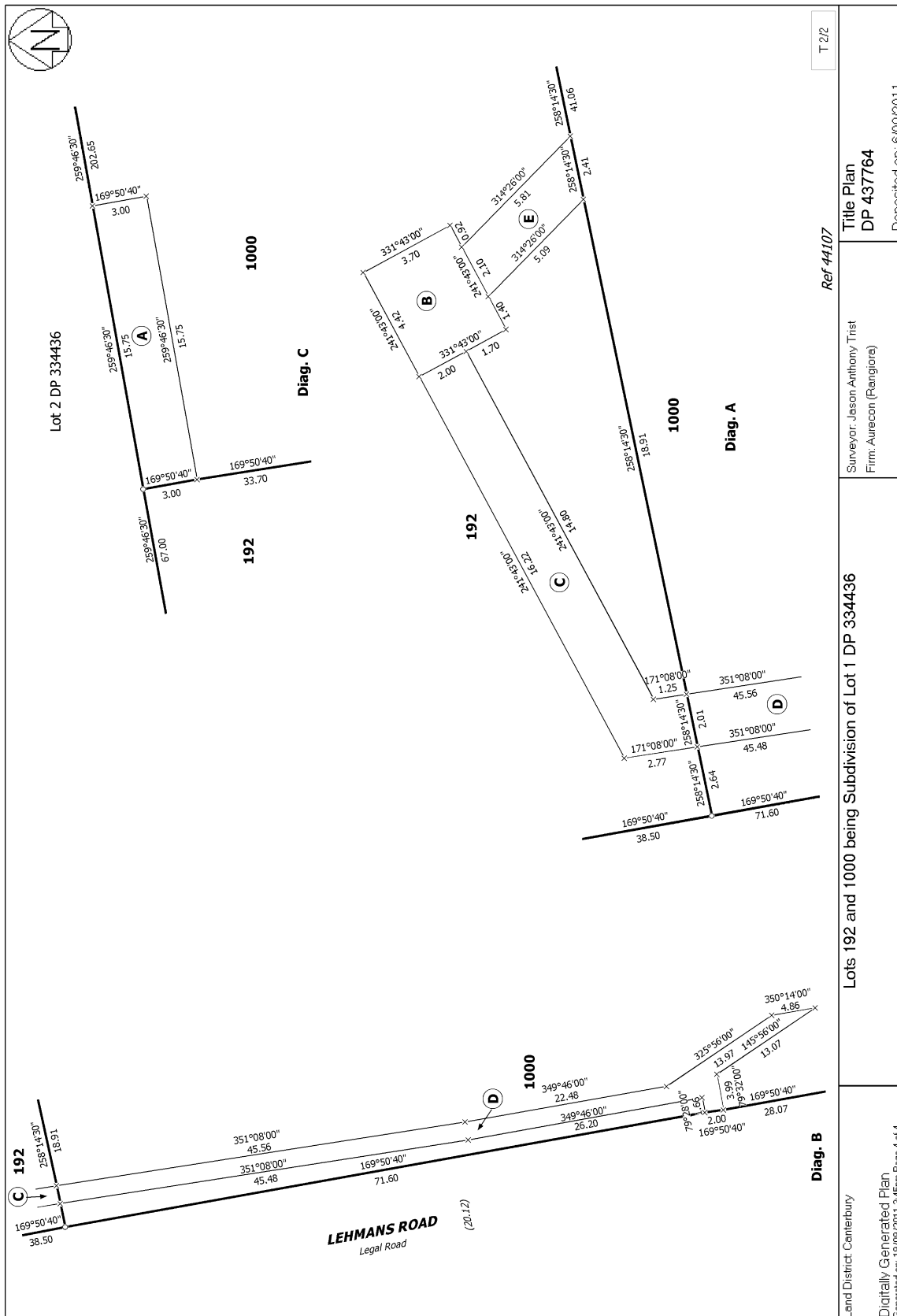
Appurtenant hereto is a right to drain sewage, right to convey water, electricity, telecommunications and computer media created by Easement Instrument 8858155.4 - 6.9.2011 at 4:57 pm

The easements created by Easement Instrument 8858155.4 are subject to Section 243 (a) Resource Management Act 1991

10699163.2 Mortgage to (now) Kiwibank Limited - 13.2.2017 at 8:02 am









# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

## Historical Search Copy



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **542435** **Cancelled**

**Land Registration District** **Canterbury**

**Date Issued** 06 September 2011

### Prior References

141061

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**Estate** Fee Simple  
**Area** 3.7565 hectares more or less  
**Legal Description** Lot 1000 Deposited Plan 437764  
**Original Proprietors**  
Belmont Bloodstock Limited

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### Interests

5974162.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - produced 21.4.2004 at 9:00 am and entered 10.5.2004 at 9.00 amam

Land Covenant in Transfer 6036045.3 - 10.6.2004 at 9:00 am

8527701.1 Mortgage to Bank of New Zealand - 28.7.2010 at 9:11 am

Subject to a right to drain sewage, right to convey water, electricity, telecommunications and computer media over part marked A and a right to convey electricity over part marked D both on DP 437764 created by Easement Instrument

8858155.4 - 6.9.2011 at 4:57 pm

Appurtenant hereto is a right to convey electricity and water created by Easement Instrument 8858155.4 - 6.9.2011 at 4:57 pm

The easements created by Easement Instrument 8858155.4 are subject to Section 243 (a) Resource Management Act 1991

9081906.4 Surrender of the Land Covenant created by Transfer 6036045.3 - 30.5.2012 at 9:57 am

9196005.2 Discharge of Mortgage 8527701.1 - 3.10.2012 at 12:20 pm

9196005.5 Transfer of Lots 159, 160, 505 and Part Lots 161, 162, 163, 500 and 1000 on LT 453206 to Doncaster Developments Limited - 3.10.2012 at 12:20 pm

9196005.6 Certificate pursuant to Section 224(c) Resource Management Act 1991 (affects DP 453206) - 3.10.2012 at 12:20 pm

9196005.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 3.10.2012 at 12:20 pm (affects Lots 159, 160 and part Lots 161, 162 and 164 DP 453206)

Part Lot 500 DP 453206 is vested in Waimakariri District Council as road pursuant to Section 238 Resource Management Act 1991

Lot 505 DP 453206 is vested in Waimakariri District Council as Recreational Reserve pursuant to Section 239(1)(a) Resource Management Act 1991 subject to the Reserves Act 1977

9196005.8 CTs issued - 3.10.2012 at 12:20 pm

Legal Description	Title
Lot 159 Deposited Plan 453206	584775

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Lot 160 Deposited Plan 453206	584776
Part Lot 161 Deposited Plan 453206	584777
Part Lot 162 Deposited Plan 453206	584778
Part Lot 163 Deposited Plan 453206	584779
Part Lot 164 Deposited Plan 453206	584780
Lot 505 Deposited Plan 453206	584785
Part Lot 1000 Deposited Plan 453206	584790
Lot 1001 Deposited Plan 453206	584791

CANCELLED



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Historical Search Copy**



R.W. Muir  
Registrar-General  
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

**Identifier**                                **584791**                                **Cancelled**

**Land Registration District**   **Canterbury**

**Date Issued**                                03 October 2012

**Prior References**  
542435

---

**Estate**                                Fee Simple

**Area**                                1.8671 hectares more or less

**Legal Description**                Lot 1001 Deposited Plan 453206

**Original Registered Owners**  
Belmont Bloodstock Limited

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**Interests**

5974162.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - produced 21.4.2004 at 9:00 am and entered 10.5.2004 at 9.00 am

Appurtenant hereto is a right to convey electricity and water created by Easement Instrument 8858155.4 - 6.9.2011 at 4:57 pm

The easements created by Easement Instrument 8858155.4 are subject to Section 243 (a) Resource Management Act 1991 Subject to a right to drain sewage, right to convey water, electricity, telecommunications and computer media over part marked G and a right to convey electricity over part marked H both on DP 453206 created by Easement Instrument 8858155.4 - 6.9.2011 at 4:57 pm

9676026.1 Transfer to Doncaster Developments Limited - 19.3.2014 at 4:20 pm

9924246.1 Surrender of the right to convey electricity marked B and C both on DP 437764 and right to convey water marked B and E both on DP 437764 created by Easement Instrument 8858155.4 as appurtenant to Lot 1001 DP 453206 - 16.12.2014 at 12:42 pm

Part Lot 509 DP 526449 is vested in Waimakariri District Council as road pursuant to Section 238 Resource Management Act 1991

Part Lot 508 DP 526449 is vested in Waimakariri District Council as Recreation Reserve pursuant to Section 239(1)(a) Resource Management Act 1991 subject to the Reserves Act 1977

11298637.2 Record of Titles issued - 18.12.2018 at 8:45 am

<b>Legal Description</b>	<b>Title</b>
Part Lot 508 Deposited Plan 526449	845231
Lot 1003 Deposited Plan 526449	845234



CANCELLED



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Historical Search Copy**



R.W. Muir  
Registrar-General  
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

**Identifier** **625678** **Cancelled**

**Land Registration District** **Canterbury**

**Date Issued** 09 August 2013

**Prior References**  
167936

---

**Estate** Fee Simple

**Area** 3.9895 hectares more or less

**Legal Description** Lot 1002 Deposited Plan 461128

**Original Registered Owners**

Alan Grant Fowler, Geoffrey Raymond Kenneth Taylor and Christopher Ian Glynn Wilson

---

**Interests**

6146885.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.9.2004 at 9:00 am

Appurtenant hereto is a right of way, a right to convey water, electricity, telecommunications and computer media created by Easement Instrument 9474698.6 - 9.8.2013 at 11:01 am

The easements created by Easement Instrument 9474698.6 are subject to Section 243 (a) Resource Management Act 1991

10896319.1 Transfer to Doncaster Developments Limited - 18.9.2017 at 1:20 pm

11298637.1 Surrender of the easements created by Easement Instrument 9474698.6 - 18.12.2018 at 8:45 am

Part Lot 509 DP 526449 is vested in Waimakariri District Council as road pursuant to Section 238 Resource Management Act 1991

Part lot 508 DP 526449 is vested in Waimakariri District Council as Recreation Reserve pursuant to Section 239(1)(a) Resource Management Act 1991 subject to the Reserves Act 1977

11298637.2 Record of Titles issued - 18.12.2018 at 8:45 am

<b>Legal Description</b>	<b>Title</b>
Part Lot 508 Deposited Plan 526449	845231
Part Lot 1002 Deposited Plan 526449	845233

CANCELLED



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Historical Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **845233**  
**Land Registration District** **Canterbury**  
**Date Issued** 18 December 2018

**Prior References**

606144 625678

---

**Estate** Fee Simple  
**Area** 4.0909 hectares more or less  
**Legal Description** Lot 1002 Deposited Plan 526449  
**Original Registered Owners**  
Doncaster Developments Limited

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**Interests**

6146885.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.9.2004 at 9:00 am (affects part formerly contained in Lot 1002 DP 461128)

Subject to a right of way, right to convey water, electricity, telecommunications and computer media over part marked C on DP 526449 created by Easement Instrument 11298637.3 - 18.12.2018 at 8:45 am

The easements created by Easement Instrument 11298637.3 are subject to Section 243 (a) Resource Management Act 1991



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **845233**  
**Land Registration District** **Canterbury**  
**Date Issued** 18 December 2018

**Prior References**

606144                      625678

---

**Estate** Fee Simple  
**Area** 4.0909 hectares more or less  
**Legal Description** Lot 1002 Deposited Plan 526449  
**Registered Owners**  
Doncaster Developments Limited

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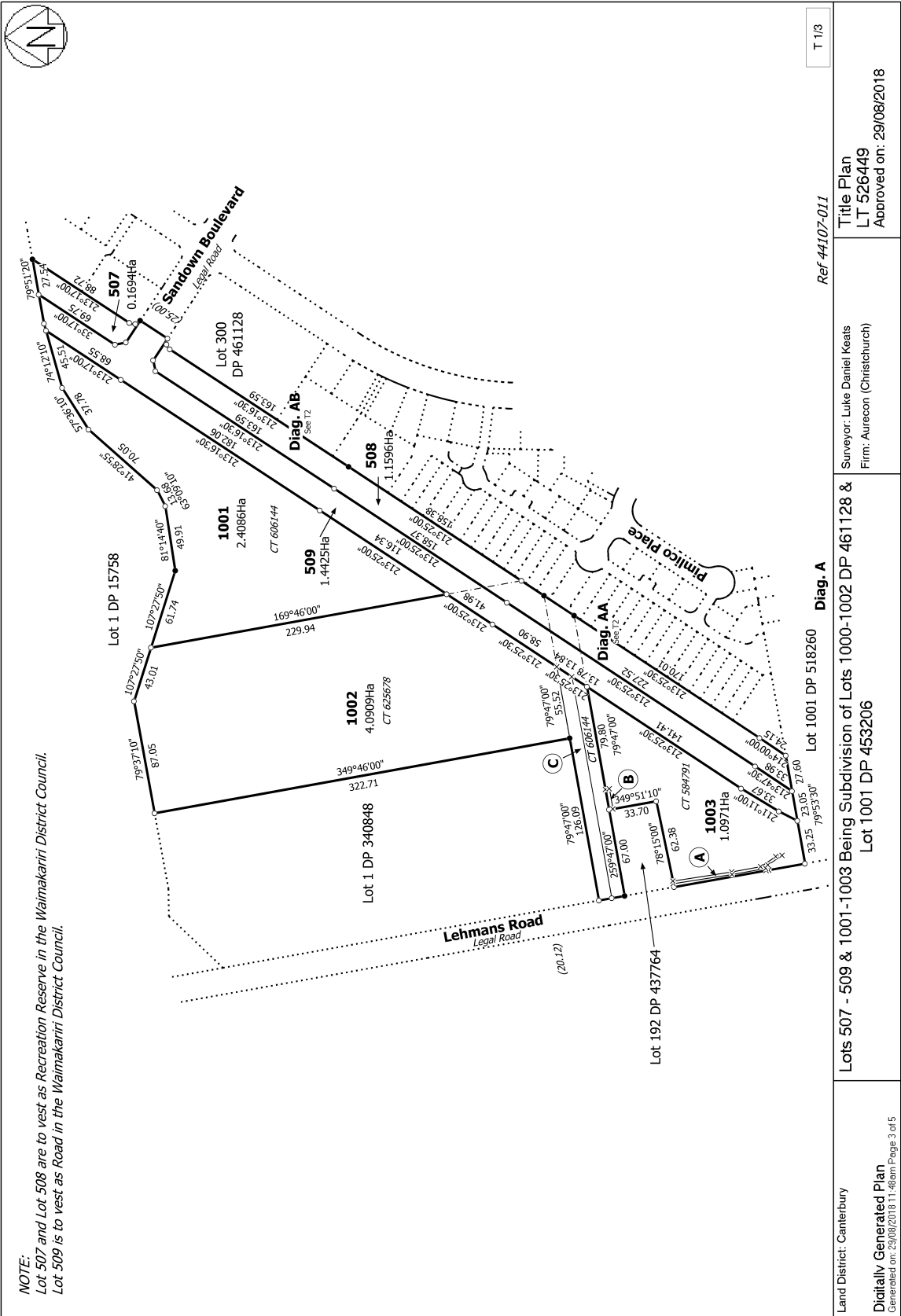
**Interests**

6146885.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.9.2004 at 9:00 am (affects part formerly contained in Lot 1002 DP 461128)

Subject to a right of way, right to convey water, electricity, telecommunications and computer media over part marked C on DP 526449 created by Easement Instrument 11298637.3 - 18.12.2018 at 8:45 am

The easements created by Easement Instrument 11298637.3 are subject to Section 243 (a) Resource Management Act 1991







**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Historical Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **845234**  
**Land Registration District** **Canterbury**  
**Date Issued** 18 December 2018

**Prior References**  
584791

---

**Estate** Fee Simple  
**Area** 1.0971 hectares more or less  
**Legal Description** Lot 1003 Deposited Plan 526449  
**Original Registered Owners**  
Doncaster Developments Limited

---

**Interests**

5974162.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - produced 21.4.2004 at 9:00 am and entered 10.5.2004 at 9:00 am

Subject to a right to drain sewage, right to convey water, electricity, telecommunications and computer media over part marked B and a right to convey electricity over part marked A both on DP 526449 created by Easement Instrument 8858155.4 - 6.9.2011 at 4:57 pm

The easements created by Easement Instrument 8858155.4 are subject to Section 243 (a) Resource Management Act 1991



**RECORD OF TITLE**  
**UNDER LAND TRANSFER ACT 2017**  
**FREEHOLD**  
**Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **845234**  
**Land Registration District** **Canterbury**  
**Date Issued** 18 December 2018

**Prior References**  
584791

---

**Estate** Fee Simple  
**Area** 1.0971 hectares more or less  
**Legal Description** Lot 1003 Deposited Plan 526449  
**Registered Owners**  
Doncaster Developments Limited

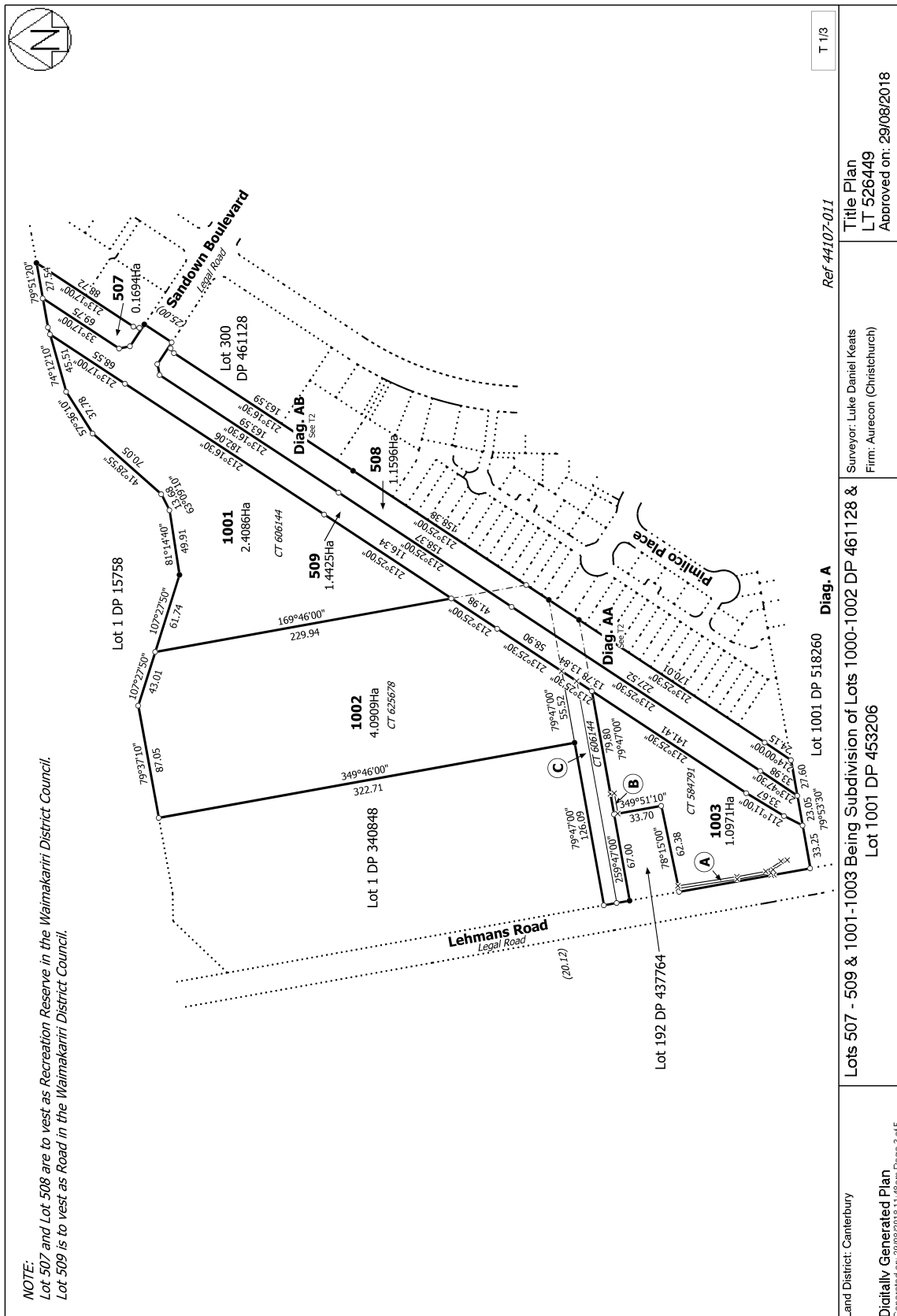
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**Interests**

5974162.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - produced 21.4.2004 at 9:00 am and entered 10.5.2004 at 9.00 am

Subject to a right to drain sewage, right to convey water, electricity, telecommunications and computer media over part marked B and a right to convey electricity over part marked A both on DP 526449 created by Easement Instrument 8858155.4 - 6.9.2011 at 4:57 pm

The easements created by Easement Instrument 8858155.4 are subject to Section 243 (a) Resource Management Act 1991





# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Historical Search Copy



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** CB39D/277

**Cancelled**

**Land Registration District** Canterbury

**Date Issued** 17 February 1995

**Prior References**

CB548/186

---

**Estate** Fee Simple  
**Area** 38.1268 hectares more or less  
**Legal Description** Part Lot 1 Deposited Plan 5866  
**Original Proprietors**  
John Alexander McRae

---

**Interests**

Subject to Section 243 (c) Resource Management Act 1991

A164074.1 Transfer creating the following easements - 20.3.1995 at 10.45 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right to convey electric power and telephonic communications	Part Lot 1 Deposited Plan 5866 - herein	Part herein	Lot 1 Deposited Plan 68044	

The easements granted by Transfer A164074.1 is subject to Section 243(a) Resource Management Act 1991

5323734.1 Certificate pursuant to Section 224(c) Resource Management Act 1991 (affects DP 305893) - 23.8.2002 at 11:25 am

5323734.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 23.8.2002 at 11:25 am (affects Lot 2 DP 305893)

5323734.3 CTs issued - 23.8.2002 at 11:25 am

Legal Description	Title
Lot 1 Deposited Plan 305893	23388
Lot 2 Deposited Plan 305893	23389

CANCELLED AND DUPLICATE DESTROYED



## References

Prior C/T 548/186

Transfer No.  
N/C. Order No. A159170/4

Land and Deeds 69



REGISTER

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 17th day of February one thousand nine hundred and ninety-five under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that JOHN ALEXANDER McRAE of Christchurch, Solicitor ---

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 38.1268 hectares or thereabouts being Part Lot 1 Deposited Plan 5866 ---

  
ASSISTANT LAND REGISTRAR

## Subject to:

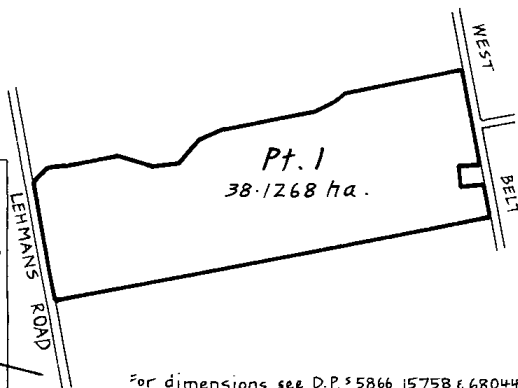
X SECTION 243(c) RESOURCE MANAGEMENT ACT 1991

Transfer A164074/1 granting a right to convey electric power and telephonic communications over part herein appurtenant to Lot 1 DP 68044 - 20.3.1995 at 10.45am

~~Transfer A164074/1 to Richard Erwin Peter, Real Estate Salesman and Sandra Minna Peter, Teacher both of Rangiora 20.3.1995 at 10.45am~~  
Entered in Error

The easements granted by Transfer A164074/1 is subject to Section 243(a) Resource Management Act 1991

~~For A.L.R.~~  
Waimakariri District



For dimensions see D.P. 5866, 15758 & 68044

Measurements are Metric

No. 39D/277

No. 39D/277

**CERTIFICATE OF TITLE** No.           /          





**COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952**  
**Limited as to Parcels**  
**Historical Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **CB384/231** **Cancelled**

**Land Registration District** **Canterbury**

**Date Issued** 27 September 1926

**Prior References**

DI 6C/S1246 DI 8C/S1603

---

<b>Estate</b>	Fee Simple
<b>Area</b>	8.3466 hectares more or less
<b>Legal Description</b>	Part Rural Section 1486 and Part Rural Section 1528

**Original Proprietors**

John Alexander McRae

---

**Interests**

5756448.1 Transfer to Lehmans Road Holdings Limited - 8.10.2003 at 9:00 am

5756448.2 Mortgage to Janetta Anne Taylor and Geoffrey Raymond Kenneth Taylor - 8.10.2003 at 9:00 am

5910697.1 CAVEAT BY GINNY VICTORIA JONES AND SHANE ANTHONY JONES - 25.2.2004 at 9:00 am  
(LIMITED EFFECT)

5974162.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - produced 21.4.2004 at 9:00 am and  
entered 10.5.2004 at 9.00 am

5974162.2 CTs issued - produced 21.4.2004 at 9:00 am and entered 10.5.2004 at 9.00 am

<b>Legal Description</b>	<b>Title</b>
Lot 1 Deposited Plan 334436	141061
Lot 2 Deposited Plan 334436	141062

CANCELLED

## NEW ZEALAND.

Land Transfer (Compulsory  
Registration of Titles)  
Act, 1924.  
Reference: Deeds Index. 6<sup>th</sup> 1746  
8<sup>th</sup> 1603  
Application No. C. 3051



Register-book,  
Vol. 384, folio 231

384/231

## CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

LIMITED AS TO PARCELS AND TO

This Certificate, dated the Twenty-seventh day of September, one thousand nine hundred and Twenty-six  
under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury Witnesseth that  
FREDERICK GEORGE DICKHOFF of Rangiora Farmer

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing TWENTY ACRES TWO RODS AND TWENTY PERCHES or thereabouts situated in Block VI of the Rangiora Survey District being parts of Rural Sections 1486 and 1528 and being more particularly described in Conveyance Registered No. 116296 (184/503)



*Suburban plan 2146*

Image Quality due  
to Condition  
of Original

*Transfer 12213 to John Henry Dickhoff of Southbrook farmer and Catherine Dickhoff of Southbrook transfer entered 30 July 1931 at 2.59 pm*

*Transfer 199719 produced 30 July 1931 at 2.59 pm for John Henry Dickhoff and Catherine Dickhoff to the said Catherine Dickhoff*

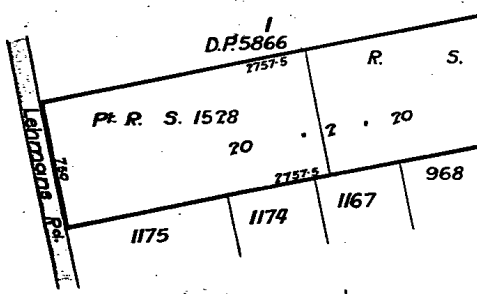
*26 acres transferred to the said Dickhoff on 26 July 1931 at 2.59 pm*

*Transfer 589185 Catherine Dickhoff to Harold Walter King of Rangiora Farmer produced 26 July 1931 at 2.59 pm*

*Mortgage 589186 Harold Walter King to Catherine Dickhoff produced 26 July 1931 at 2.59 pm*

*Transfer 650744 to Clarence Edward Lewis of Rangiora at 26 July 1931 at 2.59 pm*

THIS REPRODUCTION (ON A REDUCED SCALE)  
CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL REGISTERED FOR THE PURPOSES OF  
SECTION 215A LAND TRANSFER ACT 1952.  
*S. Simpson A.L.R.*



METRIC AREA:— 8.3466 ha

Scale: 5 Chains to an Inch

384/231

OVER

C.T. 384/231

Transfer 923313 to William Amos  
Diedrichs of Rangiora, Farmer and  
Gwynne Diedrichs his wife -  
13/8/1973 at 2.45 p.m.

X CAVEAT A35772/1 BY HELEN GWYNNE BURTENSHAW  
- 5.2.1993 at 10.35am

for A.L.R.  
Transfer A136579/3 to John Alexander McRae  
and John Bowden Mackintosh both of  
Christchurch, Solicitors - 28.9.1994 at  
10.40am

for A.L.R.  
Transfer A159170/1 to John Alexander McRae  
of Christchurch, Solicitor - 17.2.1995 at  
10.35am

A.L.R.



**CANCELLED**

[Land and Deeds—4.]

NEW ZEALAND

Form B.

Register-book.

Vol. 548, folio 186

Vol. 335, folio 100

Transfer No.

Reference:

Application No.

Order for N/C No. 355973



**CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT**

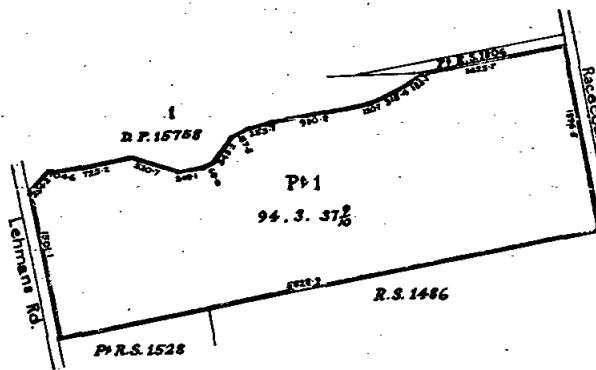
This Certificate, dated the Twelfth day of March, one thousand nine hundred and fifty-two under the hand and seal of the District Land Registrar of the Land Registration District of Canterbury Witnesseth that LINDA MARY HIGHT of Rangiora Widow

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing NINETY-FOUR ACRES THREE RODS THIRTY-SEVEN PERCHES AND NINE-TENTHS OF A PERCH or thereabouts situated in Block VI of the Rangiora Survey District being part of Lot 1 on Deposited Plan No. 5866 Rural Section 1501 and part of Rural Sections 1528, 1806 and 10009



*Lennie*  
District Land Registrar.

Image Quality due to Condition of Original



METRIC AREA: 38.4398 ha

Scale: 10 chains to an inch

447471 Transfer Linda May Hight to Robert James Appleton & Rangiora Retire produced 11 May 1955 at 12 noon *Amstrong A.L.R.*  
447472 Mortgage Robert James Appleton to Linda May Hight produced 11 May 1955 at 6.15 pm *Amstrong A.L.R.*  
442024 Mortgage Robert James Appleton to William Angus Diederichs produced 17 July 1956 at 11.40 am *Amstrong A.L.R.*  
442428 Transfer Robert James Appleton to William Angus Diederichs of Rangiora Farmer and Guyenne Diederichs his wife. Produced 26 July 1956 at 2.57 pm *Amstrong A.L.R.*

Variation of the terms of Mortgage 447472 produced the 29th day of August 1960 at 11.58 am *Amstrong A.L.R.*

Variation of the terms of Mortgage 442024 produced the 17th day of August 1960 at 12.10 pm *Amstrong A.L.R.*

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.  
*Amstrong* A.L.R.

OVER

Mortgage 923314 to George Norton Francis  
and George Palmer Chapman to William David  
Bulmer to Mary Mavis Galletly to Francis  
Verdon Messent and Francis Peter O'Malley  
and to George Edward Galletly in shares  
- 13.8.1973 at 2.45 p.m.

OCT A159170/3,4 - Cancelled and Cst  
17.2.1995 39D/276-277 issued for  
Lot 1 DP 68044 and the  
balance herein  
respectively

No. 923315 Memorandum of Priority Making  
Mortgage 923314 first mortgage and Mortgage  
442024 second mortgage - 13.8.1973 at  
2.45 p.m.

A.L.R.

Transmission 962201 of the share of William David  
Blumer in Mortgage 923314 to Wilfred Lawson Laine,  
Juliana Elizabeth Wilson and Janice Leslie Cleland  
as Executors - 13.6.1974 at 2.10 p.m.

A.L.R.

Discharge of Mortgage 923314 as to the share of  
Wilfred Lawson Laine, Juliana Elizabeth Wilson  
and Janice Leslie Cleland - 8.9.1976 at 10.41 a.m.

A.L.R.

Variation of Mortgage 923314 - 8.9.1976 at 10.41 a.m.

A.L.R.

Variation of Mortgage 923314 - 13.8.1979 at 9.01 a.m.

CAVEAT A35772/1 BY HELEN GWYNNE BURTENSHAW  
- 5.2.1993 at 10.35am

for A.L.R.

A 136579/1

for A.L.R.

Transfer A136579/3 to John Alexander  
McRae and John Bowden Mackintosh, both  
of Christchurch, Solicitors - 28.9.1994  
at 10.40am

for A.L.R.

PLAN No. 68044..... LODGED 24/11/1994  
AND DEPOSITED 17/2/1995

Transfer A159170/1 to John Alexander McRae  
of Christchurch, Solicitor - 17.2.1995 at  
10.35am

A.L.R.

No. A159170/2 Certificate pursuant to  
Section 224 (c) Resource Management Act  
1991 - 17.2.1995 at 10.35am

A.L.R.



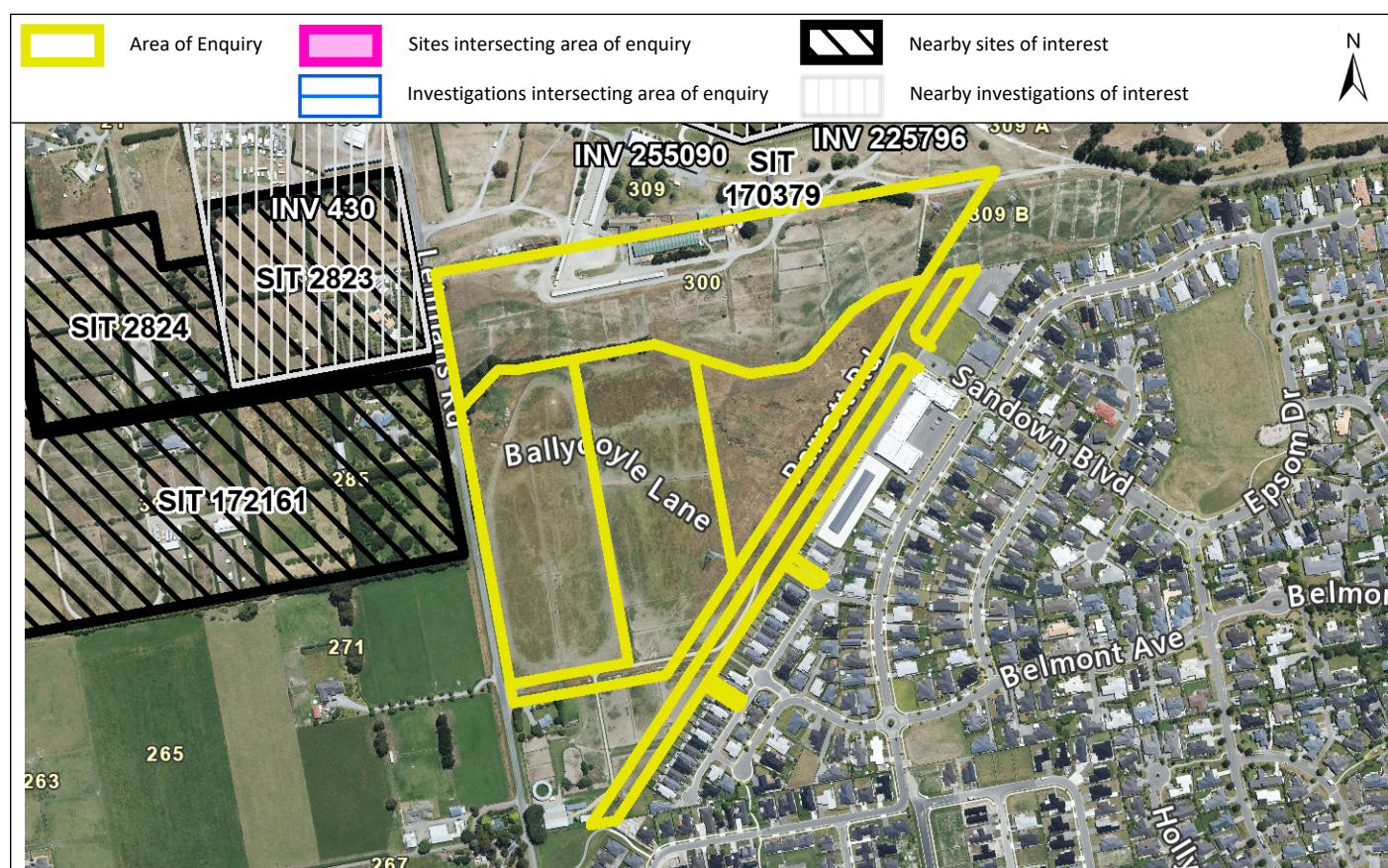
## **APPENDIX C**

### **ECAN LISTED LAND USE REGISTER**

# Property Statement from the Listed Land Use Register

Visit [ecan.govt.nz/HAIL](http://ecan.govt.nz/HAIL) for more information or  
contact Customer Services at [ecan.govt.nz/contact/](http://ecan.govt.nz/contact/) and quote ENQ301316

**Date generated:** 24 November 2021  
**Land parcels:**  
Lot 1 DP 340848  
Lot 508 DP 526449  
Lot 1002 DP 526449  
Lot 1 DP 536484  
Lot 46 DP 477246  
Lot 34 DP 477246  
Lot 1001 DP 526449  
Lot 507 DP 526449



The information presented in this map is specific to the area within a 100m radius of property you have selected. Information on properties outside the search radius may not be shown on this map, even if the property is visible.

## Sites at a glance

**Sites within enquiry area**

Site number	Name	Location	HAIL activity(s)	Category
-------------	------	----------	------------------	----------

Please note that the above table represents a summary of sites and HAILS intersecting the area of enquiry only.

**Nearby sites**

Site number	Name	Location	HAIL activity(s)	Category
2823	Ex North Canterbury Clay Target Club (shot fall zone3)	315 Lehman's Road, Rangiora	C2 - Gun clubs or rifle ranges; A10 - Persistent pesticide bulk storage or use;	Unverified HAIL
2824	Lehman's Road Horticultural site	311 Lehman's Road, Rangiora	A10 - Persistent pesticide bulk storage or use;	Not Investigated

170379	Rangiora Racecourse	285 Lehmans Road, Rangiora	A10 - Persistent pesticide bulk storage or use;	At or below background concentrations
172161	Mertons Road, Priors Road & Lehmans Road, Rangiora	Mertons Road, Priors Road & Lehmans Road, Rangiora	C2 - Gun clubs or rifle ranges; A10 - Persistent pesticide bulk storage or use;	Not Investigated

Please note that the above table represents a summary of sites and HAILS intersecting the area of enquiry within a 100m buffer.

## More detail about the sites

### Site 2823: Ex North Canterbury Clay Target Club (shot fall zone3) (Within 100m of enquiry area.)

Category: Unverified HAIL

Definition: The relevant land-use / HAIL history has not been confirmed.

Location: 315 Lehmans Road, Rangiora

Legal description(s): Lot 5 DP 83612

HAIL activity(s):	Period from	Period to	HAIL activity
	1946	1985	Gun clubs or rifle ranges, including clay target clubs that use lead munitions outdoors
	1985	1999	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

#### Notes:

**5 Apr 2004** This site falls within the calculated shot fall zone of the Ex North Canterbury Clay Target Club.



#### Investigations:

**INV 430** **Coley Park - Rangiora Canterbury**  
OPUS - Detailed Site Investigation  
17 Sep 1999

#### Summary of investigation(s):

This site covers part of the original North Canterbury Clay Target Club which was active between 1946 and 1985. The site is now operated as the Rangiora Holiday Park.

An investigation was conducted in 1999 by Opus at the adjacent Coley Park development in order to assess the potential for ground contamination. As part of this investigation, 4 soil samples were collected from the Holiday Park site, and analysed for total recoverable lead.

3 of the 4 samples collected from this site were found to have concentrations of lead exceeding the ANZECC (1992) guideline value of 300 mg/kg. This conservative guideline value is considered appropriate, especially when considering the sites current use as a holiday park, and the number of complete exposure pathways that exist.

No surface water or groundwater samples were collected from the site.

Further work is required at the site to delineate the extent of lead contamination, so that appropriate remedial options can be determined.

There are no other activities with the potential to cause contamination currently known to exist at the site.

### Site 2824: Lehmans Road Horticultural site (Within 100m of enquiry area.)

Category: Not Investigated

Definition: Verified HAIL has not been investigated.

Location: 311 Lehmans Road, Rangiora

Legal description(s): Lot 6 DP 83612 (D)

HAIL activity(s):	Period from	Period to	HAIL activity
	1985	1999	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds



## Notes:

- 20 Dec 2007** A subdivision proposal plan (Connell Wagner, October 1999) produced for Coley Park Trust indicates that olives were grown on this property.
- 9 Dec 2013** During an Environment Canterbury review of clay target club shot fall zones in Canterbury, the shot fall zone distance was revised from 300 m to 200m. On this basis, this site no longer falls within the ex-North Canterbury shot fall zone, and activity record # 3108 (for clay target clubs) has been removed from the site. The site is still listed on the LLUR for its former horticultural land use; however the site name has been changed from Ex-North Canterbury Clay Target Club (Shot fall zone 4).



## Investigations:

There are no investigations associated with this site.

## Site 170379: Rangiora Racecourse (Within 100m of enquiry area.)

- Category:** At or below background concentrations
- Definition:** Investigation results demonstrate that all hazardous substances are at or below regional background levels.
- Location:** 285 Lehmans Road, Rangiora
- Legal description(s):** RS 10449, RS 19334

HAIL activity(s):	Period from	Period to	HAIL activity
	1961	Present	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

## Notes:

- 10 Feb 2017** This record was created as part of the Waimakariri District Council 2016 HAIL identification project.
- 7 Jul 2017** Area defined from 1961 to Present aerial photographs. A10 - Horticultural activities, a poultry farm or sports turf were noted in aerial photographs reviewed.



## Investigations:

- INV 225796** **Preliminary Site Investigation - Proposed Quarrying Area, Rangiora Racecourse, Lehmans Road, Rangiora**  
Pattle Delamore Partners Ltd - Preliminary Site Investigation  
14 Nov 2018
- INV 255090** **Soil Sampling Investigation - Proposed Quarrying Area, Rangiora Racecourse, Lehmans Road, Rangiora**  
PDP - Detailed Site Investigation  
27 Jan 2020

## Summary of investigation(s):

**Site History:** The 1941 aerial photographs show a racecourse already occupying the site, and a limited area where a gridded pattern (possibly horticultural) was present. This racecourse was expanded into two concentric tracks by 1963, and the gridded activity had apparently ceased. From 1973, the area in the middle of the racetracks was divided into three paddocks, possibly used for sheep grazing. Racetracks remain at the site as at 2020.

INV225796 – Preliminary Site Investigation - Proposed Quarrying Area, Rangiora Racecourse, Lehmans Road, Rangiora – PDP, 2018.

**Objective:** Land investigated as per requirements of the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (MfE, 2011) for soil disturbance and change of land use.

**Summary:** Prior to the change of land use and disturbance of the site, a Preliminary Site Investigation (PSI) was required to determine if activities on the MfE Hazardous Activities and Industries List (HAIL) have occurred at the site. The report was intended to assess the implications of potential HAIL activities with respect to human health, environmental risks, and consenting requirements. The PSI noted that there was no evidence to suggest that the HAIL activities currently listed on the Listed Land Use Register (LLUR) (category A10 – persistent pesticide bulk storage or use based on former horticultural activities, a poultry farm, or sports turf) had occurred at the site. The report suggested that even if the racetracks were classified as ‘sports turfs’, these areas were outside of the proposed quarrying area.

It was concluded that the NESCS does not apply to this site with regard to the proposed quarrying activities. Subsequently, limited intrusive investigation was requested in order to support a consent application.

INV255090 – Soil Sampling Investigation – Proposed Quarrying Area, Rangiora Racecourse, Lehmans Road, Rangiora – PDP, 2020.

Objective: A limited soil sampling investigation was undertaken by Pattle Delamore Partners Ltd (PDP) to confirm whether any imported material was used to form the racetrack (HAIL category G5 – waste disposal to land) and whether persistent pesticides were used to maintain it (HAIL category A10 – persistent pesticide storage or use).

According to anecdotal information, the track was surfaced with soil when it was in use and no material was imported when the track was abandoned. The existing soil was left to self-grass. Five test pits were advanced along the former racetrack. Material was identified as silty sand topsoil at surface over silt or sand, followed by sandy gravel. Eleven soil samples were collected between 0.05 and 0.15 m depth, and five samples were analysed for heavy metals (arsenic, cadmium, chromium, copper, lead, nickel, and zinc), organochlorine pesticides (OCPs), and polycyclic aromatic hydrocarbon (PAHs).

Results: Concentrations of heavy metals, OCPs, and PAHs in soil were below the expected background concentrations and below the commercial/industrial land use Soil Contaminant Standards (SCS) defined in the National Environmental Standard for Assessing and Managing Contaminants in Soil (NESCS) (MfE, 2011).

Conclusion: SIT170379 on the Listed Land Use Register (LLUR) has been categorised as 'at or below background concentrations'.

Justification: It is noted that the limited soil sampling is not considered a full Detailed Site Investigation (DSI), nor is it an exhaustive characterisation of the site. However, a full DSI was not required, and the limited intrusive investigation has adequately shown that no soil contamination has been found at the site.

### Site 172161: Mertons Road, Priors Road & Lehmans Road, Rangiora (Within 100m of enquiry area.)

Category: Not Investigated

Definition: Verified HAIL has not been investigated.

Location: Mertons Road, Priors Road & Lehmans Road, Rangiora

Legal description(s): Lot 1 DP 68030, Lot 1 DP 83612, Lot 10 DP 83612, Lot 11 DP 83612, Lot 12 DP 83612, Lot 13 DP 83612, Lot 14 DP 83612, Lot 2 DP 83612, Lot 3 DP 83612, Lot 7 DP 83612, Lot 8 DP 83612, Lot 9 DP 83612

HAIL activity(s):	Period from	Period to	HAIL activity
	1946	1985	Gun clubs or rifle ranges, including clay target clubs that use lead munitions outdoors
	1994	1995	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

### Notes:

**10 Feb 2017** This record was created as part of the Waimakariri District Council 2016 HAIL identification project.

**27 Jul 2017** Survey Response: Current owner had no knowledge of prior land use

Survey Property Address: 142 Merton Road

Survey Response File: C17C/113845

**27 Jul 2017** Survey Response: Cuprofix used on fruit trees and olives. Historically apple orchard also.

Survey Property Address: 75 Priors Road

Survey Response File: C17C/112954

**27 Jul 2017** Survey Response: Current owner purchased 2014. No knowledge of prior spray regime indicated

Survey Property Address: 138 Merton Road

Survey Response File: C17C/118691

**27 Jul 2017** Survey Response: No knowledge of spray regime at former orchard (believed copper may have been used)

Survey Property Address: 55 Priors Road

Survey Response File: C17C/114643

**27 Jul 2017** Survey Response: Current owner purchased in 2006. No knowledge of prior spray regime

Survey Property Address: 140 Merton Road

Survey Response File: C17C/112913

**27 Jul 2017** Survey Response: Current owner purchased 2000. No knowledge of prior spray regimes

Survey Property Address: 130 Merton Road

Survey Response File: C17C/112934

27 Jul 2017

Survey Response: Current owner purchased in 2012 - currently do not have a spray regime. No knowledge of spray regime in 1994-95

Survey Property Address: 134 Merton Road

Survey Response File: C17C/115120

21 Aug 2017

Area defined from 1994 to 1995 aerial photographs. A10 - Persistent pesticide bulk storage or use was noted in aerial photographs reviewed.



### Investigations:

There are no investigations associated with this site.



### Nearby investigations of interest

There are no investigations associated with the area of enquiry.

## Disclaimer

The enclosed information is derived from Environment Canterbury's Listed Land Use Register and is made available to you under the Local Government Official Information and Meetings Act 1987.

The information contained in this report reflects the current records held by Environment Canterbury regarding the activities undertaken on the site, its possible contamination and based on that information, the categorisation of the site. Environment Canterbury has not verified the accuracy or completeness of this information. It is released only as a copy of Environment Canterbury's records and is not intended to provide a full, complete or totally accurate assessment of the site. It is provided on the basis that Environment Canterbury makes no warranty or representation regarding the reliability, accuracy or completeness of the information provided or the level of contamination (if any) at the relevant site or that the site is suitable or otherwise for any particular purpose. Environment Canterbury accepts no responsibility for any loss, cost, damage or expense any person may incur as a result of the use, reference to or reliance on the information contained in this report.

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APPENDIX G  
MARKET ASSESSMENT

# PROPERTY **E**CONOMICS



**LEHMANS RD, RANGIORA**  
**PRIVATE PLAN CHANGE**  
**ECONOMIC ASSESSMENT**

Client: Doncaster Developments Ltd  
Project No: 52145  
Date: November 2021



## SCHEDULE

Code	Date	Information / Comments	Project Leader
52145.7	November 2021	Draft Report	Tim Heath / Phil Osborne

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This document has been completed, and services rendered at the request of, and for the purposes of Doncaster Developments Limited only.

Property Economics has taken every care to ensure the correctness and reliability of all the information, forecasts and opinions contained in this report. All data utilised in this report has been obtained by what Property Economics consider to be credible sources, and Property Economics has no reason to doubt its accuracy.

Property Economics shall not be liable for any adverse consequences of the client's decisions made in reliance of any report by Property Economics. It is the responsibility of all parties acting on information contained in this report to make their own enquiries to verify correctness.

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## 1. INTRODUCTION

Property Economics have been engaged by Doncaster Developments Limited to undertake an economic assessment of a proposal to rezone approximately 7.8ha of land on Lehmans Road, Rangiora, to a zone enabling more intensive residential development at the site. The Applicant seeks to develop this land to achieve a more efficient use of the land resource and assist Rangiora meet its long term residential capacity requirements in an efficient manner.

This report assesses the residential demand/supply parameters in the context of the Waimakariri District's growth with a specific focus on Rangiora. It also reviews the relevant residential development strategies promoted by the Waimakariri District Council (WDC) in the context of Rangiora to identify the position of the proposed site for future residential development.

### 1.1. KEY RESEARCH OBJECTIVES

The core objectives of the report are to:

- Outline plan change location in the context of existing Rangiora urban area
- Identify future growth areas, their geospatial distribution and capacity as identified in the Great Christchurch Partnership report and HBA
- Evaluate population projection trends and household requirements to accommodate projected growth across the assessment areas (Waimakariri District and Rangiora) based on Statistics NZ latest estimates and projections under Medium and High Growth Scenarios.
- Determine the number of new dwellings required to accommodate projected growth, including unoccupied dwellings.

- Quantify the residential land sufficiency by assessing identified capacity against future dwelling demand in the short (3 years), medium (10 years) and long term (30 years).

## 1.2. INFORMATION SOURCES

Information and data have been obtained from a variety of sources and publications available to property economics, including:

- 2018 Census Dwelling Type – Statistics NZ
- 2018 Waimakariri District Profile – WDC
- Building Consents – Statistics NZ
- Catchment Map – Google Maps
- District Plan Changes - WDC
- District Plan ODPs/Road Hierarchy - WDC
- Greater Christchurch Housing Development Capacity Assessment July 2021 – Greater Christchurch Partnership
- Household and Population Projections – Statistics NZ
- Land Use Recovery Plan: Te Mahere Whakahaumana Tāone – CERA
- Primary Parcels Layer – LINZ
- Proposed Waimakariri District Plan – WDC
- Rangiora Town Centre Strategy Blueprint To 2030+ - WDC
- Section 32 Report- Whitua Nohonoho/Residential Chapter – WDC
- Ward Maps - WDC
- Waimakariri 2048 District Development Strategy - WDC
- Waimakariri District Council Independent Assessment Report July 2020 – WDC
- Waimakariri Rural Residential Development Strategy - WDC



## 2. EXECUTIVE SUMMARY

The proposal relates to rezoning approximately 7.8ha of land located in the northwest Rangiora on Lehmans Road from Residential 4A to Residential 2 enabling more intensive residential development at the site.

This report aims to undertake a high-level economic assessment of the economic merits of this proposal by reviewing and estimating residential demand, capacity, and sufficiency in Rangiora and the wider Waimakariri over the next 3, 10 and 30 years. Based on the preliminary development plan, the subject land is proposed to provide around 105 allotments for residential dwellings.

Given the population and household projections of Statistics NZ, Waimakariri is projected to have around 113,000 residents and circa 43,900 households by 2048 under the High Growth Scenario.

In particular, Rangiora will experience a net increase of 14,590 residents and 6,130 households over the same timeframe from 2021 to 2048. This highlights a healthy demand for additional supply of residential development to accommodate the projected growth.

The Greater Christchurch Partnership (GCP) has recently released Greater Christchurch Housing Development Capacity Assessment (HBA) in July 2021. Based on the HBA 2021, Waimakariri urban residential capacity has a surplus of 440 dwellings in the short term (3-year timeframe). However, in the medium term, Waimakariri exhibits a shortfall of over 3,100 dwellings in order to accommodate the projected population if the extra capacity provided by Future Urban Development Areas (FUDA) is excluded.

Under these same conditions the long term shortfall is in excess of 10,700 dwellings across the District.

A further consideration is Change 1 to Chapter 6 of the CRPS, this change allowed Waimakariri to consider additional growth areas for Rangiora and Kaiapoi. In total the gross capacity of these areas has the potential to add a maximum of circa 11,400 dwellings. While this would provide for projected household growth it would result in a minimal margin for the Waimakariri and Rangiora markets. There are several other factors to consider in relation to the certainty of the FUDA provision being realised including:

- Multiple ownership
- The level of adoption through the District Plan
- Timing around release of capacity
- Provision of sufficient infrastructure capacity
- Potential submissions on individual area

In the long term, at the Waimakariri District level urban residential sufficiency is uncertain and depends on the development yield within these FUDA. There is likely to be a shortfall of around 870 dwellings at 12hh/ha by 2051. To ensure capacity sufficiency and optimise greenfield land

use in urban areas, additional dwellings provided by FUDA needs to be developed at a 15hh/ha density. If achieved, there is a capacity surplus of around 580 dwellings at 15hh/ha by 2051.

Looking at Rangiora specifically, it is estimated Rangiora requires additional 3,750 dwellings by 2051 when FUDA capacity is not considered. There is a sufficiency of 1,034-1,489 dwellings in the medium term, depending on the yield assumption on FUDA. Specifically, Rangiora is likely to have a shortfall of 715 dwellings at 12hh/ha by 2051, and a marginal surplus of 43 dwellings at 15hh/ha by 2051. This is on the basis all FUDA area come 'on stream' and are developed to that capacity within this timeframe. There is a lot of uncertainty around this occurring, specifically with infrastructure requirements and multiple land ownership constraints.

Based on these estimates, it is evident that significant uncertainties surround the future residential capacity of both Rangiora and the wider Waimakariri. These uncertainties mostly stem from the delivery of the identified FUDA (i.e., density, timing, feasibility, infrastructure, etc.).

In contrast, the proposal provides Rangiora and the broader district with a certainty over the short-medium term that extra capacity can be provided. This capacity is in an economically efficient location with the ability to 'plug into' existing infrastructure reducing marginal infrastructure costs to the community. The economic benefits of this proposal would likely outweigh the economic costs by a significant margin.

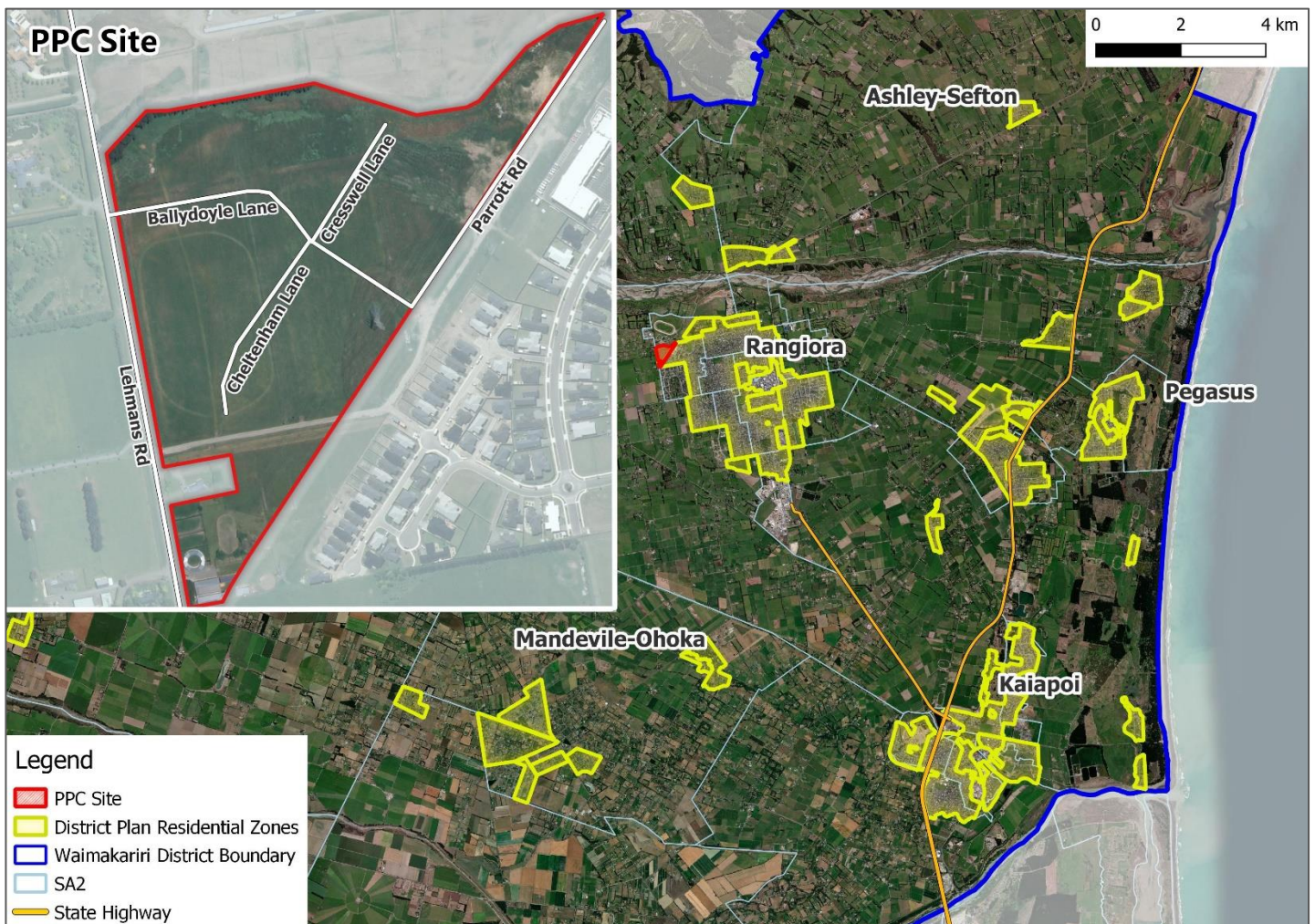
In conclusion, the assessment of this report supports the proposal to rezone the land for more intensive residential development. The future development at the proposed site is an appropriate use of the land and is more economically efficiently located than many FUDA identified areas with greater certainty around the additional capacity being delivered.

### 3. PROPOSED PLAN CHANGE

The proposed site is approximately 7.8ha of land located in the northwest corner of Rangiora and bounded to the west by Lehmans Road and rural area, to the southeast by Residential 2 zone, and to the north by the Rangiora Racecourse land.

This site is currently used for rural residential activities and is zoned as Residential 4A. This proposal seeks to rezone this land from Residential 4A to Residential 2 or a zone enabling more compact and efficient residential development at the site. Figure 1 shows the submission site of the proposal in the context of the existing WDP residential zones<sup>1</sup>.

**FIGURE 1 SITE LOCATION IN CONTEXT**



Source: WDC, Property Economics

<sup>1</sup> Note, this only shows some of the operative residential zones in Waimakariri.

Under the current Residential 4A provision for 'large lot' residential development, the submission site allows for approximately 15 allotments/dwellings at a capacity of one household per 5,000sqm. The preliminary capacity plan in Appendix 1 shows that the proposed residential development at the site will provide 105 dwelling units to Rangiora, ranging in size between 420sqm to 722sqm. Therefore, this proposal can be seen as an opportunity to expand the adjacent high-density residential zones and provide additional capacity of around 90 dwellings to Rangiora and the broader Waimakariri District. This will accommodate around 226 residential in Rangiora on a one household per dwelling ratio and a 2.52 household size assumption<sup>2</sup>.

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<sup>2</sup> The household size is sourced from HBA 2021 based on Statistics NZ Average Household Size (AHS) projection for Waimakariri 2021 average household size.

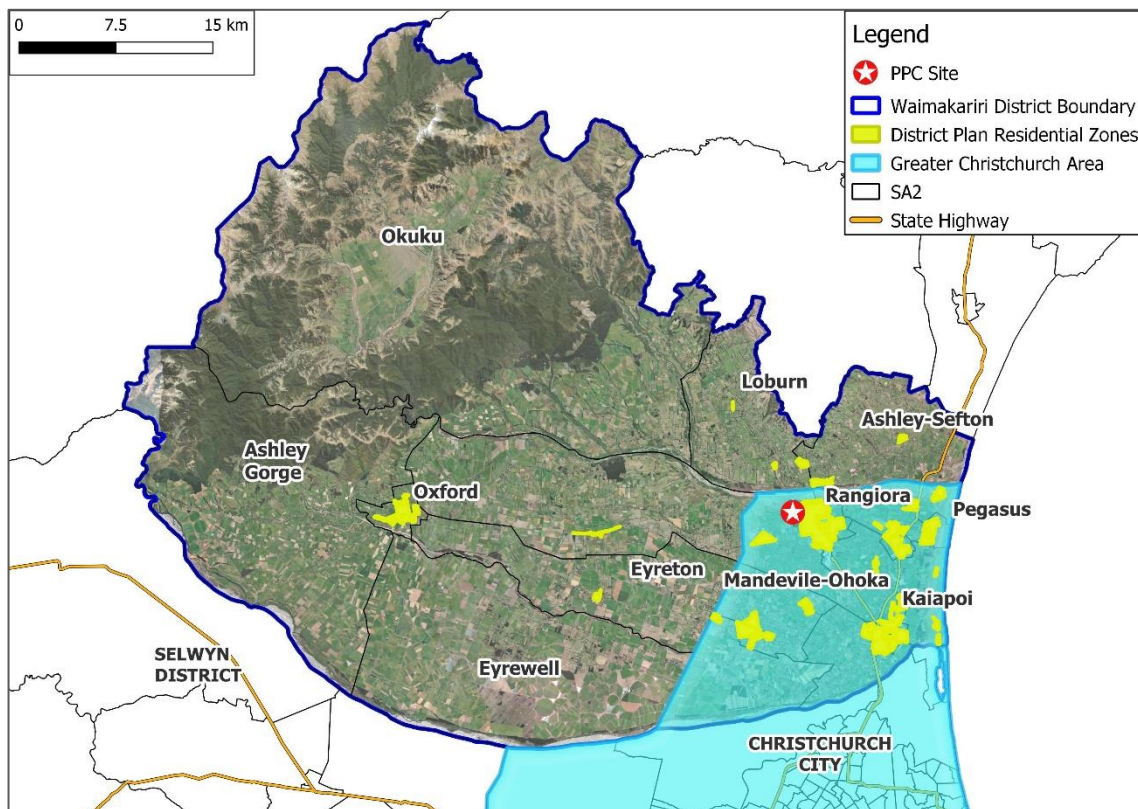


## 4. RESIDENTIAL MARKETS

To quantify the residential potential of the proposal, it is crucial to delineate the area in which the residential development of the proposal is likely to draw the majority of its purchasers. Figure 2 following illustrates the extent of the urban residential markets that are more likely to be redirected, or conversely, where residential dwellings in the proposal area are likely to compete.

As indicated in Figure 2, the Waimakariri District is the core residential catchment considered most relevant to the proposal in terms of residential development. Waimakariri covers around 225,000ha of land, bordered by the Waimakariri River in the south, the Puketearaki Range in the west, Pegasus Bay in the east and the Hurunui District boundary to the north. Most of the Waimakariri town centres are located on the southeast side of the district and are within the Greater Christchurch boundary and adjacent to Christchurch City via State Highway 1.

**FIGURE 2 IDENTIFIED CORE RESIDENTIAL CATCHMENT**



Source: Property Economics; WDC

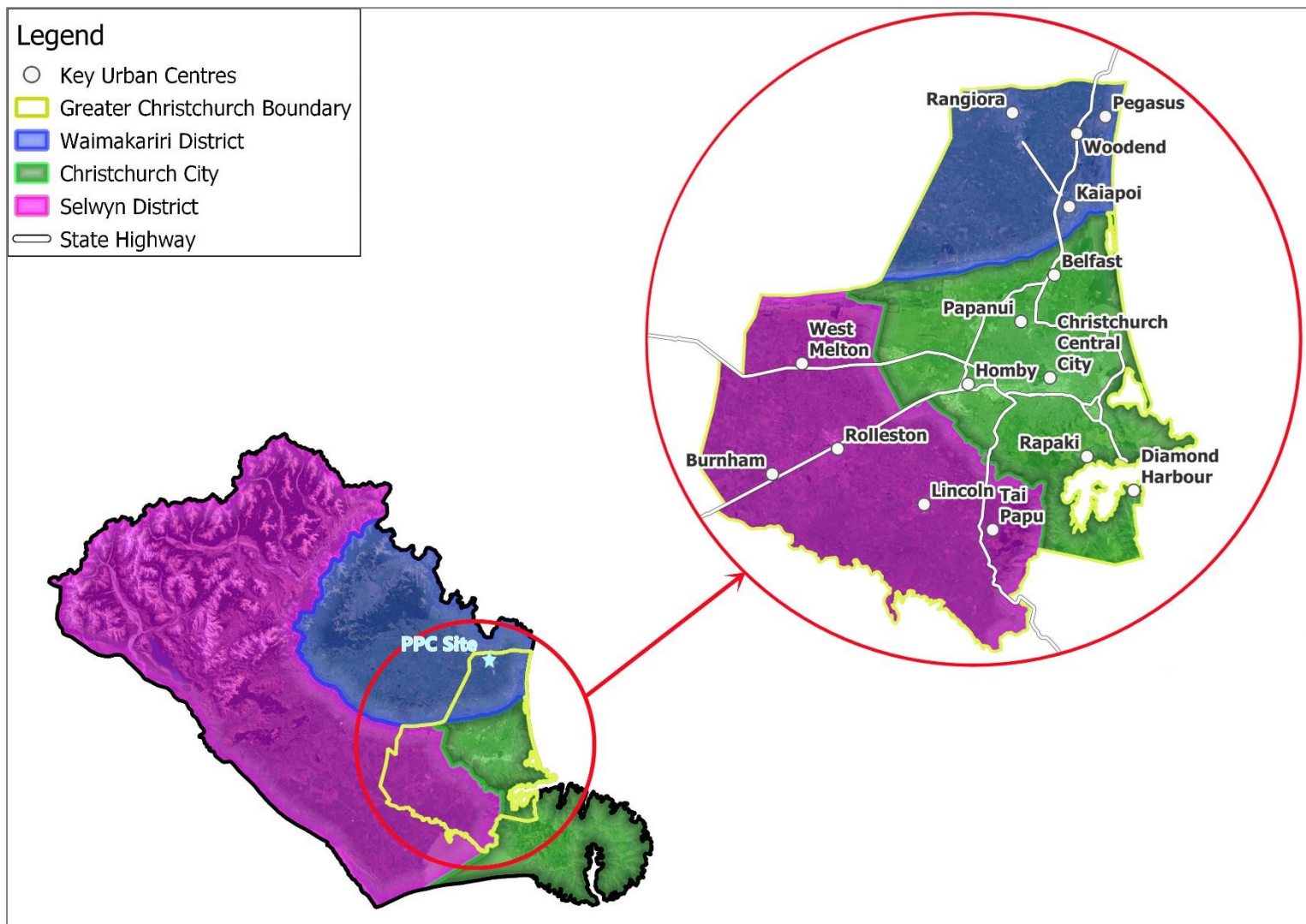
Note, the core market (i.e., Waimakariri District) identified in Figure 2 is not intended to represent the entire market of the proposal. Some residential developments likely to locate in the proposal area will also serve the broader Greater Christchurch region.



Figure 3 shows the Greater Christchurch extent that is expected to benefit from the residential developments at the proposal site. The Greater Christchurch region covers Christchurch City and the nearby areas within the Waimakariri and Selwyn Districts, from Burnham to Rangiora. Within the Waimakariri District boundary, Greater Christchurch covers the urban and most densely settled rural areas in the southeast corner of the Ashley River/Rakahuri. Specifically, the proposal site is located on the northern edge of the Greater Christchurch region.

Given the proximity to a major city (i.e., Christchurch) across the broader Canterbury region, Waimakariri is permeable to commuting and commerce between the two areas. It can be expected that the extra supply of dwellings in Waimakariri, especially within the Greater Christchurch boundary, will potentially serve the wider Greater Christchurch area.

**FIGURE 3 GREATER CHRISTCHURCH EXTENT**



Source: Property Economics, Google Map

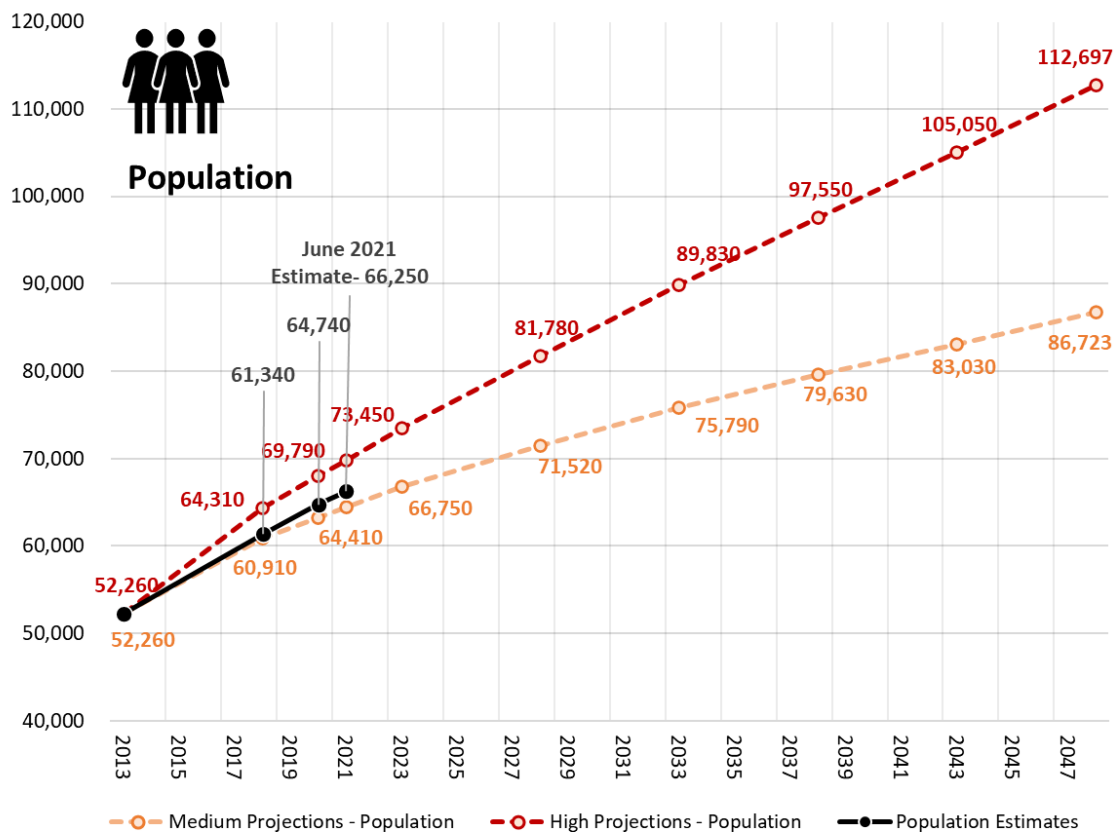


## 5. POPULATION AND HOUSEHOLD GROWTH

Dwelling demand is heavily influenced by population growth. This section assesses the population and household growth projections for Waimakariri and Rangiora based on the latest estimates and projections (June 2021) sourced from Statistics NZ. The Medium and High population growth projections are shown as best estimates of the current growth trajectory for Waimakariri.

As indicated in Figure 4, the 2021 population estimate for the Waimakariri sits between the Medium and High Growth projections, which is a trend to continue over the next 27 years. Specifically, under the High Growth scenario, the Waimakariri population will reach around 112,697 residents by 2048. This is a 70% growth (or an increase of 46,447 residents) from the 2021 base year of 66,250 residents, signalling a significant demand for dwellings at the district level. Under the Medium growth scenario, a more conservative estimate of 86,723 residents by 2048 is expected, equating to a proportional increase of 31% (or 20,473 residents) from the 2021 estimate of 66,250 residents.

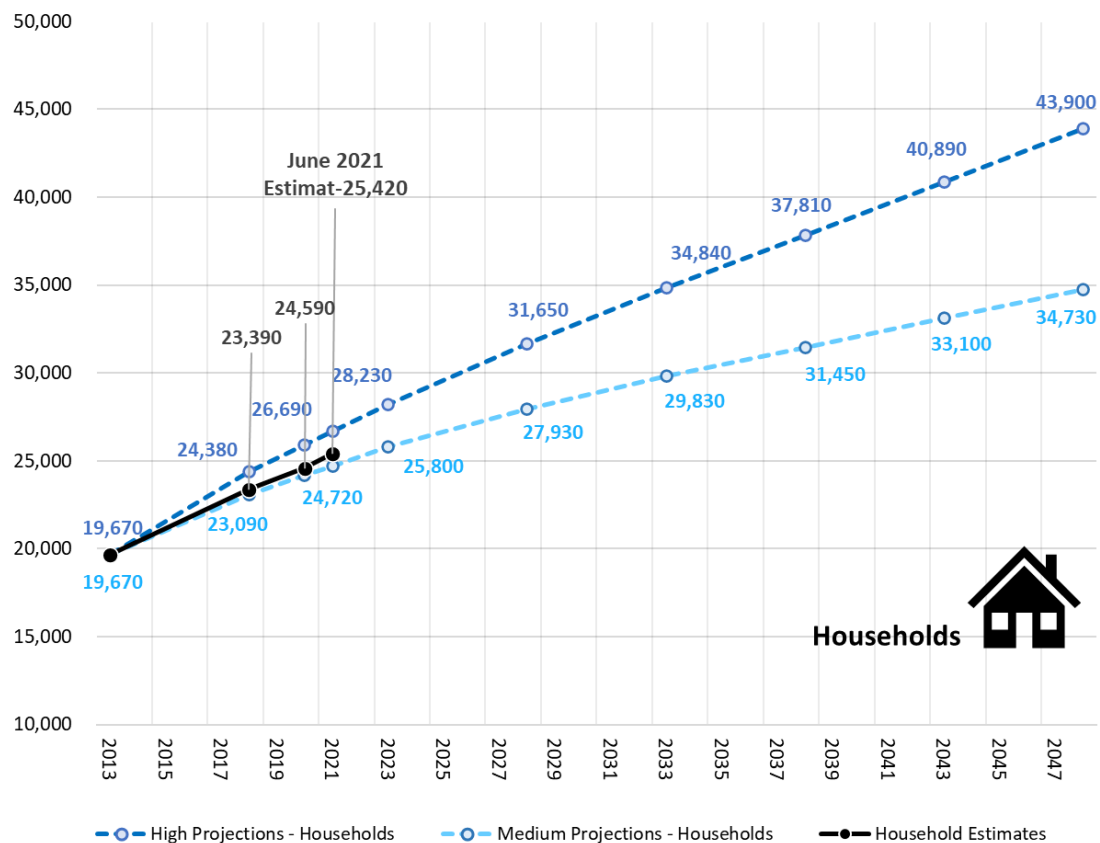
**FIGURE 4 WAIMAKARIRI DISTRICT RESIDENT POPULATION GROWTH**



Source: Statistics NZ; Property Economics

In contrast, Figure 5 shows that the Waimakariri households will increase faster than the population. By 2048, it will have 43,900 and 34,730 households under the High and Medium Growth scenario, respectively. This represents a 73% and a 37% increase from the 2021 base year of 25,420 households. Therefore, an additional 18,480 dwellings will be required to accommodate the projected growth under the High projection over the next 27 years on a one household per dwelling basis. Note that this estimate contains both urban and rural areas demand in Waimakariri.

**FIGURE 5 WAIMAKARIRI DISTRICT RESIDENT HOUSEHOLD GROWTH**



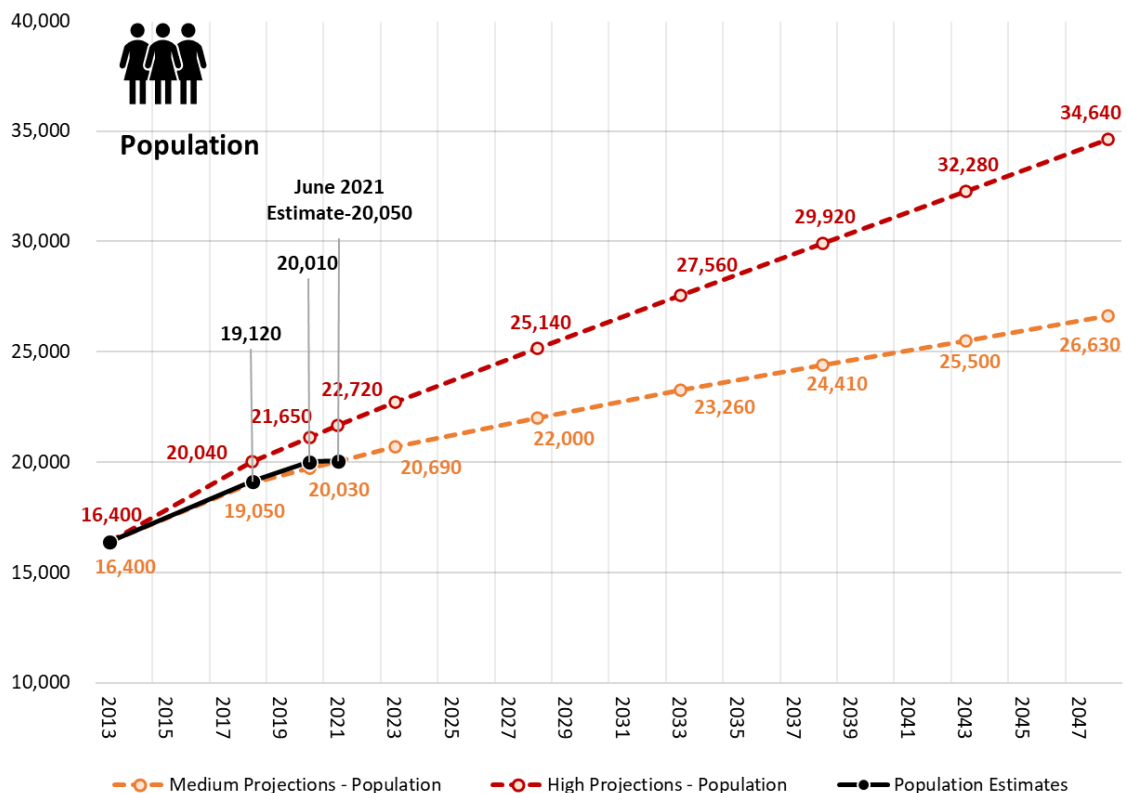
Source: Statistics NZ; Property Economics

Figures 6-7 show the estimated population for the Rangiora Subdivision of the Rangiora-Ashley Ward based on the Waimakariri Local Body Election boundary. The catchment is presented in Appendix 2.

Note, even though the most recent population growth from 2020 to 2021 was marginal in Rangiora, the holistic dwelling demand across Waimakariri for the development proposed at the submission site will not be materially affected. This is evident in Figures 4-5, given the robust projected growth in the wider district.

It is estimated that there will be 34,640 residents living in Rangiora by 2048 under the High Growth scenario. This equates to a 73% increase (or a net growth of 14,590 residents) from the base year 2021. In contrast, the Medium Growth projections suggest that the Rangiora population will grow by around 33%, from 20,050 residents in 2021 to 26,630 residents by 2048.

**FIGURE 6 RANGIORA RESIDENT POPULATION GROWTH**



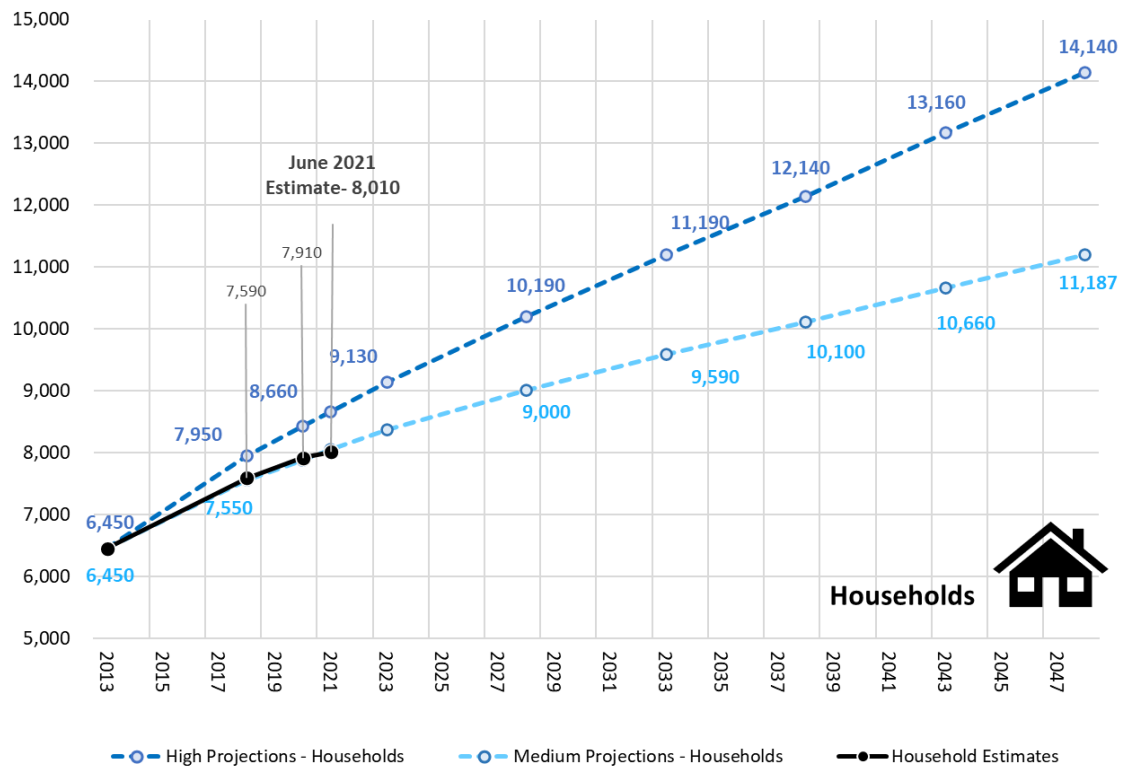
Source: Statistics NZ; Property Economics

As indicated in Figure 7, Rangiora is estimated to grow from 8,010 households in 2021 to 14,140 households in 2048 under the High projections, equating to a demand for an additional 6,130 dwellings (a 77% increase) over the next 27 years on a one household per dwelling basis. Under a more conservative Medium Growth projection, an additional 3,177 dwellings will be required out to 2048 in Rangiora, equating to a 40% increase from 8,010 households in the 2021 base year.

By comparing the projections in population and households, the number of households is expected to grow faster than the population in Rangiora and the wider district. This is primarily due to a projected fall in the person per dwelling ratio over the forecast period. As household size decreases over time, it can be expected that there will be a large future demand for more compact residential development across the district. This requires efficient use of residential zoned land to provide the maximum number of quality and affordable dwellings to accommodate the growing demand.



FIGURE 7 RANGIORA RESIDENT HOUSEHOLD GROWTH



Source: Statistics NZ; Property Economics

Further, given the close proximity to Christchurch city (30 minutes to Christchurch CBD by driving) and growing popularity as a place to live, the most tangible influence of Rangiora growth path moving forward is likely to be the new residential supply. Residential supply and capacity often have a marked influence on an area's market, with new supply a critical conduit to realising population growth. The supply rate correlates to the growth rate, with confined supply triggering many flow-on house supply issues and ultimately slowing growth.

## 6. DWELLING CAPACITY AND SUFFICIENCY

This section reviews and assesses the dwelling capacity and sufficiency in Rangiora and the wider Waimakariri based on *Greater Christchurch Housing Development Capacity Assessment* (hereafter, HBA 2021) released in July 2021 and Property Economics estimates.

In accordance with the HBA 2021, this section considers the potential residential capacity in the Future Urban Development Areas identified by *Our Space- Greater Christchurch Settlement Pattern Update 2019* (hereafter, Our Space 2019). These areas were proposed to deal with the medium-term dwelling shortage across the broader Greater Christchurch area. In July 2021, the Minister for the Environment has approved Proposed Change 1 to Chapter 6 of the *Canterbury Regional Policy Statement* (CRPS), which identifies several FUDA in town centres, including Rangiora. The HBA 2021 estimates FUDA capacities under two different scenarios, assuming that the dwelling in these areas will be delivered at either 12hh/ha or 15hh/ha. For instance, the '12hh/ha' assumption refers to 12 households per hectare.

### 6.1. WAIMAKARIRI URBAN RESIDENTIAL CAPACITY

Table 1 below summarises the urban residential sufficiency for Waimakariri based on the HBA 2021 estimates. Note, the Plan-Enabled, Realisable and Feasible capacities are estimated to be the same for Waimakariri over the next 30 years.

**TABLE 1 WAIMAKARIRI URBAN RESIDENTIAL SUFFICIENCY SUMMARY TABLE**

WAIMAKARIRI URBAN AREAS	SHORT TERM (2021-24)	MEDIUM TERM (2021-31)	LONG TERM (2021-2051)
<b>DWELLING DEMAND</b>			
<i>without NPS-UD Buffer</i>	1,528	4,508	11,160
<i>with NPS-UD Buffer</i>	1,833	5,410	13,059
<b>DWELLING CAPACITY</b>			
<i>without FUDA</i>	2,273	2,273	2,273
<i>with FUDA at 12hh/ha</i>	2,273	7,673	12,192
<i>with FUDA at 15hh/ha</i>	2,273	9,123	13,642
<b>DWELLING SUFFICIENCY</b>			
<i>without FUDA</i>	440	-3,137	-10,786
<i>with FUDA at 12hh/ha</i>	440	2,263	-867
<i>with FUDA at 15hh/ha</i>	440	3,713	583

Source: Greater Christchurch Partnership

As indicated in Table 1 below, Waimakariri has no urban residential capacity shortfall in the short term. The estimated capacity surplus is around 440 dwellings by 2024. However, there is a

shortfall of 3,137 dwellings in the medium term and a more substantial shortfall of 10,786 if no FUDA are developed. This estimated shortfall is largely offset by the additional capacity provided by FUDA, leading to a surplus of 2,263-3,713 dwellings in the medium term.

In the long term, the urban residential capacity of Waimakariri remains uncertain. There is a shortfall of 867 dwellings by 2051 when FUDA are developed at 12hh/ha. To ensure capacity sufficiency and optimise greenfield land use in urban areas, additional dwellings provided by FUDA needs to be developed at a density of 15hh/ha. It is predicted that there is a surplus of 583 dwellings at the 'optimal' 15hh/ha yield at the district level.

Given these estimates, Waimakariri future urban residential capacity will be largely dependent on the expected capacity of FUDA. This creates uncertainties in the district to accommodate the projected population growth, highlighting the requirement of 'back-up' residential development to secure the district's prosperity.

## 6.2. RANGIORA WARD RESIDENTIAL CAPACITY

Compared to the residential capacity and sufficiency for the entire district, Table 2 presents the estimates for Rangiora Ward specifically. It is worth mentioning that the HBA 2021 has applied an 8% assumption when estimating total dwelling demand in 3 TAs (i.e., Waimakariri, Christchurch and Selwyn), which is the assumption applied in this section.

**TABLE 2 RANGIORA RESIDENTIAL SUFFICIENCY SUMMARY TABLE**

RANGIORA WARD	2021 (Base)	2024	2031	2051
Households	8,010	8,496	9,118	11,536
Dwellings (incl. Unoccupied Dwellings)	8,707	9,235	9,911	12,539
Net Dwelling Requirement	-	528	1204	3833
Net Dwelling Requirement (with buffer)	-	<b>634</b>	<b>1,445</b>	<b>4,407</b>
Total Zoned Existing Capacity (est.)	<b>660</b>			
FUDA Capacity (12hh/ha)	-	303	1,819	3,032
FUDA Capacity (15hh/ha)	-	379	2,274	3,790
DWELLING SUFFICIENCY (without FUDA)	-	26	<b>-785</b>	<b>-3,747</b>
DWELLING SUFFICIENCY (12hh/ha)	-	329	1,034	<b>-715</b>
DWELLING SUFFICIENCY (15hh/ha)	-	405	1,489	43

Source: Property Economics

As summarised in Table 2, Rangiora has approximately 98ha of land within the operative residential zones that is vacant and available to accommodate future resident growth. The vast majority of the vacant residential land is within the Residential 2 zone and is in the ward's

southwestern edge. This gives an estimated total of around 660 zoned vacant or developable lots in Rangiora. Appendix 3 depicts the location of these zones in the context of Rangiora.

Having compared this zoned capacity to the estimated net dwelling requirement (with NPS-UD buffer) based on Statistics NZ Medium Growth projections, Rangiora is expected to have a negligible sufficiency of 26 dwellings by 2024, with FUDA estimated capacity excluded. However, in the medium and long term, Rangiora zoned capacity cannot accommodate the growing net dwelling demand, leading to a moderate shortfall of around 785 dwellings by 2031 and a more substantial shortage of 3,747 dwellings by 2051.

As shown in Appendix 3, the identified FUDA are located to the west and east of Rangiora. These areas have total land of approximately 389ha based on spatial data. The total developable land within these areas, therefore, is around 253ha, with 35% of land excluded for infrastructure development. This adds a total additional capacity of approximately 3,032 dwellings at 12hh/ha and 3,790 dwellings at 15hh/ha to the zoned capacity in the long term.

However, these additional capacities are likely to be gradually delivered over the next 30 years, with the most residential development completed in the medium term. Accordingly, it is assumed that the realisable rate of these FUDA in Rangiora will be 10% by 2024, 60% by 2031, and 100% by 2051, cumulatively. Note, these percentages are for indicative purposes only and never be as absolute.

Based on the assumptions mentioned above, the existing zoned dwelling supply and estimated FUDA capacity together provide sufficient capacity to cover the projected dwelling demand, including the NPS-UD buffer for the 10-year time period (till 2031). In the long term, however, additional capacity will be required to meet the net dwelling demand of 4,407 dwellings by 2051 if dwellings within FUDA are developed at 12hh/ha. Suppose Rangiora's population does reach 26,630 residents by 2051 (as is projected under the Medium projection) and the 8% unoccupied dwelling assumption holds true over the next 30 years. In that case, Rangiora will need to supply for an additional 715 dwellings.

Under the high-density scenario (i.e., 15hh/ha), Rangiora dwelling capacity is sufficient for the 30 years till 2051, with 43 dwellings left for future demand. This marginal surplus is likely to be occupied quickly, signalling a dwelling shortfall in Rangiora to accommodate further population growth right after 2051.

In addition to the estimated shortfall and insignificant surplus in Rangiora dwelling capacity, it is worth considering the significant uncertainties surrounding the development progress of FUDA. For instance, these uncertainties may stem from the great front-end consent costs associated with the development. These costs may raise the developer's holding costs and therefore reduce the likelihood of development. Also, early lock-in of consent parameters reduces a developer's flexibility to react to changing market conditions, reducing the possibility of embarking on development.

According to Deloitte's *Construction Sector COVID-19 Recovery Study*, local authorities as key spenders on infrastructure have experienced additional funding challenges because of the

pandemic-led economic downturns. This may lead to temporary residential development delays within the identified FUDA.

The estimated impact of FUDA on dwelling capacity largely depends on the realisable rate assumptions. Indeed, it is estimated that Rangiora will have a dwelling shortfall since 2024 if these FUDA are only able to deliver less than 25% of their capacity in the medium term (i.e., 758 dwellings at 12hh/ha and 948 dwellings at 15hh/ha).

In contrast to the significant uncertainties associated with FUDA delivery, the proposal can provide a meaningful extra supply of around 90 dwellings to the zoned capacity and help satiate some net dwelling requirements in the ward and the wider district. Therefore, the proposal is in a good position to accommodate the projected Rangiora population growth by adding certainties to the future supply of dwellings in the ward and the wider district.



## 7. SUMMARY

The Proposal is currently zoned (rural) Residential 4A with an estimated capacity of 15 dwellings under the Operative District Plan (ODP). In contrast, a high-density residential zone such as Residential 2 would offer a more compact residential development at the site, allowing for approximately 105 dwellings to be developed to the north-western corner of Rangiora.

The core economic market of this proposal, the Waimakariri District, is projected to have a strong growth out to 2048, growing by around 70% from the 2021 base year under the High Growth scenario. This level of growth equates to 46,447 net additional residents by 2048.

Based on HBA 2021, Waimakariri urban residential capacity is anticipated to have a significant shortage of 3,137 dwellings by 2031 and a more substantial shortfall of 10,786 dwellings by 2051 when FUDA capacity is excluded. Even with the extra dwellings supplied by FUDA, the district is likely to see a shortfall of 867 dwellings at the 12hh/ha density in the long term. Therefore, the district is able to accommodate the projected growth over the next 30 years only when FUDA is developed at 15hh/ha.

As the largest town centre in Waimakariri, Rangiora is anticipated to have additional 14,590 residents and 6,130 households by 2051 under the High Growth scenario. This equates to net growth of 73% in population and 77% in households over the next 30 years. To accommodate such significant growth, an additional supply of 3,747 dwellings will be required by 2051 in Rangiora when FUDA capacity is not considered.

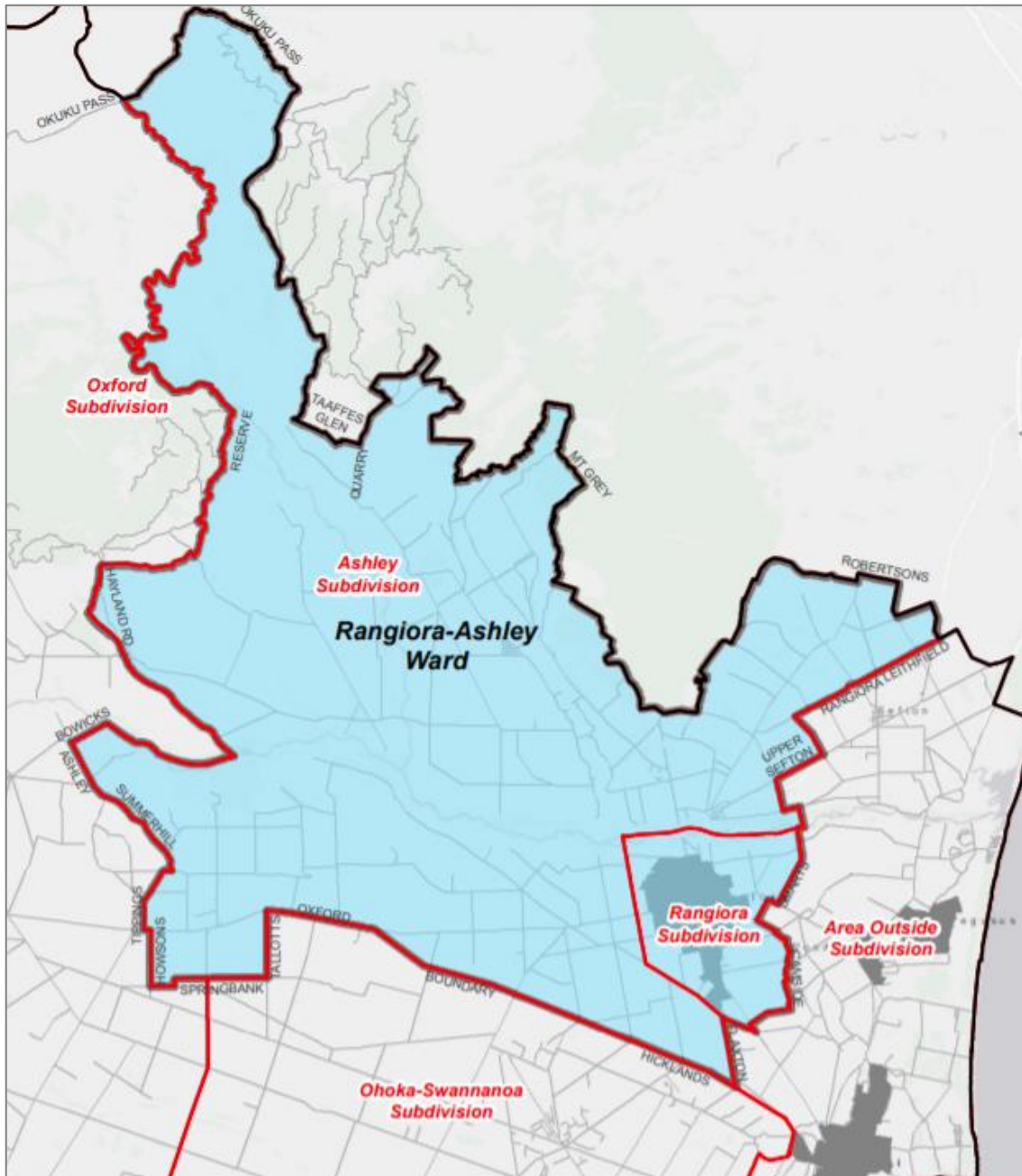
Considering the extra dwellings supplied by FUDA, Rangiora has a sufficiency of 1,034-1,489 dwellings in the medium term, depending on the yield assumption. In the long term, however, Rangiora is unable to accommodate the projected growth with a shortfall of 715 dwellings at 12hh/ha. Even at a higher density of 15hh/ha, Rangiora dwelling sufficiency is estimated to be marginally above the projected demand, with a negligible surplus of 43 dwellings by 2051. These 43 dwellings will be occupied quickly given the strong population growth in Waimakariri.

In contrast to the uncertainties associated with the delivery of FUDA over the next 30 years, the extra capacity of 90 dwellings (on top of the current capacity of around 15 allotments under Residential 4A zoning) contributed by the proposal will accommodate a meaningful and certain portion (approximately 226 residents) of the projected growth in a more foreseeable future. In light of this, the proposal is critically required to deal with the projected dwelling capacity insufficiency in Rangiora and the wider district and optimise the land use efficiency at the proposed site.

## APPENDIX 1. PRELIMINARY CAPACITY PLAN



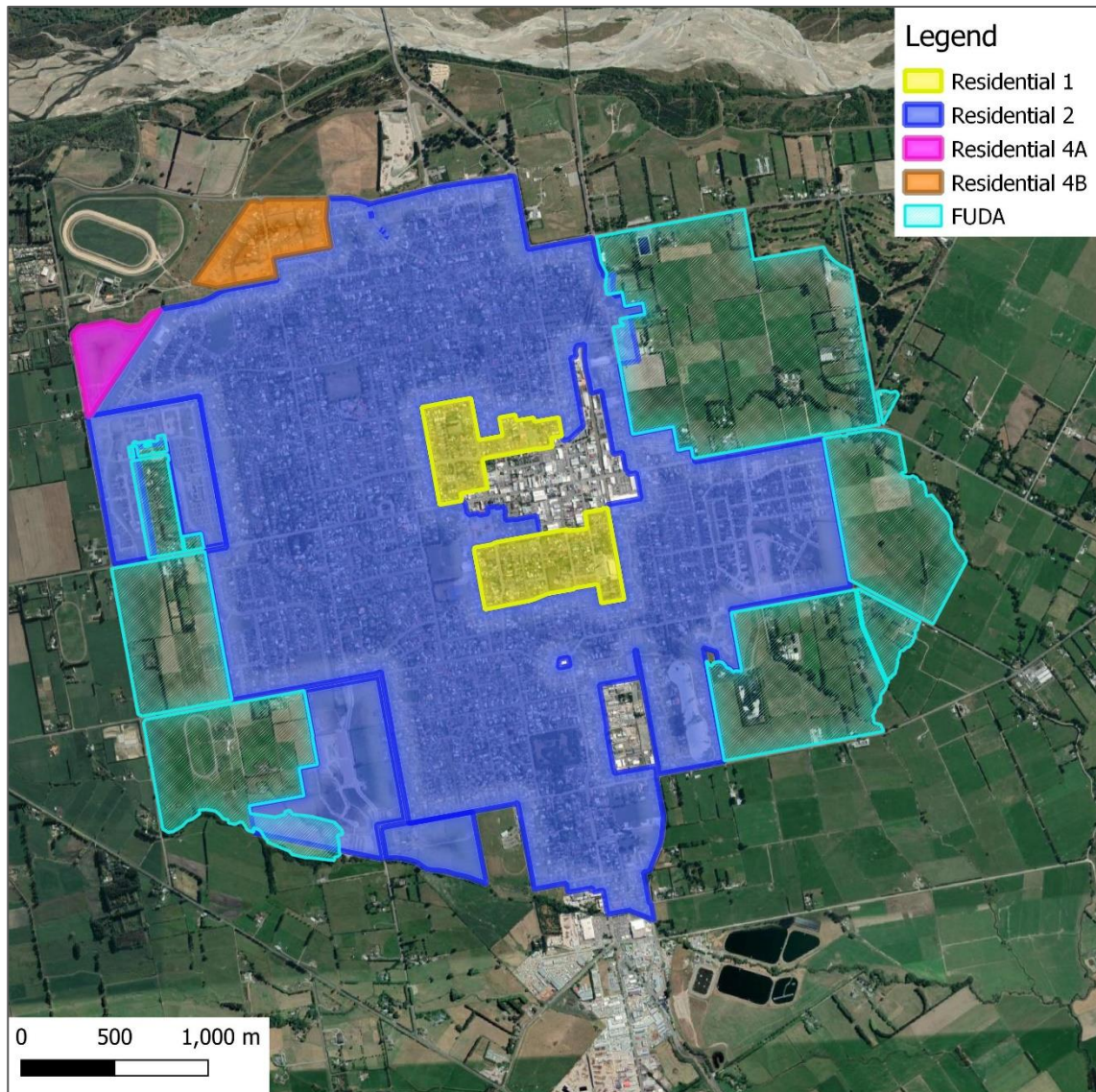
## APPENDIX 2. RANGIORA CATCHMENT



Source: WDC



## APPENDIX 3. OPERATIVE RESIDENTIAL ZONES AND FUDA



Source: WDC

APPENDIX H  
TRAFFIC REPORT



McCracken and Associates,  
Po Box 2551,  
Christchurch.

Via email: [office@rgmc.co.nz](mailto:office@rgmc.co.nz)

24 November 2021

Dear Kim,

**RE: RANGIORA WEST – PROPOSED RESIDENTIAL SUBDIVISION – PRELIMINARY TRANSPORT ASSESSMENT**

I write in response to your request for a preliminary transportation assessment to be undertaken of a proposal to rezone land located between Huntington Drive and Lehmans Road, Rangiora, from a rural zoning to a residential zoning. The following assessment is based on site visit undertaken on 26 July 2021, with weekday PM peak hour traffic surveys undertaken at key intersections in the vicinity of the site on 25 November 2021.

It is important to note that the following information is a preliminary assessment of transportation issues that has been prepared in support of a submission to the Waimakiriri District Plan review process. A more complete assessment could not be completed at this time owing to issues with traffic count data supplied by the Council. However, the following assessment includes assessment of the performance of what are considered to be the key nearby intersections, and this analysis, combined with site observations of weekday PM peak hour traffic flows, strongly indicates that the road network in the vicinity of the site has capacity to cater for this development.

**The Application Site**

The application site is located to the immediate west of the established Huntington residential subdivision that is located in the northwest corner of the urban form of Rangiora. The site is bounded by Parrott Road (an unformed road) to the east and Lehmans Road to the west. Rangiora Racecourse is located to the north of the application site. The total site area is approximately 10.5 hectares. The site is presently vacant land used for pastoral purposes.

The site is located within North West Rangiora Outline Development Plan. The transmission lines also run parallel to the alignment of a possible corridor for a future heavy goods vehicle bypass. The location of the site is identified in Figure 1 (aerial image) and Figure 2 (ODP) on the following page.

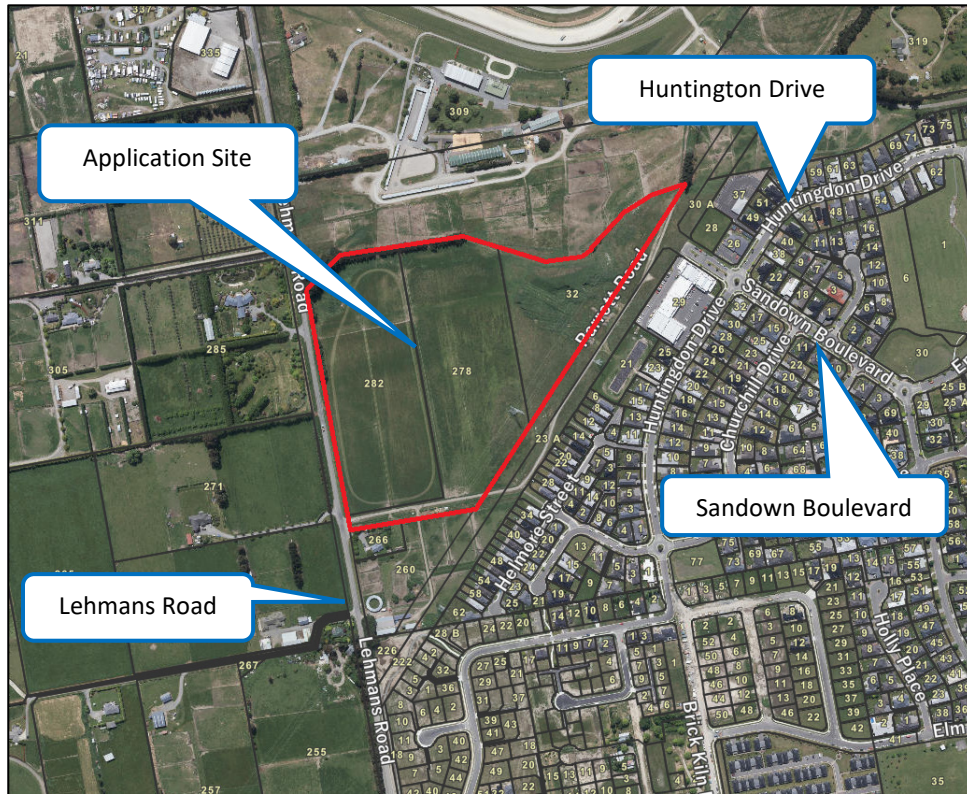


Figure 1: Location of the application site, outlined in red (Image: Canterbury Maps).

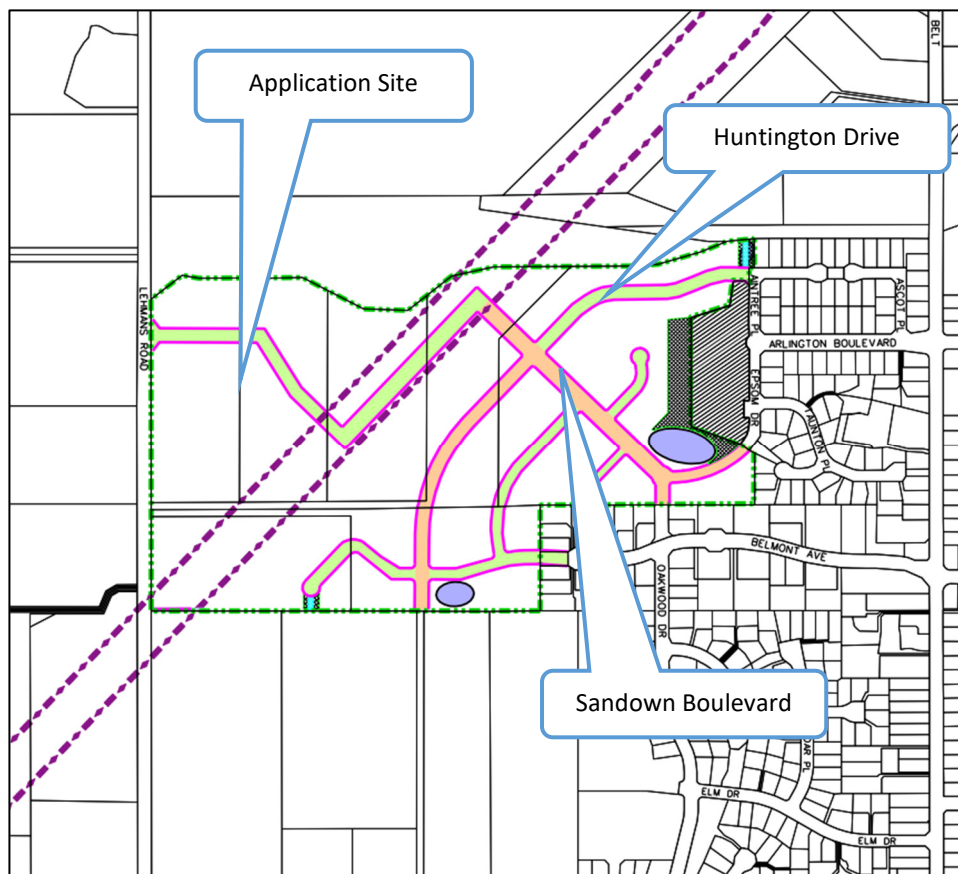


Figure 2: Location of the application site, outlined in blue (Image: North West Rangiora ODP).



## The Road Network

### Road Hierarchy

The road hierarchy in the vicinity of the application site is presented in Figure 3 below:

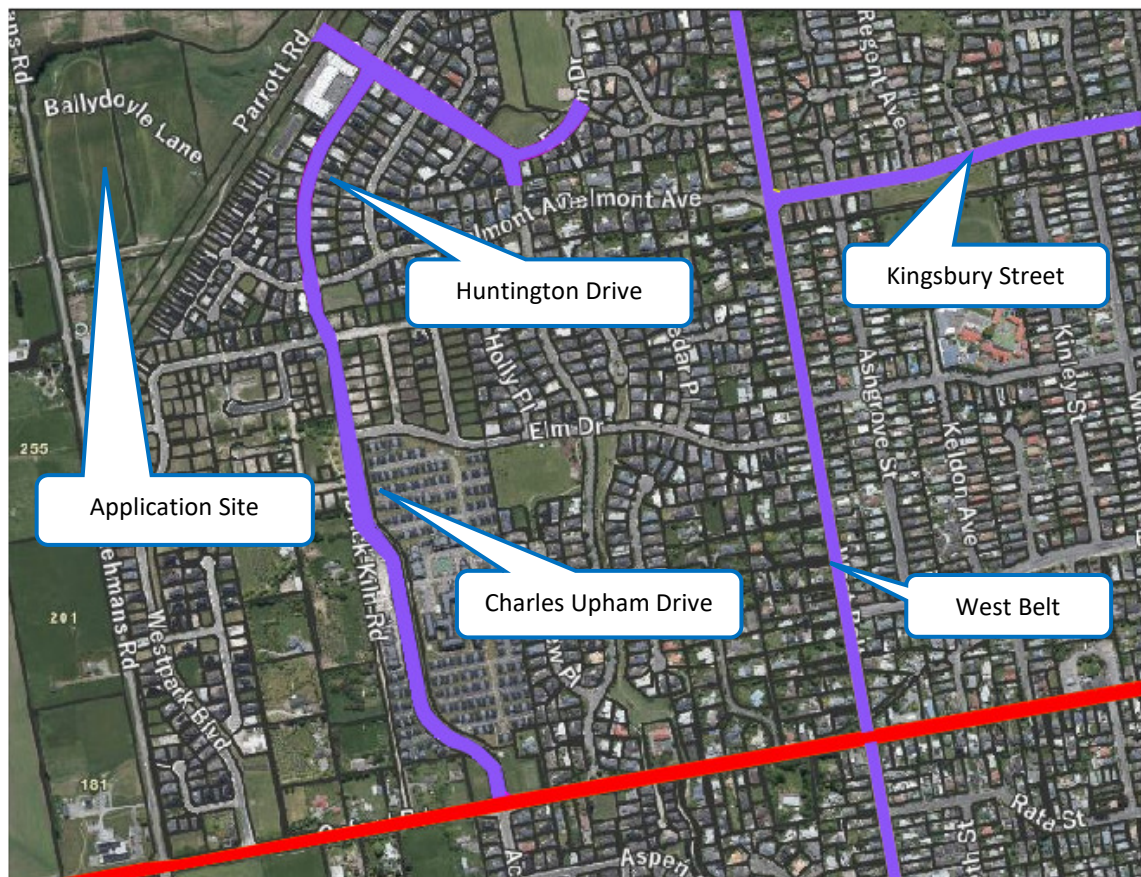


Figure 3: Rangiora Road Hierarchy Map (Purple roads represent Urban Collector Roads, red represents strategic roads and rest are local roads)

Figure 3 shows that the majority of roads in the vicinity of the site are classified as local roads. The exceptions to this are West Belt, Huntington Drive, Charles Upham Drive, Sandown Boulevard and Kingsbury Street which are all classified as collector roads. Oxford Road, to the south, is an arterial road.

### Traffic Volumes

Having considered the layout of the road network in the vicinity of the application site, it is considered that the most logical roads to be used by site generated traffic would be:

- a) High Street and Oxford Road, a strategic route carrying around 6,000-7,000 vehicles per day;
- b) Lehmans Road, a local road carrying around 1,600 vehicles per day;

- c) West Belt, a collector carrying around 6,500 vehicles per day north of Oxford Road, reducing to around 3,500 vehicles per day north of Seddon Street;
- d) Belmont Avenue and Sandown Boulevard which are both local roads carrying less than 1,500 vehicles per day.

As part of the preparation of this transport assessment, the weekday PM peak hour traffic volumes were recorded at the key intersections in the vicinity of the subject site; and this count data is presented in Table 1 below:

			16:00 - 16:15	16:15 - 16:30	16:30 - 16:45	16:45 - 17:00	17:00 - 17:15	17:15 - 17:30	17:30 - 17:45	17:45 - 18:00
Lehmans/Oxford	Northbound	↖	1	3	1	0	2	1	2	0
		↑	8	17	10	14	5	27	16	12
		↗	5	3	4	19	6	12	9	5
	Eastbound	↗	0	10	14	8	15	13	10	9
		→	59	38	63	61	66	60	53	59
		↘	7	1	1	1	2	0	1	1
	Southbound	↘	2	7	6	7	7	9	3	2
		↓	11	9	8	7	7	6	6	4
		↖	12	14	12	13	18	11	11	16
	Westbound	↖	2	6	7	7	8	9	4	10
		←	61	70	79	59	73	78	76	67
		↙	6	7	3	4	3	6	1	4
Intersection Totals			174	185	208	200	212	232	192	189
West Belt/Oxford/High	Northbound	↖	8	19	14	15	15	11	14	12
		↑	37	38	53	58	71	46	58	47
		↗	16	16	9	15	18	15	22	12
	Eastbound	↗	9	20	21	20	28	19	20	16
		→	53	52	62	50	59	66	59	55
		↘	13	12	11	9	9	13	9	6
	Southbound	↘	5	12	12	6	7	6	10	3
		↓	22	22	32	20	25	18	26	13
		↖	34	42	31	39	51	39	50	31
	Westbound	↖	5	4	3	4	1	6	1	7
		←	44	69	76	51	71	78	71	68
		↙	13	6	8	8	10	6	7	5
Intersection Totals			259	312	332	295	365	323	347	275
West Belt/Belmont/Kingsbury	Northbound	↖	10	10	6	9	11	8	14	8
		↑	50	28	32	34	34	42	39	32
		↗	11	6	21	9	16	14	8	15
	Eastbound	↗	2	1	2	0	4	3	2	2
		→	7	5	11	5	10	4	6	7
		↘	4	3	6	5	3	5	4	2
	Southbound	↘	1	2	3	1	6	3	6	2
		↓	32	23	29	16	33	29	31	20
		↖	0	1	3	1	1	2	5	1
	Westbound	↖	2	2	5	3	4	4	3	2
		←	12	4	10	8	10	7	4	6
		↙	15	3	9	4	1	4	5	4
Intersection Totals			146	88	137	95	133	125	127	101

Table 1: Recorded weekday PM peak traffic count data for Thursday 25 November 2021 in the vicinity of the application site.

The above data confirms that the peak hour within the two-hour survey period was 4:30pm to 5:30pm. The counts also revealed that the Lehmans / Oxford and West Belt / Belmont / Kingsbury intersections both operate with relatively low side road flows and a high level of service. The West Belt / Oxford / High intersection operated with much higher traffic volumes; however, the roundabout is an effective intersection control measure and queues on the approaches did not exceed 2-3 vehicles in the weekday PM peak hour. In general terms, these three key intersections have spare capacity to cater for additional traffic flow.

### Road Safety

A search of the NZTA CAS reported crash database provides the following reported crash diagrams for the key intersections in the vicinity of the application site that are likely to be used by site generated traffic. This was for the most recent 6-year period (2015-2020) and all data currently available for 2021.

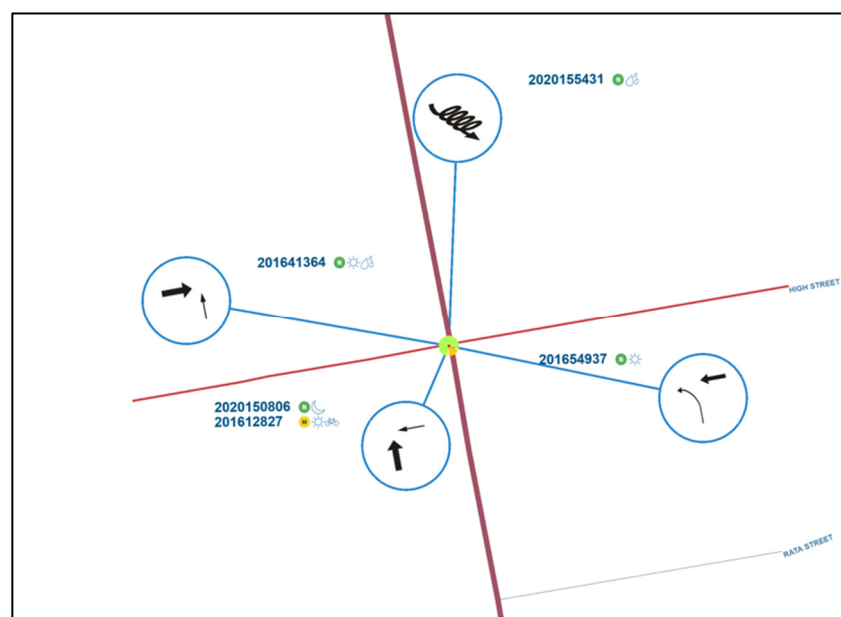


Figure 4: Reported Crashes at the High/Oxford West Belt Intersection for 2015-2021 (source = NZTA)



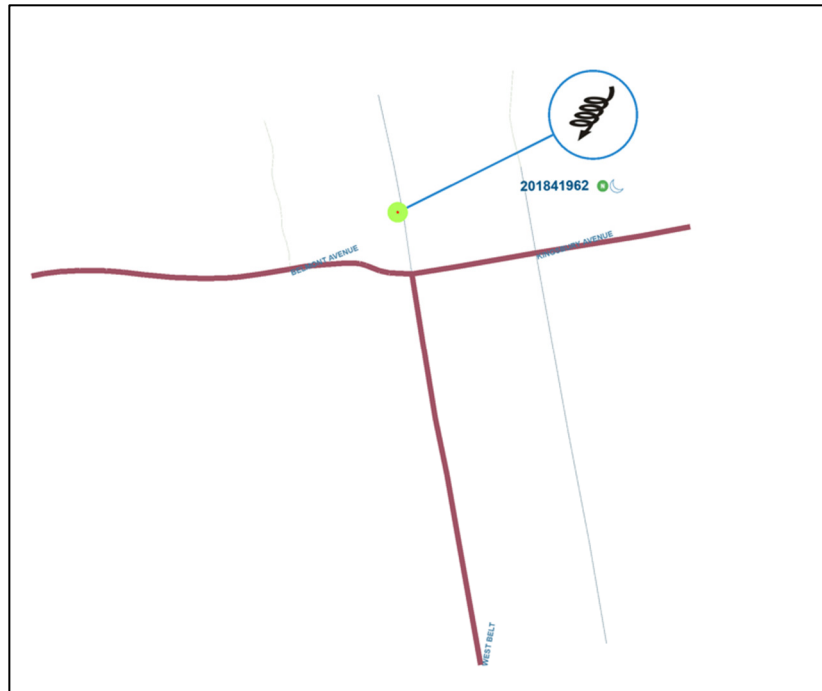


Figure 5: Reported Crashes at the West Belt / Belmont / Kingsbury Intersection for 2015-2021 (source = NZTA)

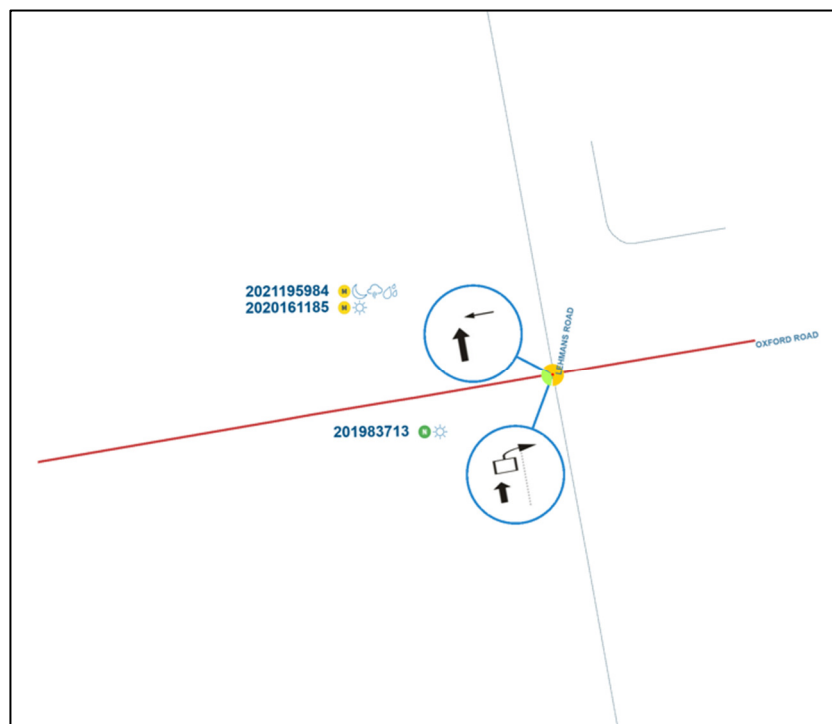


Figure 6: Reported Crashes at the High / Oxford / Lehmans Intersection for 2015-2021 (source = NZTA)

Given the traffic volumes recorded at the various intersections, the reported crash rates at the key intersections, and in particular the West Belt / Oxford / High intersection, is remarkably low.

## The Proposal

### General Description

An indicative layout of the proposed subdivision is shown in the masterplan provided as Figure 7 on the next page. It is understood that the proposed subdivision would yield around 110 allotments. Initial site access will be from the north-western end of Sandown Boulevard and from Lehmans Road. Potential future site access could also be from connections towards the north towards the Racecourse. It is assumed that these new road connections would be constructed to relevant District Plan design standards for local roads. Additional pedestrian access would be provided via 'green links' to Helmore Street in two locations.

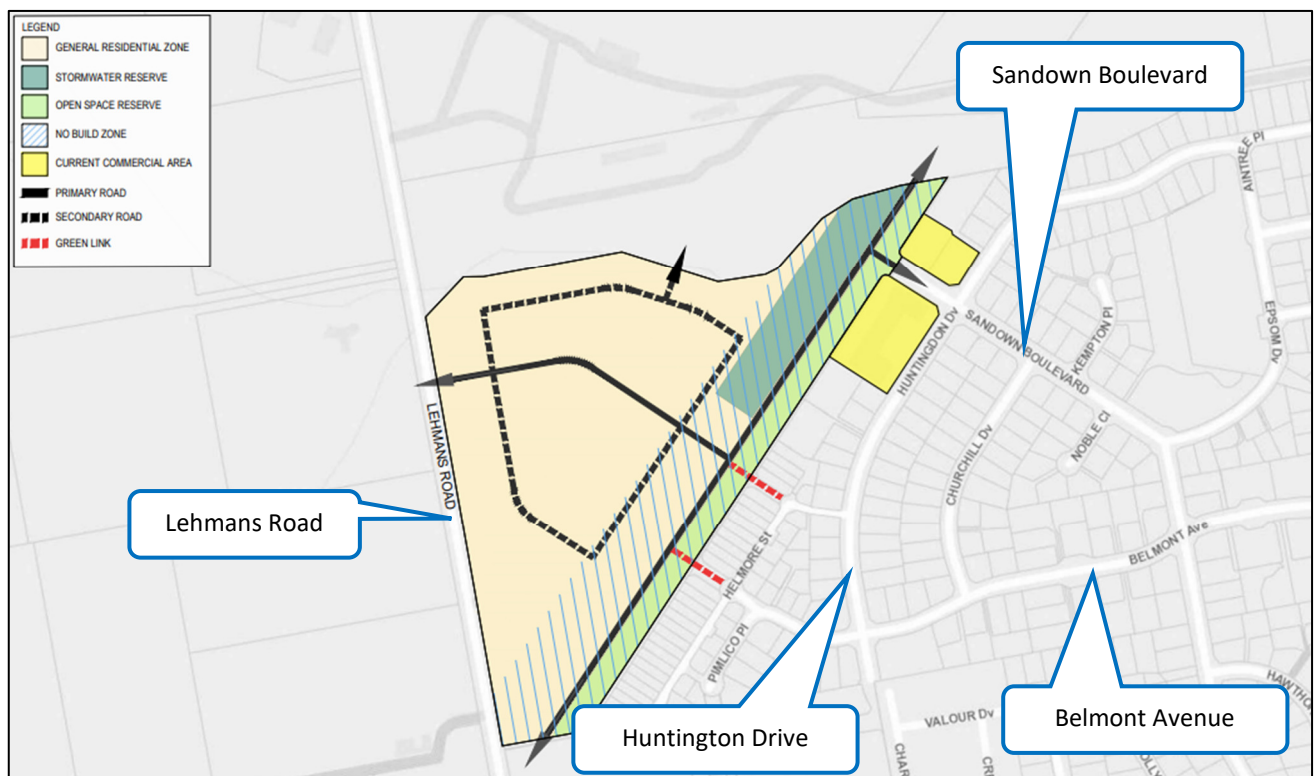


Figure 7: Indicative Subdivision Masterplan

### Estimated Traffic Generation

Traffic generation research of suburban low-density residential activity indicates that a dwelling unit located within a major metropolitan area will generate around ten trips per day. However, this research also shows that increasing separation from a major CBD reduces the generation rate owing to trip linking. For this reason, it is unlikely that the average generation per dwelling unit within the proposed Residential 2 zone would exceed 8 trips per day. That said, for the purpose of this assessment, traffic generation rates have

been adopted from data presented in Table 7.4 of NZTA Research Report 453 'Trips and Parking Related to Land Use November 2011'. These rates are:

- a) Design daily trips = 10.9 trips per unit per day, and;
- b) Design peak hour trips = 1.2 trips per unit per hour.

Based on the above rates, the 110 allotments would generate around 1,200 trips per day and around 132 trips in the weekday peak hour.

#### Estimated Traffic Distribution

The Masterplan provides an indicative roading layout for the application site. It is emphasised that this layout is indicative only, however the shape of the site and the available connections onto the existing road network will mean that any future road layout within the site should be very close to that shown on the Masterplan.

The proposal for a heavy vehicle by pass will attract some site generated traffic to this route owing to its wider network connections, however this is unlikely to exceed 10-15% of site generated traffic owing to the majority of trips being likely to be made within origins and destinations within Rangiora or further south to Christchurch. Even if the bypass attracted 15% of site generated traffic this would only be a loading of some 200 trips per day which would have negligible effects on the operation of the bypass. Therefore, for the purpose of this assessment it is assumed that the connection to the by-pass is not in place. This in turns places all site generated traffic through the more sensitive existing residential areas to the south and east of the site and towards Lehmans Road and West Belt, and as such is considered to be a conservative approach.

The subject site is well connected to the wider road network. An inspection of the road layout indicates that the likely routes residents will take to access the wider road network will be as follows.

Site location	Option 1	Option 2	Option 3
To/From South or Southeast	Via Lehmans Road	Via Belmont Avenue to West Belt	Via Huntington Drive and Charles Upham Drive
To/From North	Via Belmont Street and Kingsbury Street	Via Belmont Avenue to West Belt	Via the bypass route
To/From East	Via Belmont Avenue and Kingsbury Street	Via Lehmans Road and Oxford/High	Via Huntington Drive and Charles Upham Drive
To/From West	Via Lehmans Road	n/a	n/a

Table 1: Likely Route Choices for Trips Generated by the Plan Change Site

If it is assumed that site generated traffic from the site heads 60% to or from the south or southeast, 10% to or from the north, 20% to or from the east, and 10% to or from the west, then these directional flows can be further split onto relevant links within the surrounding road network as shown in Table 2 below:

Site location	Origin / Destination	Option 1	Split	Option 2	Split	Option 3	Split
To/From South or Southeast	60%	Via Lehmans Road	25%	Via Belmont Avenue to West Belt	25%	Via Huntington Drive and Charles Upham Drive	10%
To/From North	10%	Via Belmont Street and Kingsbury Street	5%	Via Belmont Avenue to West Belt	5%	Via the bypass route	0%
To/From East	20%	Via Belmont Avenue and Kingsbury Street	10%	Via Lehmans Road and Oxford/High	5%	Via Huntington Drive and Charles Upham Drive	5%
To/From West	10%	Via Lehmans Road	10%	n/a		n/a	

Table 2: Estimated Traffic Distribution for Trips Generated by the Plan Change Site

Noting the above estimated route choice splits, and an estimated daily trip generation for the site of around 1,200 trips per day, the estimated future daily traffic volumes on the relevant road network links can be calculated as shown in Appendix A and summarised in Table 3 below:

Network Link	Existing Volume	Future Volume
Lehmans Road	1610	2090
Huntington Drive	1500	1680
Charles Upham Drive	1500	1680
Sandown Boulevard	500	1220
Belmont Avenue	1092	1332
West Belt (north of High St)	6449	6749
West Belt (north of Seddon)	3327	3627
Oxford Road (west of Lehmans)	5823	5943
Oxford Road (east of Lehmans)	6519	6579
High Street (east of West Belt)	6892	6952

Table 3: Estimated Traffic Distribution for Weekday Daily Trips Generated by the Plan Change Site

The above estimated changes in daily traffic volumes are low, and the estimated future traffic volumes on the various network links remains entirely within suitable volume envelopes given the hierarchy classification and planned function of these roads.

In terms of the more critical weekday PM peak hour traffic volumes, the same calculation methodology can be used. Again, noting the above estimated route choice splits, and an estimated peak hour trip generation for the site of around 132 trips, the estimated future PM peak hour traffic volumes on the relevant road network links can be calculated also as shown in Appendix A and summarised in Table 4 below:

Network Link	Existing Volume	Future Volume
Lehmans Road	163	216
Huntington Drive	150	170
Charles Upham Drive	150	170
Sandown Boulevard	50	130
Belmont Avenue	107	134
West Belt (north of High St)	614	647
West Belt (north of Seddon)	352	385
Oxford Road (west of Lehmans)	551	564
Oxford Road (east of Lehmans)	587	594
High Street (east of West Belt)	596	603

Table 4: Estimated Traffic Distribution for Weekday PM Peak Hour Trips  
Generated by the Plan Change Site

None of the above estimated changes in weekday PM peak hour traffic volumes are of note, with the largest estimated increase in traffic flow being on Lehmans Road (+53 vehicles and West Belt (+33 vehicles). When these additional volumes are spread across the one-hour period, the estimated change in traffic flow will be imperceptible within ambient traffic volumes, and unlikely to have any material effect on the performance of the identified key intersections in the vicinity of the site.

I trust the above is sufficient, however if you require any further information then please do not hesitate to contact me directly on 029 963 8727 or [ray@urbisgroup.co.nz](mailto:ray@urbisgroup.co.nz).

Yours faithfully,



Ray Edwards

**Managing Director**

**URBIS TPD LIMITED**



## Appendix A – Trip Distribution Calculations

### Daily Volumes

Site location	Origin / Destination	Option 1	Split	Option 2	Split	Option 3	Split	Daily Total
To/From South or Southeast	719	Via Lehmans Road	300	Via Belmont Avenue to West Belt	300	Via Huntington Drive and Charles Upham Drive	120	
To/From North	120	Via Belmont Avenue and Kingsbury Street	60	Via Belmont Avenue to West Belt	60	Via the bypass route	0	
To/From East	240	Via Belmont Avenue and Kingsbury Street	120	Via Lehmans Road and Oxford/High	60	Via Huntington Drive and Charles Upham Drive	60	
To/From West	120	Via Lehmans Road	120	n/a	0	n/a	0	
	1199		600		420		180	1200
<b>Additional Traffic onto:</b>	Existing Volume							<b>Future Volume</b>
Lehmans Road	1610		420		60			2090
Huntington Drive	1500						180	1680
Charles Upham Drive	1500						180	1680
Sandown Boulevard	500		180		360		180	1220
Belmont Avenue	1092		180		60			1332
West Belt (north of High St)	6449				300			6749
West Belt (north of Seddon)	3327				300			3627
Oxford Road (west of Lehmans)	5823		120					5943
Oxford Road (east of Lehmans)	6519				60			6579
High Street (east of West Belt)	6892				60			6952

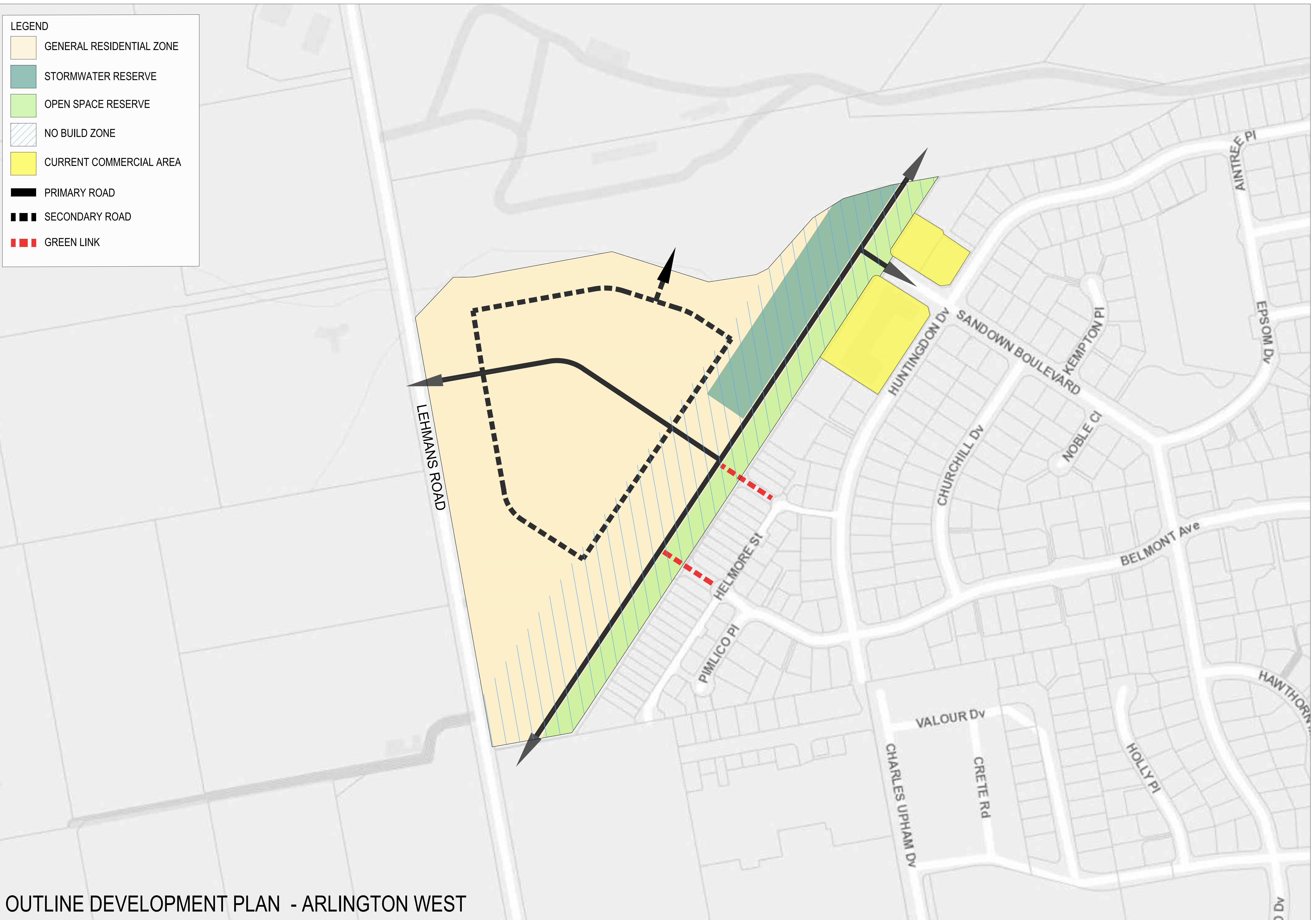
PM Peak Hour Volumes

Site location	Origin / Destination	Option 1	Split	Option 2	Split	Option 3	Split	Daily Total
To/From South or Southeast	79	Via Lehmans Road	33	Via Belmont Avenue to West Belt	33	Via Huntington Drive and Charles Upham Drive		
To/From North	13	Via Belmont Avenue and Kingsbury Street	7	Via Belmont Avenue to West Belt	7	Via the bypass route		
To/From East	26	Via Belmont Avenue and Kingsbury Street	13	Via Lehmans Road and Oxford/High	7	Via Huntington Drive and Charles Upham Drive		
To/From West	13	Via Lehmans Road	13	n/a	0	n/a		
	131		66		47			
<b>Additional Traffic onto:</b>								Future Volume
	Existing Volume							
Lehmans Road	163		46		7			216
Huntington Drive	150						20	170
Charles Upham Drive	150						20	170
Sandown Boulevard	50		20		40		20	130
Belmont Avenue	107		20		7			134
West Belt (north of High St)	614				33			647
West Belt (north of Seddon)	352				33			385
Oxford Road (west of Lehmans)	551		13					564
Oxford Road (east of Lehmans)	587				7			594
High Street (east of West Belt)	596				7			603

APPENDIX I  
OUTLINE DEVELOPMENT PLAN

LEGEND

- GENERAL RESIDENTIAL ZONE
- STORMWATER RESERVE
- OPEN SPACE RESERVE
- NO BUILD ZONE
- CURRENT COMMERCIAL AREA
- PRIMARY ROAD
- SECONDARY ROAD
- GREEN LINK



OUTLINE DEVELOPMENT PLAN - ARLINGTON WEST