

BEFORE THE WAIMAKARIRI DISTRICT PLAN REVIEW HEARINGS PANEL

IN THE MATTER OF the Resource Management Act 1991

AND

IN THE MATTER OF the hearing of submissions and further submissions on the Proposed Waimakariri District Plan

AND

hearing of submissions and further submissions on Variations 1 and 2 to the Proposed Waimakariri District Plan

Hearing Stream 10A: Future Development Areas

**STATEMENT OF EVIDENCE OF IVAN THOMSON
(PLANNING)
FOR RICHARD AND GEOFF SPARK
(PDP SUBMITTER 183 / VARIATION 1 SUBMITTER 61)**

Dated 2 February 2024

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Summary Statement

1. Richard and Geoff Spark ('the Submitter') has requested that approximately 55 hectares of proposed rural lifestyle zoned (RLZ) land at between Northbrook Road and Marshs Road, in south east Rangiora (the 'Site') be rezoned Medium Density Residential (MRZ (**Figure 1**)). The proposed rezoning will extend the South East Rangiora Development Area (SERDA) as depicted in Part 3 of the Proposed Waimakariri District Plan (PWDP) to Marsh Road to the south of Boys Road.
2. The Site has two roughly equally sized portions. 'Block A', between Northbrook Road and Boys Road, is a Future Development Area on Map A the Canterbury Regional Policy Statement (CRPS). 'Block B', between Boys Road and Marsh Road, is outside of the Projected Infrastructure Boundary on Map A. The combined anticipated yield is estimated to be in the vicinity of 600 household units assuming an average of 15 households per hectare across the Site.
3. Part of Block B is affected by a 500 metre setback from the Rangiora Wastewater Treatment Plant. This area, comprising approximately seven hectares, is subject to ongoing discussions with Council officers regarding potential land use and has been identified on the Submitter's ODP as a sub area identified as B. These blocks are shown on Figure 1.
4. In my opinion there are significant Resource Management merits in treating the three portions as a single planning unit and detailed evidence that support the rezoning of these blocks and the creation of an integrated residential development as a single planning unit, will be presented at the rezoning hearings in May.
5. This evidence however is confined to that part of the submissions by R&G Spark concerning Block A:the South East Rangiora Development Area (SERDA). The resource management matters are confined to the proposed method of implementing the development plan, which is certification and amendments to the development plan and Narrative. I have reservations about certification as method of enabling development and consider that rezoning the land is more consistent with the method relevant objectives and policies in higher order documents. Mr Wilson, the reporting officer, also appears to share these concerns around certification in his report. He has recommended an alternative consenting approach which I consider would be preferable but also have some concerns with.

6. Regarding the ODP, the amendments sought to the SERDA and Narrative are shown in **Appendix 1** to my evidence. The key proposed amendments to the SERDA sought in the PDP¹ were as follows:
 - To provide for additional areas of medium density housing adjacent to the stormwater reserve and west of the principal north-south road (PDP submission)
 - Moving the proposed local centre (LCZ) on Northbrook Road to a new location on the new north-south road overlooking the stormwater area to collocate with the medium density residential area. (The submitter is now seeking to establish the new LCZ while retaining the existing one).
 - A slight realignment of the north-south road to the east, south of Northbrook, between Northbrook and Boys Roads.
7. Further suggested (consequential) amendments (which I understand to have been agreed to by Council officers) are contained in **Appendix 2**. These be presented in detail in evidence to be presented in Ms Lauenstein's and Ms Williams's evidence at the rezoning hearings,
8. While I generally accept the amended certification process as a potential approach, and may suit the needs of some submitters, in my opinion the most appropriate method is to rezone the land through the district plan review and proceed through the normal subdivision consent process. This was the current process for Development Areas already in the Operative Plan.
9. In summary my evidence covers the following:
 - Site description - context
 - Summary of submission for Block A
 - Statutory context for Future Development Areas.
 - Requested amendments to the SERDA
 - Certification process.
 - Overview of evidence to be presented in May including amendments to the ODP.

¹ The submission on the Variation sought NRZ across the ODP area.

- Section 42A Report.

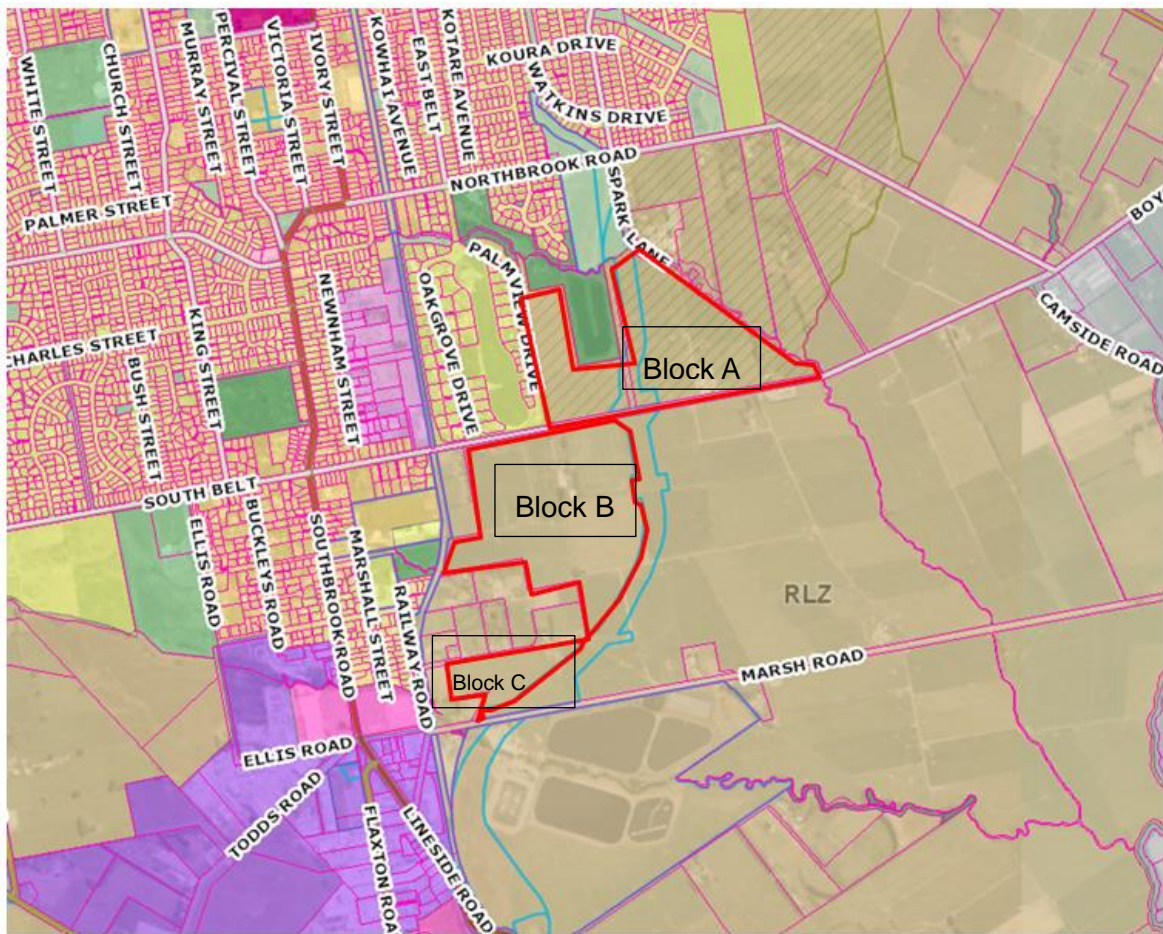


Figure 1: Area subject to rezoning.

INTRODUCTION

10. My full name is Ivan Thomson and I hold the position of Senior Planner with Aston Consultants. I have a Bachelor of Science (Geography) from Canterbury University, and Master's Degree in Urban and Regional Planning (M.Phil) from Reading University in England. I have 40 years' post graduate experience in urban and regional planning, and I am a Fellow Member of the New Zealand Planning Institute.
11. My experience includes 30 years at the Christchurch City Council including 12 years' involvement with preparation, hearings and appeals for the former Christchurch City Plan involving the Urban Growth Chapter, four years leading an Area Plans programme, with the remainder of my time there being in a leadership/management role, including the Christchurch Replacement District Plan. I have been contracted to Aston Consultants over the past three years, mainly on matters relating to the Selwyn and Waimakariri District Plan Reviews.
12. I confirm that I have prepared this evidence in accordance with the Code of Conduct for Expert Witnesses Code of Conduct for Expert Witnesses contained in Part 9 of the Environment Court Practice Note 2023. The issues addressed in this statement of evidence are within my area of expertise except where I state that I am relying on the evidence or advice of another person. The data, information, facts and assumptions I have considered in forming my opinions are set out in the part of the evidence in which I express my opinions. I have not omitted to consider material facts known to me that might alter or detract from the opinions I have expressed.
13. The key documents which I have relied upon in preparing my evidence are the following:
 - (a) the Canterbury Regional Policy Statement (CRPS).
 - (b) National Policy Statement on Urban Development 2020 (NPS-UD)
 - (c) Waimakariri District Development Strategy (2014).
 - (d) Greater Christchurch Partnership Housing Capacity Assessment July 2023 and subsequent Formative Report prepared for the Waimakariri District Council 8 December 2023².

² Waimakariri Residential Capacity and Demand Model – IPI 2023.

- (e) The Section 4A Report for Hearing Stream 10A prepared by Peter Wilson.

SCOPE

14. I note that the Panel's expectations regarding evidence to be presented at this hearing are explained in Minute 14³. The Panel 'is not anticipating that the FUDA hearing in Stream 10A will involve technical evidence relating to rezonings, and rather will focus on the mechanics of the certification process and other matters relating to the FUDA process.' The Panel also accept that it may need to circle back after the rezoning hearings to address any consequential amendments to relevant FUDA⁴ provisions or development area provisions.
15. Accordingly I have restricted my evidence in this hearing to those matters covered in Minute 14, together with contextual information to assist the Panel in gaining an understanding of the wider proposal. I will be cross-referencing that part of my evidence at the Rezoning hearing to avoid repetition.
16. In my opinion 'other matters relating to the FUDA process' hooks back into Policy 6.3.12 of the CRPS which sets out the process through which '(FDAs)' are made available for development. The 'mechanics of the Certification process' seems to me to also seek to give effect to this policy. My evidence therefore focuses on the application of Policy 6.3.12 to this and other Development Areas in Waimakariri, and how it affects future decisions on rezoning and / or certification.
17. Specifically, my evidence addresses the following:-
- (a) The key features of the part of the Submission which covers the South East Rangiora Development Area.
 - (b) Contextual background, including site description.
 - (c) The relevant statutory planning documents for FDAs, mainly the Canterbury Regional Policy Statement (CRPS),
 - (d) Certification
 - (e) Issues raised in the Section 42A Report and submissions.

³ Response To Spark Memo On Fuda And Rezoning Timetabling

⁴ The term 'FUDA' is assumed to refer to 'Future Development Areas' as identified in the CRPS (see Minute 1 p 21). In the National Planning Standards they are known as Future Urban Zones ('FUZ').

18. I have, in appropriate places, referenced relevant technical reports which will be presented more fully at the rezoning hearing.

KEY FEATURES OF REZONING SUBMISSION

19. Submissions were lodged on both the PWDP and Variation 1. The submission on the Variation requests the following decisions from the Council:
- i. Rezoning all land north and south of Boys Road outlined in red on **Figure 1** above ('the Site') Medium Density Residential Zone (MDRZ). With respect to the land south of Boys Road and west of the Rangiora Eastern Link Road (Block B), in the alternative, rezone this land to MDRZ, BIZ, Format Retail/Mixed Use or a mix of these zones. The land on both sides of Boys Road is currently proposed Rural Lifestyle (RLZ), but that part on the north side of Boys Road (Block A) is a Future Development Area (South East Rangiora Outline Development Plan Area) in Part 3 of the PDP.
 - ii. Amend the South East Rangiora Outline Development Plan and associated narrative to identify all residential areas as Medium Density Residential; and give effect to the other changes to the SE Rangiora Outline Development Plan sought in the Sparks submission on the notified PWDP as shown in **Appendix 1** to my evidence (for the reasons outlined in the Spark submission on the notified PDP). This includes moving the proposed Commercial Local Zone slightly southwards.
 - iii. Such other alternative, consequential or necessary additional relief to give effect to the matters raised generally in this submission.
20. Several other amendments were sought that have been dealt with or are subject to separate hearings⁵. A similar submission (but requesting a General Residential Zone) was lodged on the Notified Proposed Plan. With respect to rezoning this Site, I do not consider there are any scope issues. The rezoning request on the PWDP concerns a relevant zone (GRZ) and the submission on Variation 1 seeks MRZ for the same site.

⁵ For example Urban Growth Policies.

STATUTORY FRAMEWORK

National Policy Statement 2020

21. The NPS-UD 2020 recognises the national significance of having well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future⁶. The NPS–UD 2020 applies to this proposal as it is directed at Tier 1 urban environments, which incorporates that part of Waimakariri District within the Greater Christchurch urban environment, and this includes Rangiora⁷. I consider that rezoning the Site for MRZ will integrate well into the surrounding urban development and contribute to a well-functioning settlement pattern in Rangiora.
22. Providing at least sufficient development capacity to meet the different needs of people and communities is a key policy of the NPS-UD and is one of the matters to be considered under Policy 6.3.12 of the CRPS. This outcome is to be achieved through planning decisions that help improve housing affordability through supporting competitive land and development markets⁸. Regional policy statements and district plans are expected to enable more people to live in urban environments near centres or areas with employment opportunities, areas well serviced by public transport or a high demand for housing in the area.
23. Local authorities are required to recognise that urban environments are developing and changing over time in response to diverse and changing needs of people, communities and future generations. Local authority decisions on urban development are required to be responsive to proposals that are proposing significant development capacity, which the SEDP is offering. I will be elaborating on the above matters at the rezoning hearings.

National Policy Statement Highly Productive Land (NPS-HPL)

24. Block A is not affected by this higher order document as it has been identified for future urban development in the Canterbury Regional Policy Statement.⁹ The site also has an

⁶ Objective 1.

⁷ Our Space states at page 6 that the relevant urban environment for the purpose of the NPS-UDC was Greater Christchurch. The NPS-UDC was the precursor for the NPSUD;

⁸ Objective 2, and Sub Part 1, 3.2

⁹ Section 3.5.7(b)(i) of the NPS-HPL.

'underlying zone' of Rural Lifestyle and is therefore also excluded from the Interim Definition¹⁰.

Canterbury Regional Policy Statement

25. The Site is in the Greater Christchurch sub region, and Chapter 6 of the CRPS is the relevant set of regional planning provisions relating to settlement growth for Block A. The insertion of Chapter 6 into the Canterbury Regional Policy Statement (CRPS) was directed by the Minister for Canterbury Earthquake Recovery in the Land Use Recovery Plan for Greater Christchurch and under Section 27 of the Canterbury Earthquake Recovery Act 2011. The Chapter provides a resource management framework for the recovery of Greater Christchurch, to enable and support earthquake recovery and rebuilding, including restoration and enhancement, for the area through to 2028¹¹.
26. The South East Rangiora Development Plan (SERDP) as depicted in Part 3 of the (PWDP), gives effect to the corresponding Future Development Area on Map A in the Canterbury Regional Policy Statement (CRPS) (Figure 2).

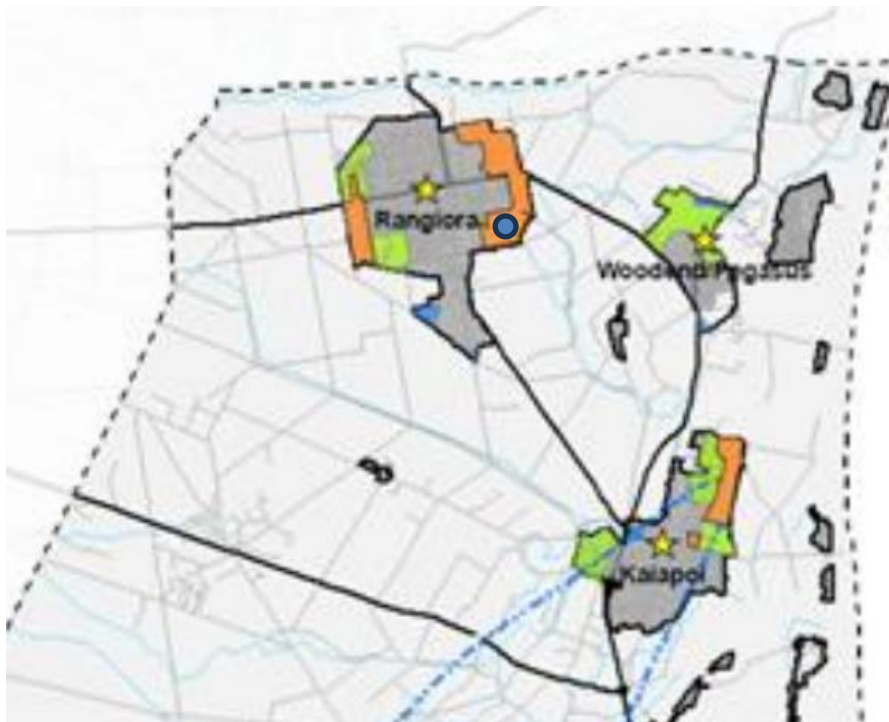


Figure 2: Extract from Map A, Canterbury Regional Policy Statement showing the location of Block A (blue dot) and Future Development Areas (orange).

¹⁰ Section 3.5.7(b)(ii).

¹¹ Canterbury Regional Policy Statement Chapter 6 Introduction.

27. In my opinion it can be assumed that the FDAs (CRPS), signed off by the Minister, and Development Areas (PWDP), which give effect to the FDAs, can be assumed to promote functional urban environments and other relevant provisions in the NPS-UD¹².
28. Policy 6.3.12 is the policy that implements Change 1 to the CRPS which inserted Future Urban Development Areas on Map A, and in my opinion, gives effect to that part of the NPS-UD directed towards promoting well-functioning urban environments¹³. The South East Rangiora Outline Development Plan (SER) gives effect to Policy 6.3.12.
29. Policy 6.3.12 provides for *the re-zoning of land within the Future Development Areas through **district planning processes***, (my italics and emphases) in response to projected shortfalls in feasible residential development capacity over the medium term. The Policy establishes several criteria to be considered when deciding whether to put a residential zoning in place:
1. *It is demonstrated, through monitoring of housing and business development capacity and sufficiency carried out collaboratively by the Greater Christchurch Partnership or relevant local authorities, that there is a need to provide further feasible development capacity through the zoning of additional land in a district plan to address a shortfall in the sufficiency of feasible residential development capacity to meet the medium term targets set out in Table 6.1, Objective 6.2.1a; and*
 2. *The development would promote the efficient use of urban land and support the pattern of settlement and principles for future urban growth set out in Objectives 6.2.1 and 6.2.2 and related policies including by:*
 - a. *Providing opportunities for higher density living environments, including appropriate mixed use development, and housing choices that meet the needs of people and communities for a range of dwelling types; and*
 - b. *Enabling the efficient provision and use of network infrastructure; and*
 3. *The timing and sequencing of development is appropriately aligned with the provision and protection of infrastructure, in accordance with Objective 6.2.4 and Policies 6.3.4 and 6.3.5; and*
 4. *The development would occur in accordance with an outline development plan and the requirements of Policy 6.3.3; and*
 5. *The circumstances set out in Policy 6.3.11(5) are met; and*

¹² Decision of the Minister, 28 May 2021, [file:///C:/Users/User/Downloads/LetterfromMinisterParkertoEnvironmentCanterburyMay2021%20\(10\).PDF](file:///C:/Users/User/Downloads/LetterfromMinisterParkertoEnvironmentCanterburyMay2021%20(10).PDF)

¹³ Objective 1, and Policy 1 of the NPS-UD 2020.

6. *The effects of natural hazards are avoided or appropriately mitigated in accordance with the objectives and policies set out in Chapter 11.*
30. Policy 6.3.11 (5) relates to any changes resulting from a review of the extent, and location of land for development, any alteration to the Greenfield Priority Areas, Future Development Areas, or provision of new greenfield priority areas, and shall commence only under the following circumstances (relevant to the proposed rezoning):
- (a) *infrastructure is either in place or able to be economically and efficiently provided to support the urban activity;*
 - (b) *provision is in place or can be made for safe, convenient and sustainable access to community, social and commercial facilities;*
 - (c) *the objective of urban consolidation continues to be achieved.*
31. As I understand the Policy, there are two parts to consider. Firstly there is a trigger to enable a change of zoning, and secondly there are qualitative matters that must apply when the zone is developed. The triggers are Policy 6.3.12. (1) (2) and (3) and (5). I will discuss these at the Rezoning hearing.

OUTLINE DEVELOPMENT PLAN

32. Several minor changes are proposed to the SERDA, some through submissions and others that will be presented at the Rezoning Hearings for example:
- (a) The retail hub included in the SERDA on the corner of Northbrook and Spark Lane is supported. However I consider there is an additional opportunity to provide an attractively sited cafe/bar on land adjacent to Northbrook Stream and between the stormwater ponds and the new Eastern Link Road.
 - (b) Adjustment to the road alignment of Boys Road.
 - (c) Addition of residential medium density area for additional areas of medium density housing adjacent to the stormwater reserve and west of the principal north-south road (PDP submission).
 - (d) Reference to ecological enhancements
 - (e) Consequential amendments to the Narrative
33. For the purpose of this hearing I consider it might be useful for the Panel and Reporting Officer to include the amended ODP for the SERDP and is attached as **Appendix 2**

along with amendments to the Narrative. This is because the Section 42A Report refers to the SERDP.

34. I note that the wording of SUB P7 is to ensure that subdivision is in accordance with the fixed or flexible elements of any relevant <https://waimakariri.isoplan.co.nz/draft/rules/0/301/0/0/0/226>. If there is scope, I suggest that this be amended to 'general accordance with'. In my experience key elements such as stormwater basins cannot be finally fixed until the detailed subdivision engineering work has been completed, and any alterations to their size and/or location is likely to have a ripple effect on other elements of the ODP. Unless third parties are directly affected I see no reason why such adjustments cannot be made.
35. The Narrative for the area south of Boys Road will be presented in further evidence (urban design and traffic) to be presented at the rezoning hearing.

PROPOSED PROCESS FOR ENABLING DEVELOPMENT IN THE FDAS

36. The WPDP proposes 'certification' as the method for enabling development in the FDAS. This contrasts with the usual method of using Schedule 1 of the Act (or ISPP) to rezone the land.
37. According to the Council's Section 32 Evaluation ('evaluation'), a certification process is the preferred method 'for timely release of land rather than relying on private plan changes to rezone land, which takes time and incurs significant cost for both developers and the Council'. The evaluation refers to an MFE Report which states that, on average, a non-appealed plan change took 11 months (median) after notification, with appealed *plan changes* taking 33 months (median) after notification. Along with the substantial cost associated with ***private plan*** changes to both Council and developers, this affects how quickly housing supply can be available. The evaluation goes on to say that 'development via ***individual plan changes*** could occur in a more fragmented, ad-hoc manner, meaning more chance of adverse effects, cumulative effects and less opportunity to take a coordinated and structured approach that allows greater consideration of options for mitigation'. (bold italics my emphasis)
38. I see three problems with this rationale. Firstly, the present method for enabling development in the development areas subject to a review of the District Plan, not privately requested plan changes. I would have thought that most land owners will be taking advantage of the present opportunity to rezone their land through this review rather than waiting at least two years to lodge private plan changes (under RMA Schedule 1 Cl 25 4(b) local authorities can refuse to notify a request if the substance of

the request has been considered by a local authority or Environment Court within the preceding two years).

39. In my opinion, the purpose of a plan review is different from a private plan change. The former involves an integrative and strategic assessment of and response to, the matters set out in S75(1) and (2) of the Act. The latter in my experience focusses on a single issue or piece of land where integration is confined to a local setting. I agree that a succession of private plan changes does raise the risk of ad hoc development, but this is not the case in a review, as is the case here.
40. Regarding time and costs, decisions on submissions for a plan change must be issued within two years of the proposed plan being notified (Schedule 1 Clause 10). This may be longer than that for a certification/ resource consent but in the context of a review, the comparison is between a subdivision consent and certification which in my estimation is minor.
41. The second problem is the wording of the CRPS with regards to FDAs. As explained above the relevant policy is Policy 6.3.12 and that policy includes the following (my bold highlighting):

'Enable' urban development in the Future Development Areas identified on Map A, in the following circumstances:...

*It is demonstrated, through monitoring of housing and business development capacity and sufficiency carried out collaboratively by the Greater Christchurch Partnership or relevant local authorities, that there is a need to provide further feasible development capacity through the **zoning** of additional land in a district plan.*

42. In the explanation it states:

*'Policy 6.3.12 provides for the **re-zoning of land within the Future Development Areas**, through **district planning processes**, in response to projected shortfalls in feasible residential development capacity over the medium term'.*

43. The third problem concerns the NPS-UD 2020 section 3.4 Meaning of plan-enabled and infrastructure-ready:

(1) *Development capacity is plan-enabled for housing or for business land if:*

(a) *in relation to the short term, it is on land that is **zoned** for housing or for business use (as applicable) in an operative district plan.*

(a) *in relation to the medium term, either paragraph (a) applies, or it is on land that is **zoned** for housing or for business use (as applicable) in a proposed district plan.*

(b) *in relation to the long term, either paragraph (b) applies, or it is on land identified by the local authority for future urban use or urban intensification in an FDS or, if the local authority is not required to have an FDS, any other relevant plan or strategy.*

(2) *For the purpose of subclause (1), land is **zoned** for housing or for business use (as applicable) only if the housing or business use is a permitted, controlled, or restricted discretionary activity on that land.*

(3) *Development capacity is infrastructure-ready if:....*

44. Notwithstanding the SERDA overlay, the subject land is not zoned for urban development and in my opinion needs to be to give effect to the NPS-UD.

45. The purpose behind Change 1 to the CRPS was to enable more development capacity to be enabled in circumstances where capacity assessments identified a situation where there is insufficient capacity to meet short, medium or long term needs to give effect to the then NPS-UDC. The method by which land is to become 'plan enabled' is through rezoning. The proposed certification process isn't a 'rezoning'. Furthermore I cannot see anywhere in the Act where certification is a 'district planning process'. In my assessment certification (of compliance) is an administrative process which falls outside of Sections 74 and 75. I accept that the consenting process now being proposed in the Section 42A may enable development to be approved without a plan change but I am unclear whether this gives effect to the CRPS or NPS-UD.

46. The submission raises other concerns with the Certification process.

(a) Certification does not provide the security of a rezoning. It is a hybrid, discretionary and implemented through non-statutory decisions delegated to staff. The process does not appear to provide conventional rights to an applicant (e.g. right of objection/appeal) meaning decisions cannot be challenged,

(b) There is a risk that some developers and landowners may shy away from certification because of these uncertainties associated with it as it is presently set out in the PWDP. This could impede development across property boundaries.

(c) A risk for subdividers is that certification lapses if a s224 subdivision completion certification is not granted within three years of obtaining certification¹⁴. I

¹⁴ PWPD DEV-WR-S1.2

understand that there is an ability to meet the s224 subdivision 'completion' requirement by, for example, completing an initial 2 lot subdivision of a larger development area. The subdivision is in reality hardly underway, but services will have been allocated to potentially a much larger area indefinitely, but which may not be subdivided in a sequential and timely manner. This will prejudice other subdividers if there are, for example, servicing capacity constraints.

- (d) This sets up an unnecessary contest for access to services. It is not clear how services will be allocated between different certification applicants. Will it be on a first come first served basis, or does the Council have a view on sequencing and priorities and does it favour some areas ahead of others within, in this case, the South East Rangiora Development Areas.
- (e) The certification rules do not take effect until Council decisions are issued on submissions and further submissions (earliest late 2024 as it is understood that some elements of the certification provisions are not covered by Variation 1) and later if the certification provisions are subject to appeal. The process can be expected to take 1- 2 years+ depending on the size of subdivision. This is a slower and far less certain method for delivering land for housing than the submitter's preferred option of the Council rezoning the land in Variation 1.
- (f) Rezoning does not appear to automatically follow certification. So even if a block such as the submitters is successfully certified, it does not get the security of rezoning at the s224 stage. Rezoning only occurs when the entire South East Rangiora Development Area is developed.¹⁵ This may well not happen during the life of the PWDP;
- (g) The prospect of a tidy, sequenced and co-ordinated or staged development is not certain. There may be some landowners not wishing to develop in the short-medium term; one landowner can delay the Council action to remove the planning layer and can leave all other land in a statutory limbo over its zoned status indefinitely.

47. The Section 42A Report has provided some clarification and acknowledges the shortcomings of the process as notified. My understanding now is that, for those landowners who choose not to seek rezoning through the Review, there is an alternative gateway via a Restricted Discretionary Activity resource consent. This is a resource

¹⁵ PWDP WR-South East Rangiora Development Area Introduction ..'Once development of these areas has been completed, the District Council will remove the Development Area layer and rezone the area to the appropriate zones'.

management process' that sits alongside other streamlined consent processes, and I can see how the certification process could suit some landowners. For example, if a landowner in a Development Area cannot, or has no intention to, subdivide in the foreseeable future then they might prefer to leave the land under the current District Plan status and use the certification process to initiate development at a later date. This could be where the land is at the edge of the Development Area and may have to wait until other land is developed for services to arrive.

48. It appears however that the certification process is necessarily not supported by the Council. The notified Variation 1 Section 32AA Report for the North East and South West Rangiora development areas proposed to be rezoned from Rural Lifestyle to Medium Residential in Variation 1 concludes that:

Option 1, retaining the land as proposed Rural Lifestyle Zoning with an overlay that enables development following certification has more costs than benefits¹⁶.

49. The evaluation goes on to say that 'Option 2 [Rezone land from Rural Lifestyle Zone to MDZ] is the preferred option as the proposed MRZ [would] allow a potential yield of approximately 1000 residential allotments, which will significantly contribute to meet the residential housing demand that Waimakariri is currently experiencing'¹⁷. A significant cost with Option 1 is a greater delay in meeting housing demand because the certification provisions would not be operative until decisions on the PDP were released (assuming they were retained). There are no significant costs identified with Option 2 (other than loss of rural character sooner because development can occur sooner but is required in any case to meet demand). Option 2 is considered to be more efficient and effective:

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

SECTION 42A REPORT

¹⁶ https://www.waimakariri.govt.nz/_data/assets/pdf_file/0022/140089/VARIATION-1-HOUSING-INTENSIFICATION-REZONING-LAND-IN-RANGIORA-DEVELOPMENT-AREAS-SECTION-32-REPORT.pdf p26

¹⁷ Ibid p27

50. Generally I concur with the findings in the Section 42A Report. The recommendations would make the certification process more transparent by bringing the process under the RMA as a consent, but I still question whether the method gives effect to the CRPS and NPS-UD. In particular I support the following:

a) The recommendation to show all development areas, and for them to be distinguished between “existing” and “new”.

b) The accepted outcome of the rezoning submissions for the FDAs, following their hearing, may be that land is rezoned anyway where the evidential case supports it and, the certification provisions for that area of land would essentially become redundant as the provisions of the relevant zone, usually the residential zones, would apply¹⁸. I accept that some developers may choose to use the certification consent method, however.

51. I note for the record that the Report at [56] does not record the submission point 183.4 regarding amending UFD-P6 correctly. It should read, reflecting the submitter’s opposition to the certification method,:

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

If the Council intends to retain the certification option then the wording of UFD-P6 will need to be amended so it says ***including*** by a certification process. Also at [65] I do not share the view that, with respect to the “at least sufficient development capacity” wording of the NPSUD, “meet” would include “exceed”. “Meet” implies ‘just enough’ and this is clearly not what the NPS-UD requires.

52. I also draw attention to two other amendments that were sought through the Spark submissions (refer to Appendix 2) . The first concerns the land south of ‘an extension of Cassino Street’ being less suitable for development due to the presence of artesian water and given that development had already been provided for on land south of Cassino, this statement seems to be unnecessary or unclear in its intent.

53. The second concerns the request to delete: ‘Development within the Rangiora South East Development Area is to be contiguous; the Outline Development Plan does not anticipate physically separated or ad-hoc development’. While I accept that development

¹⁸ At [48]

should follow an ordered staging process, this is not always possible and if the statement is not deleted, in my opinion it should be qualified with a statement such as:

Development can be non – contiguous if it can be efficiently serviced and integrated with the remainder of the development area.

54. Regarding the proposed RDA status for the Certification process, I am not convinced that the potential effects of enabling large scale land uses change through an RDA is appropriate. Some of the matters for discretion are of strategic significance (e.g. development capacity) and in my experience RDA matters are generally more concerned with relatively minor non compliances with activity standards or built form standards.
55. I am also concerned that the rules recommended by Mr Wilson [87] do not address effects of development on third parties. RMA Section 95B may suffice for land use matters but this section does not apply to controlled activities. I assume that issues of integration rely on SUB-MCD 2.9 but this would be strengthened (if there is scope) to explicitly require integration between individual developments.
56. At [95] the Report states: *'if certification did not exist, and rezoning requests are not approved, then Council may not meet its NPSUD requirements for medium and long term plan-enabled capacity'*. But if a zoning request fails to meet the appropriate statutory tests, I cannot see how it would meet the certification threshold either. Perhaps if a rezoning submission is rejected, certification could be an alternative to an appeal, depending on the reasons for rejection.
57. I note that Mr Wilson has recommended a 5 year lapse period for certification land use consents (in the Notified Proposed Plan is 3 years). As a land use consent, the normal RMA lapse provisions apply, in s125 extensions. In my opinion it is more appropriate and straight forward to rely on these rather have different provisions in the Proposed Plan.
58. In terms of the proposed Certification Land Use Consent (LUC) rules, if retained, then under DEV-R2 General development and subdivision of land in Development Area where certification consent has been obtained, the requirement for consistency with the ODP is superfluous and not required, as the certification consent (DEV-R1) will already have addressed and ruled on this matter (RDA where consistent, DA where inconsistent). I suggest DEV-R2.1 be amended as below.

1. The development and subdivision of land shall be in accordance with an Outline Development Plan (ODP) as set out within the relevant DEV section; **or any amendments to the ODP requirements approved under a current certification land use consent for the land obtained under DEV-R.1.**

59. Subject to the above comments I agree that Mr Wilson's approach resolves the bulk of the concerns raised in the submission and consider that the recommended process including proposed rules package could be an option as a backup, but not a replacement for rezoning.

FURTHER SUBMISSIONS

60. R&G Spark lodged a further submission on Submission 79 by Bellgrove on Variation 1, and 408 in relation to the PDP. These submissions relate to provisions that affect rezoning, subdivision and development of land at South East Rangiora, including the land the subject of the R&G Spark submissions on the PDP and Variation. These include further amendments to the South East Rangiora Outline Development Plan.
61. While parts of the Bellgrove submission have been overtaken by subdivision consents, some of these changes have potential implications for the development of the Spark land (including to roading, infrastructure, open space and green links, cycleways, and stormwater and open space features). No reasons are given for the changes, or justification or assessment of the effects of these changes. With respect to the requested changes, I note that the s42A report states:

For the other changes, I am conscious that this SER is shared between other developers, with Sparks' proposing development in the south. Because of this, I cannot support ODP plan changes unless they are similarly considered by the other primary developer. (para 327).

62. This reinforces the point made above about the need to ensure that there are provisions in the proposed certification process that protect third party rights and there is proper integration within the overall development area. I suggest that the submission by Bellgrove be considered in detail at the rezoning hearings because of the potential implications for the wider Spark development proposal.

CONCLUSION

63. I support the identification of Block A as a Development Area in the Notified Plan. It constitutes a logical extension to Rangiora in terms of urban form. I consider that there are some minor modifications that will enhance the future planned neighbourhood and enable better integration with land south of Boys Road and the Bellgrove development immediately to the north. I also consider that the land needs to be 'plan enabled' as soon as possible to ensure there is at least sufficient development capacity to meet the short,

medium and long term needs of the District. The most appropriate method to achieve this, in my opinion, is for the land to be rezoned for urban purposes, and this is what the CRPS requires.

64. Conversely I do not consider that certification as notified is the appropriate mechanism for enabling residential development to proceed. The statutory framework clearly anticipates that the land will be rezoned. However, I accept that there may be land parcels at the edge of the Development Areas where Certification could be an alternative method for the landowner to enable development (but a rezoning request at a later stage would be equally if not more appropriate). Certification should not be a blanket substitute for rezoning the FDAs. If the certification process is to be retained I consider that, based on the level of detail Section 42A report it should, subject to legal advice, broadly follow the recommended process.
65. I also consider that the proposed attached changes to the SERDP and Narrative proposed in the submission are appropriate.

Ivan Thomson

2 February 2024

Attached are the following Appendices:

1. Requested changes to Outline Development Plan and Narrative in Submission.
2. Proposed ODP for Spark Blocks and B and proposed additional amendments to Narrative for the SERDP.



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Submission on Proposed Waimakariri District Plan

Richard and Geoff Spark

November 2021

Waimakariri District Council

RESOURCE MANAGEMENT ACT 1991

WAIMAKARIRI DISTRICT COUNCIL

SUBMISSION ON THE PROPOSED WAIMAKARIRI DISTRICT PLAN

Submitter Details

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Trade Competition:

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

Hearing Options:

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

Specific Provisions to Which this Submission Relates:

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

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

Interpretation

Strategic Directions

General District Wide Matters – UG Urban Growth

Area Specific Matters – Residential Zones

Decision we wish the Council to make:

Amend Proposed Waimakariri District Plan (PWDP) Planning Maps by

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

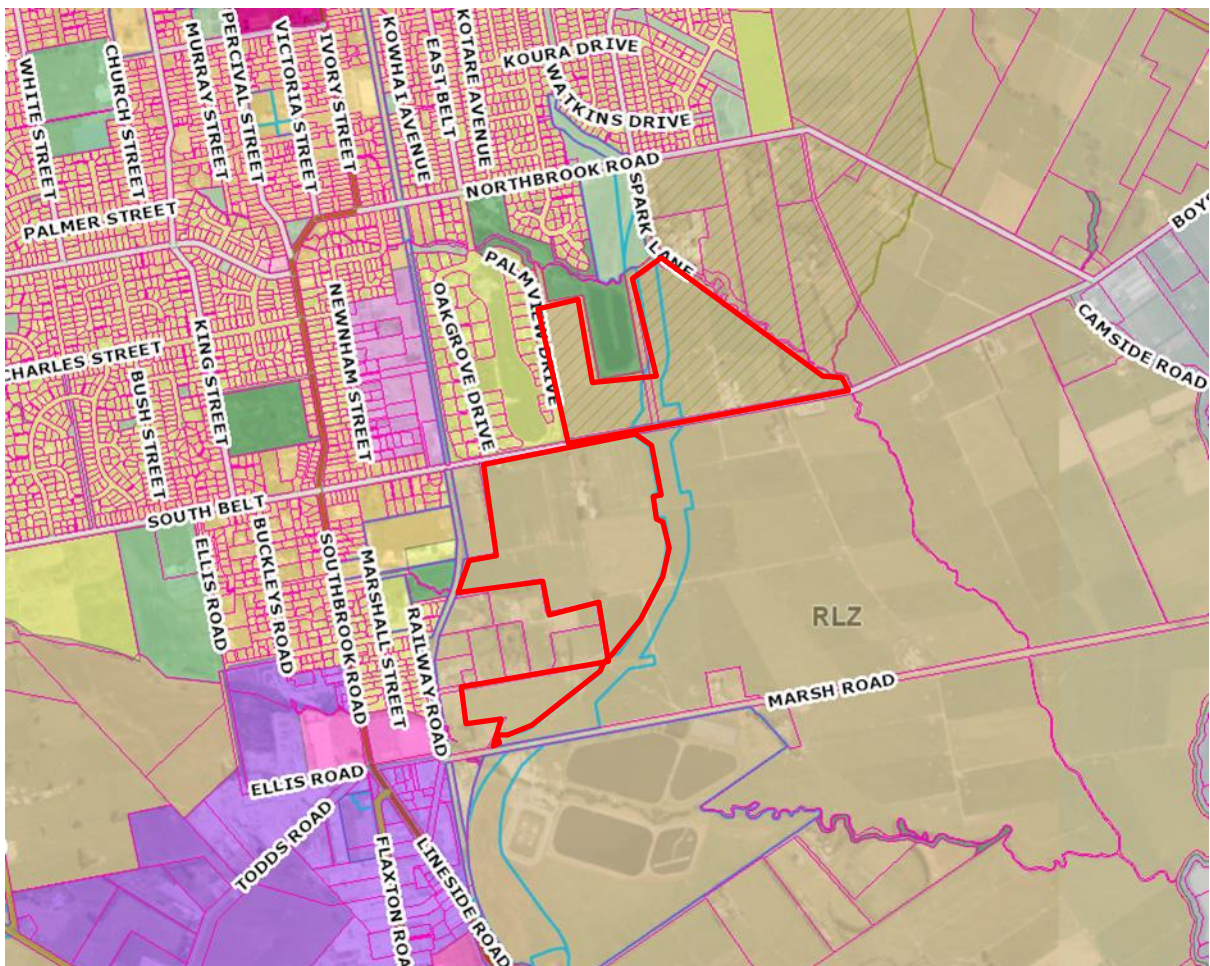


Figure 1A: Land to be rezoned (north and south of Boys Road) outlined in red.

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

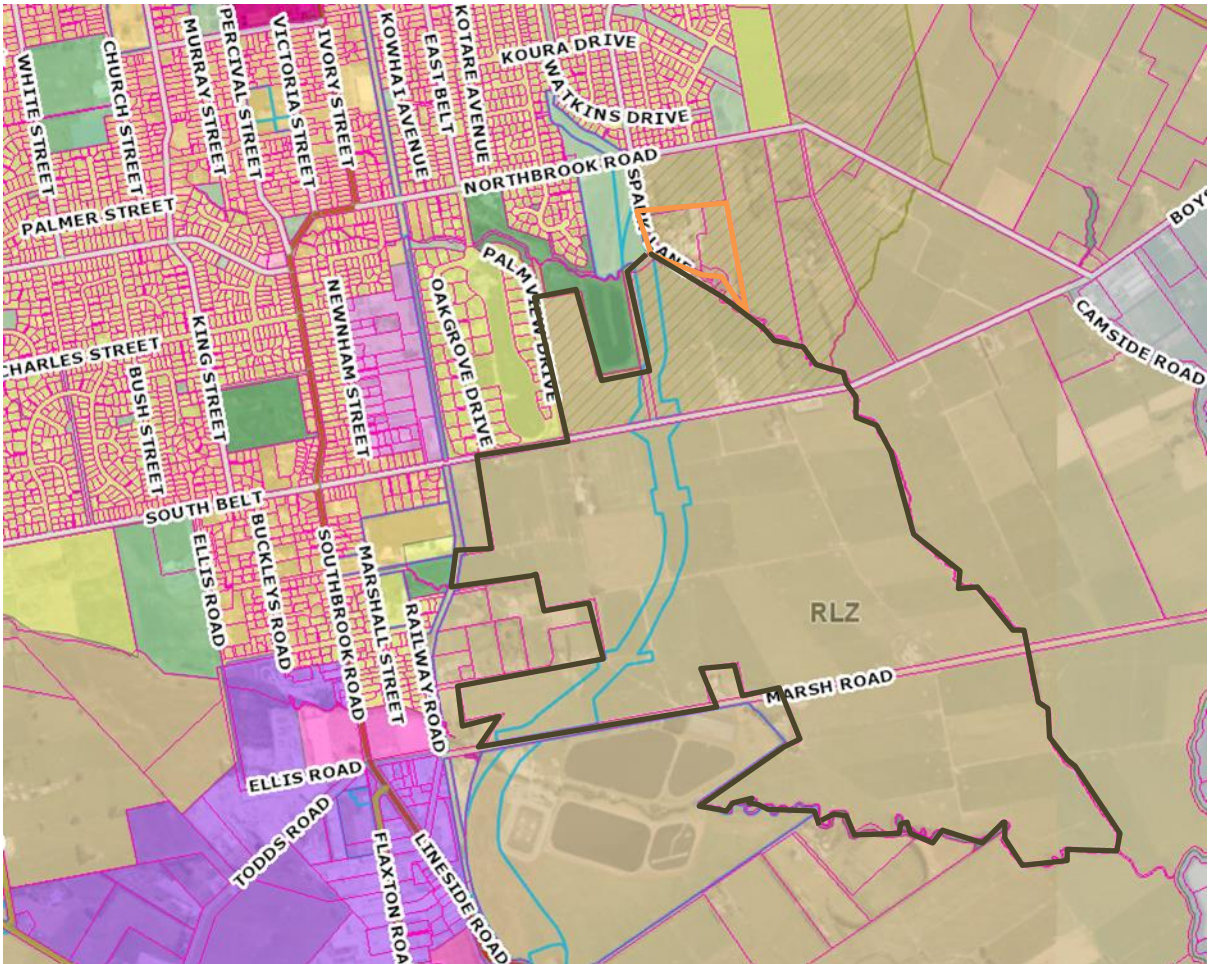


Figure 1B: Spark dairy farm outlined in brown, Rossburn (17 Spark Lane) and 19 Spark Lane outlined in orange.

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

4. Amendments to the PWDP as set out below.

Part 2 – District Wide Matters

Strategic Directions

SD-02

Urban development and infrastructure that:...

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

UFD-O1

Feasible development capacity for residential activities

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

UFD-O2

Feasible development capacity for commercial activities and industrial activities

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

UFD-P6

Mechanism to release Residential Development Areas

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

UFD-P10

Managing reverse sensitivity effects from new development

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

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

of new development areas.

Subdivision

SUB-O1

Subdivision design

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

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

SUB-P6

Criteria for Outline Development Plans

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

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

SUB-P7

Requirements of Outline Development Plans

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

SUB-S3 Residential yield

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

Activity status when compliance not achieved: NC

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

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

Activity status when compliance not achieved: DIS

General Objectives and Policies for all Residential Zones

RESZ-O5

Housing choice

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

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

RESZ-P14

Development density

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

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

GRZ – General Residential Zone

GRZ-P1

Residential character and amenity values

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

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

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

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

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



Figure 2: Amendments to SE Rangiora ODP

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

Land Use Plan

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

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

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

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

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

Movement Network

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

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

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

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

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

wider cycling network beyond the Development Area.

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

Open Space and Stormwater Reserves

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

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

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

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

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

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

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

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

Water and Wastewater Network

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

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

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

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

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

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

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

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

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

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

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

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

Cycleways at Northbrook Road, Devlin Avenue, and Spark Lane

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

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

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

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

Summary Reasons for the Submission

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

Rezoning - general

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

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

Certification

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

DEV-SER Proposals

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

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

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

GRZ/BIZ/ Zoning south of Boys Road

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

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

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

The Site

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

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



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

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

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



Figure 4: Figure 11 WDDS

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

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

Statistics NZ

Population projections at 30 June

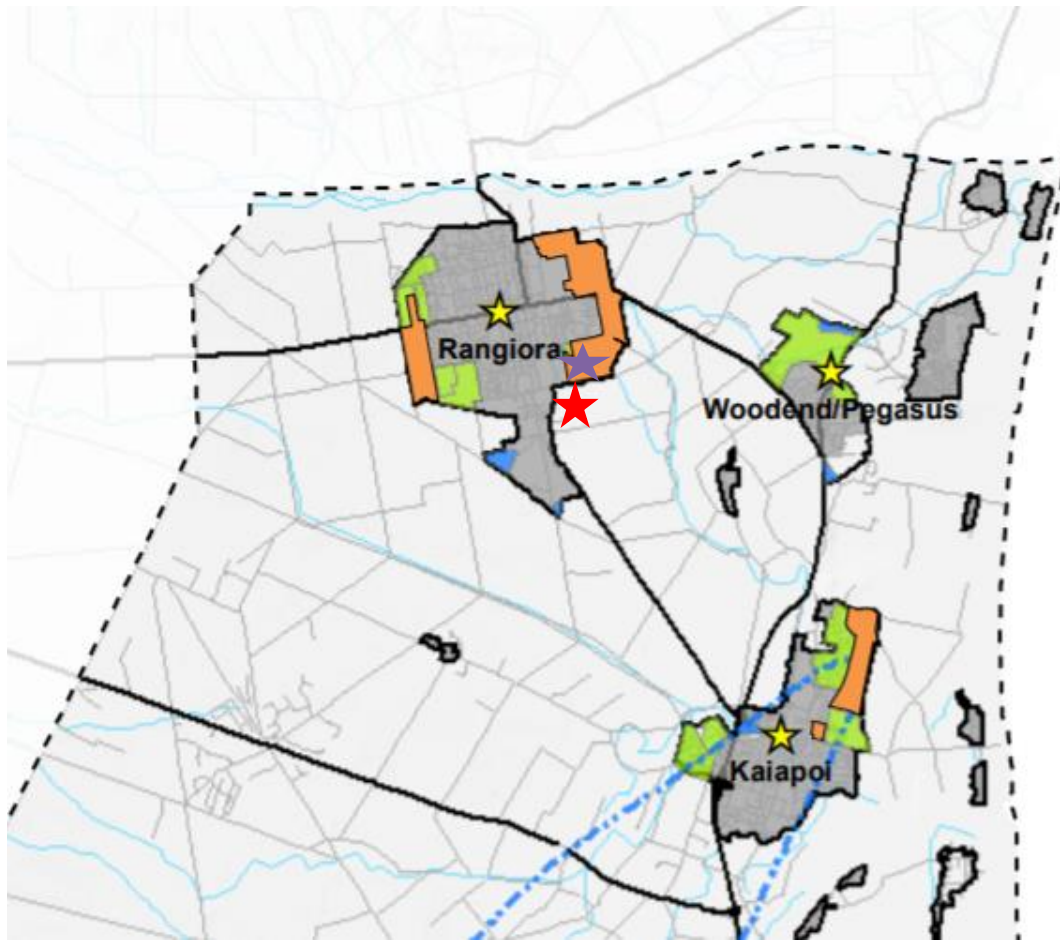
					Average change, June 2020 P	annual change, June 2018–2021 P	Population change, year ended 30 June 2021 P	
	2018	2019	2020P	2021P	Number	%	Number	%
Waimakariri district	61,300	62,800	64,800	66,300	1,700	2.8	1,500	2.2

Statistics NZ population projections.

PLANNING STATUS OF THE SITE

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

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



Legend

Key Activity Centres

-  Key Activity Centre
-  Christchurch Central City

Airport Noise Contour

-  50dba Airport Noise Contour

Christchurch Central Recovery Plan


-  Christchurch Central Recovery Plan Area

Greenfield Priority Areas

-  Greenfield Priority Area - Residential

-  Greenfield Priority Area - Business

Existing Urban Area

-  Existing Urban Area

Projected Infrastructure Boundary

-  Projected Infrastructure Boundary

Future Development Areas

-  Future Development Areas

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

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

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

Operative Waimakariri District Plan

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

Proposed Waimakariri District Plan

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

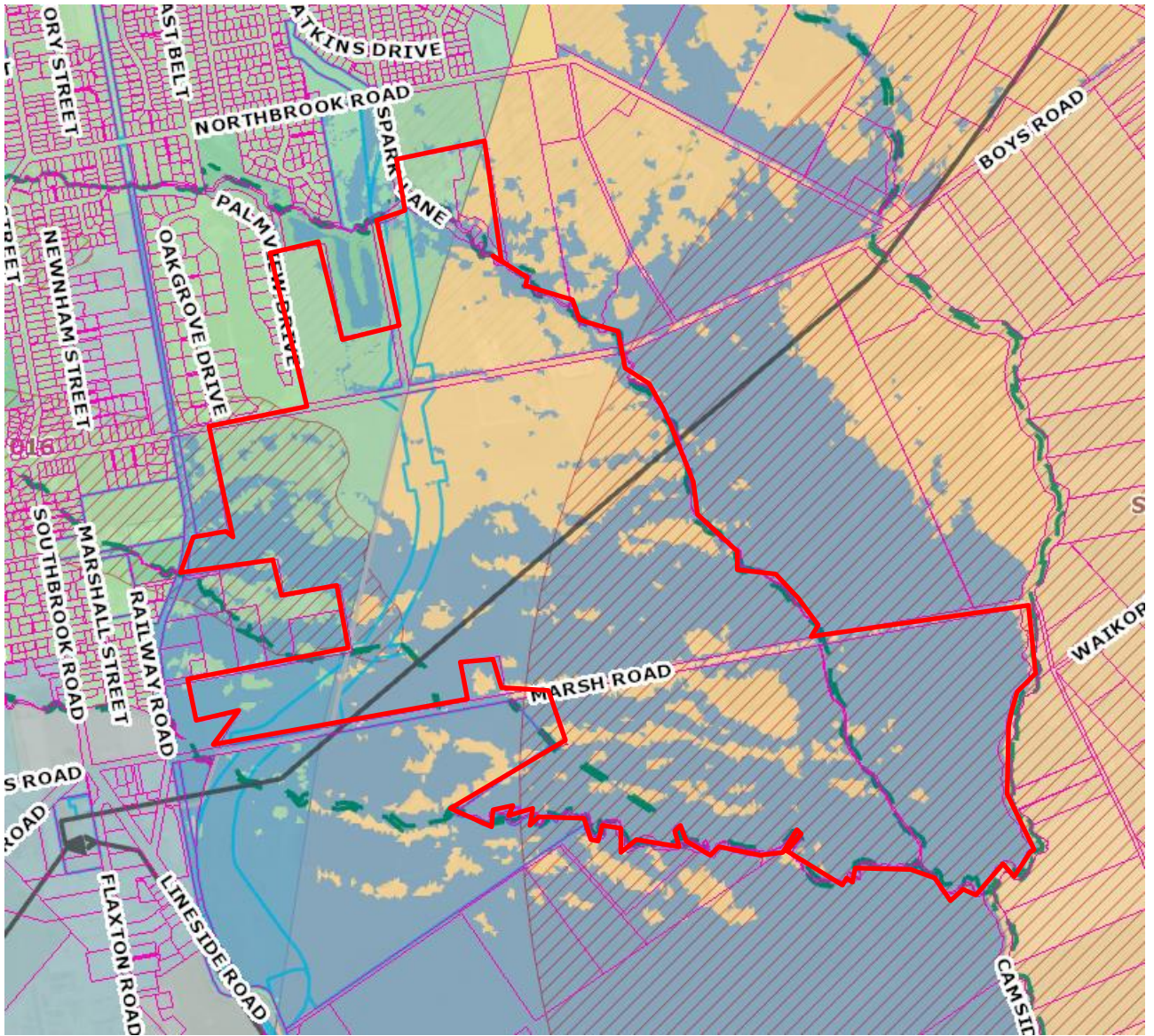


Figure 6: Proposed District Plan Zoning and overlays (dairy farm Site including Rossburn outlined in red)

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

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

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

AMENDMENTS TO THE DEV-SER-APP1

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

northern reserve that:

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

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

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

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

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

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

PROPOSED REZONING OF LAND WEST OF THE BYPASS

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

for foreshadowing that urban future.

CONCLUSION

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

A handwritten signature in black ink, appearing to read 'T. D. A.', is enclosed in a thin black rectangular box.

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

Date: November 25, 2021

Appendices:

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

List of Figures:

Figure 1: Land to be rezoned

Figure 2: Amendments to South East Rangiora Outline Development Plan

Figure 3: Aerial – the dairy farm site and Rosburn

Figure 4: Fig 11 Waimakairiri District Development Strategy

Figure 5: Map A Chapter 6 CRPS

Figure 6: PWDP zoning and overlays

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

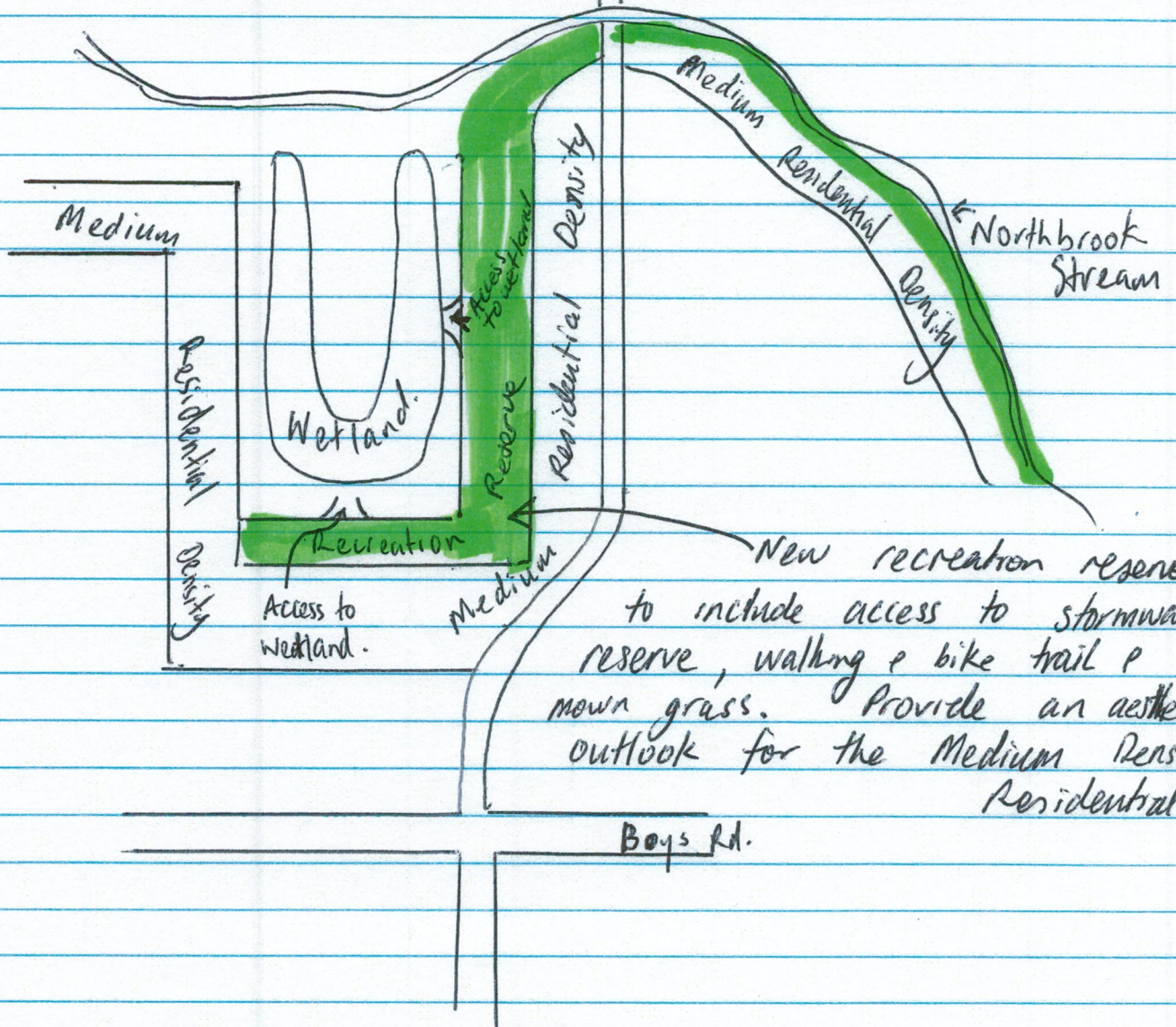
Northbrook Road

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

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

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

Rossburn
 Reception
 Northbrook
 Museum.



APPENDIX 2 FURTHER (CONSEQUENTIAL) AMENDMENTS

Differences between the ODPs and the rationale for these changes

Movement

- 1 The Eastern Link Road has a minor alignment change in the Spark Development ODP. The road now runs straight, leaving space between the road corridor and the Northbrook Reserve. This straightening provides a significant viewshaft to Mt Grey, an important part of the history of the area and of significance to Māori. This straightening of the Eastern Link Road also allows for a singular alignment and easier crossing of the Northbrook, lessening the impact of the roadway on the local ecology and any sensitive species.
- 2 There is the removal of a second road connection across the Northbrook, east of the Eastern Link Road. A pedestrian connection will remain across the Northbrook allowing for connectivity to be retained, and potential for this connection to be expanded in the future, though a road connection is undesirable for social and ecological reasons. The shifting of the Eastern Link Road eastwards also makes this additional primary road link somewhat superfluous for the internal distribution within Block A and would likely default to an unnecessary through route.

Land use and density

- 3 The ODP introduces a small commercial hub. Due to its size and purpose this hub will not compete with the proposed neighbourhood centre on Northbrook Road but be an additional service for the community with primarily hospitality functions and possibly a small 'daytime' shop, dairy, café etc to support recreational activities.
- 4 The ODP enables a density of 15hh/ha, as now recommended by the S42a report. However, the design strategy that underpins the ODP shows a slightly different density distribution throughout the site. This is to reduce impact of the higher density on the sensitive ecological environments of the Northbrook. The areas of intensification have been placed around REL and existing and the elevated water reserve with est. vegetation providing protection for the reserve and a sense of scale for the community. As proposed in the WDC narrative for the South East Area ODP there may be some existing constraints.

Amendments to Narrative¹

DEV-SER-APP1 - South East Rangiora Outline Development Plan

Land Use Plan

The Outline Development Plan for the South East Rangiora Development Area enables the option for some variety of [site](#) sizes. Some medium density [residential activity](#) could be developed at key locations adjacent to natural flow paths or [stormwater](#) reserves, in order to take advantage of opportunities to overlook such high amenity facilities and offsetting limited private outdoor space feasible in higher density residential development. However this component of the Outline Development Plan is flexible and optional and will likely be dictated by development feasibility and market demand in these locations. The Medium Density Residential Zone enables a minimum lot size of 200m² while the General Residential Zone enables a minimum lot size of 500m². Overall, the South East Rangiora Development Area shall achieve a minimum residential density of **125** households per ha.

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

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

2Rangiora New Life School and Southbrook School are located south of Boys [Road](#). It is subject to Ministry of Education consideration whether an additional primary school is required in the South East Rangiora Development Area in the future to service its catchment. It could be feasible that [preschool](#)(s) are established in the Development Area. The South East Rangiora Development Area also contains the Northbrook Museum and Rossburn Receptions, a community asset, at Spark Lane.

¹ Including those sought in the submission on the ODP. New amendments are shown on **red**

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

Movement Network.

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

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

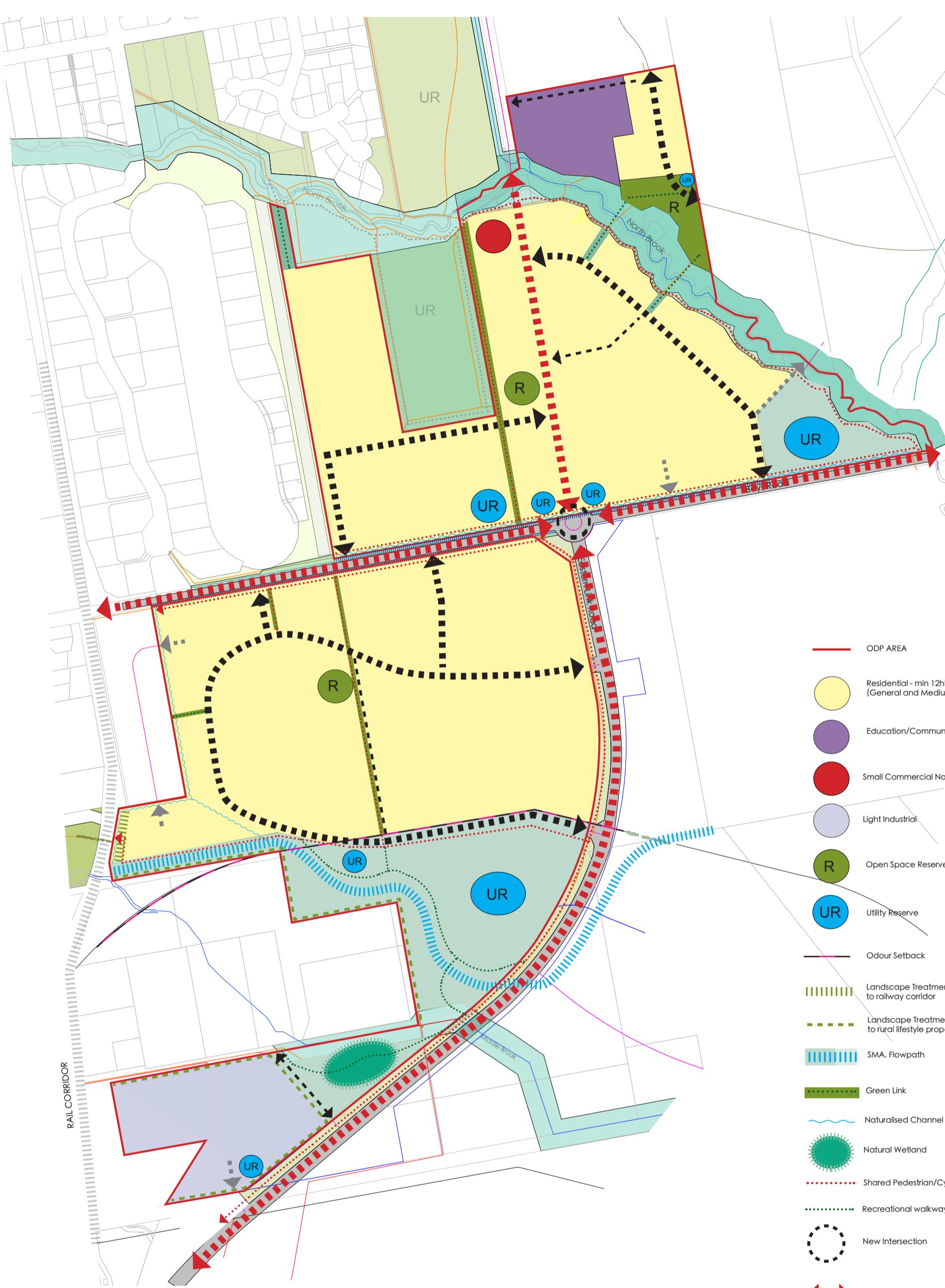
The Outline Development Plan for the South East Rangiora Development Area also identifies the existing MacPhail Avenue and its extension along Spark Lane and to Boys [Road](#) as the main north/south primary [road](#) which forms part of a wider future key Rangiora eastern north/south [road](#) connection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

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

As well as cycleways at key roading corridors, the network of cycling [infrastructure](#) for the South East Rangiora Development Area includes cycleways along the two key southern flow paths and references the wider cycling network beyond the Development Area.

The requirement for the intersection upgrade at Boys Road/REL Road is also identified on the ODP. In addition Boys Road will require widening of the road corridor on the southern side the extent of which is to be determined at detailed design stage.

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

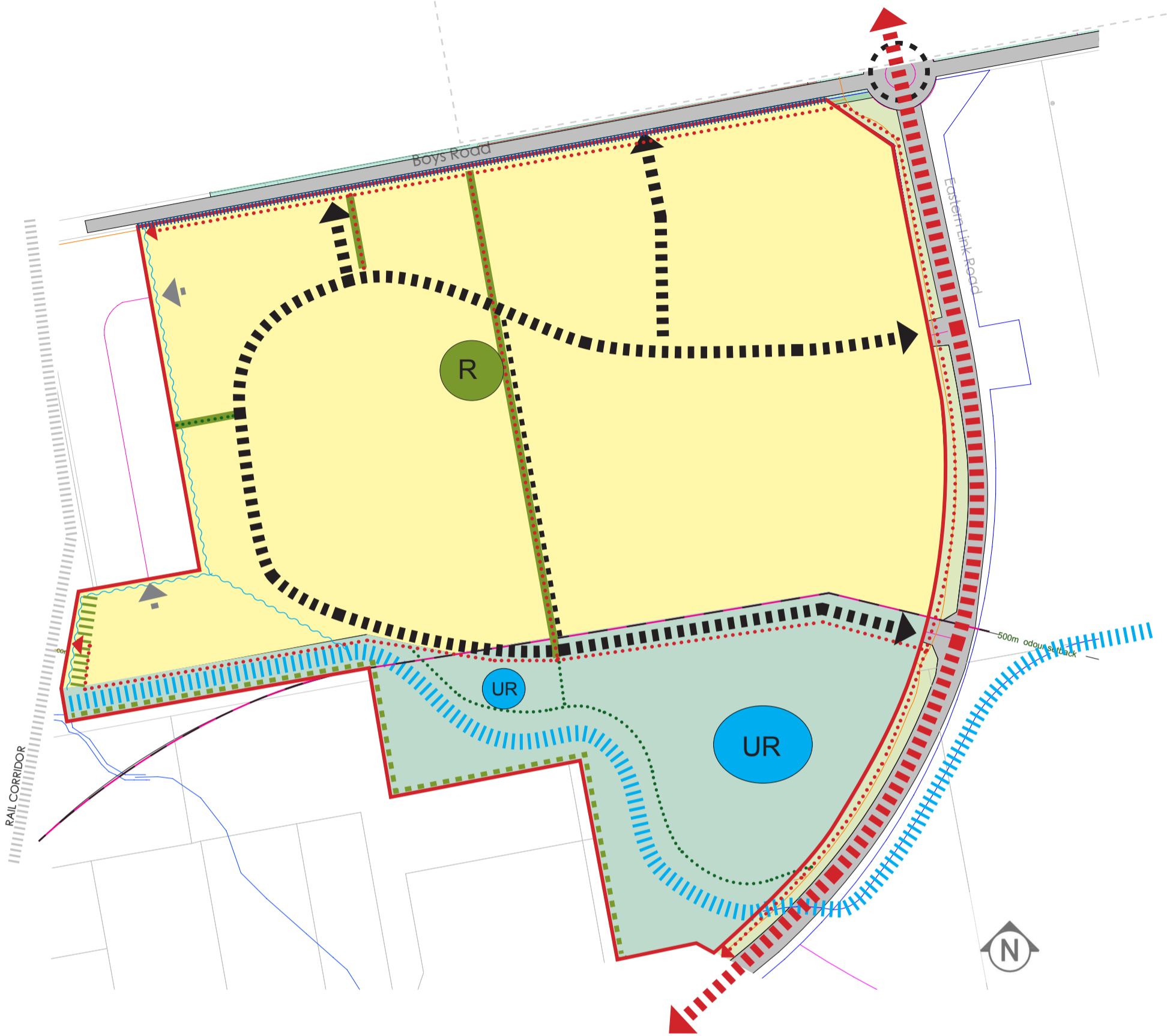


- ODP AREA
- Residential - min 12hh/ha (General and Medium Residential Density)
- Education/Community Area
- Small Commercial Node
- Light Industrial
- R Open Space Reserve
- UR Utility Reserve
- Odour Setback
- Landscape Treatment B to railway corridor
- Landscape Treatment A to rural lifestyle properties
- SMA, Flowpath
- Green Link
- Naturalised Channel
- Natural Wetland
- Shared Pedestrian/Cycle Pathway
- Recreational walkway
- New Intersection
- Primary Road
- Secondary Road
- Key Local Road
- Future Connection
- Road Frontage Upgrade





- ODP AREA BLOCK A
- Residential - min 12hh/ha (General and Medium Residential Density)
- Education/Community Area
- Small Commercial Hub
- R Open Space Reserve
- UR Utility Reserve
- SMA, Flowpath and Esplanade
- Green Link
- Naturalised Channel
- Shared Pedestrian/Cycle Pathway
- New Intersection
- Primary Road
- Secondary Road
- Key Local Road
- Possible Future Connection
- Road Frontage Upgrade



- | | | | | | |
|--|---|--|--|--|-----------------------|
| | ODP AREA BLOCK B | | Odour Setback | | New Intersection |
| | Residential - min 12hh/ha
(General and Medium Residential Density) | | Landscape Treatment B
to railway corridor | | REL - Primary Road |
| | Education/Community Space | | Landscape Treatment A
to rural lifestyle properties | | Secondary Road |
| | Small Commercial Node | | SMA. Flowpath | | Key Local Road |
| | Open Space Reserve | | Green Link | | Future connection |
| | Utility Reserve | | Naturalised Channel | | Road frontage upgrade |
| | | | Shared Pedestrian/Cycle Pathway | | |
| | | | Recreational walkway | | |



- ODP AREA BLOCKC
- Education/Community Area
- Open Space Reserve
- Natural Wetland
- UR Utility Reserve
- Flowpath and Esplanade
- Primary Road
- Secondary Road
- Possible Future Connection
- Shared Pedestrian/Cycle Pathway
- Green Link
- Landscape Treatments