

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 12E: Rezoning

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

Dated 4 March 2024

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SHORT SUMMARY

1. Richard and Geoff Spark ('the Submitter') lodged submissions on both Variation 1 and the Proposed Waimakariri District Plan each requesting that approximately 57 hectares¹ of rural zoned land between Northbrook Road and Marsh Road, in south east Rangiora (the 'Site') be rezoned Medium Density Residential (MRZ) or General Residential (GZ). This includes approximate two hectares accommodating the Rossburn Events Centre and Northbrook Museum on Spark Lane. The Site is shown in **Figure 1**.

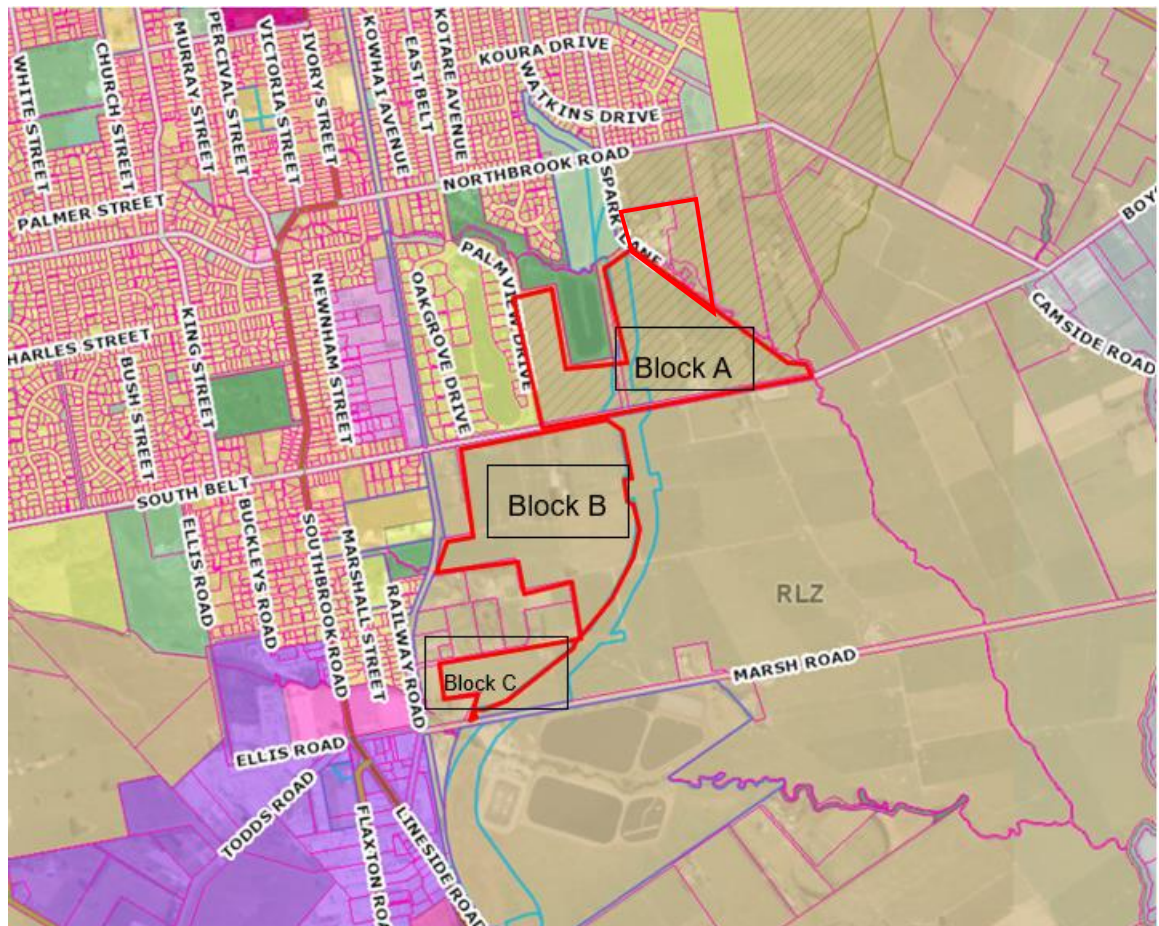


Figure 1: Site showing Blocks A, B and C outlined red. Block A includes separate titles accommodating the Rossburn Events Centre and Northbrook Museum (2.08ha).

2. The Site comprises three separate blocks. Block A is in the South East Rangiora Development Area as depicted in Part 3 of the Proposed Waimakariri District Plan (PWDP) and is a Future Development Area on Map A the Canterbury Regional Policy Statement (CRPS). Block B is outside of the Projected Infrastructure Boundary on Map A and is Proposed Rural Lifestyle (RLZ) in the PWDP.
3. The combined anticipated yield is anticipated to be in the vicinity of 600 household units assuming an average of 15 households per hectare across the Site based on a site area

¹ There have been discussions with Council staff regarding an adjustment to the alignment of the Rangiora East Link Road (REL) and, if this adjustment is made, the total area for rezoning will be approximately 60-62ha.

57 hectares. The introduction of the MDRS makes yield projections (and therefore modelling of effects) problematic because there is no way of knowing the extent to which the market will respond.

4. For planning purposes I have separated Block C from Block B. This is because this land is potentially affected by odour from the Rangiora Wastewater Treatment Plant and odour sensitive activities are to be excluded from establishing there. This area is referred to on the ODP and Narrative as a future urban area where certain industrial type activities are considered acceptable, but the form and layout of this sub area has yet to be determined. My proposal is to recognise the area on the Planning Map as Future Urban Zone.
5. Hearings on Block A were held as part of Stream 10A but these proceedings were restricted to process matters, not the rezoning merits. My evidence at that hearing was that the Submitter is seeking to rezone blocks A and B for urban residential purposes and opposed the Certification process for enabling this development while acknowledging that there could be circumstances where some form of consenting method for enabling development might be appropriate. I did not go into details about the ODPs for the Site, instead leaving those to be the subject of urban design evidence at the Rezoning Hearings.
6. In my opinion there are significant resource management merits in treating the three blocks as a single planning unit for the purposes of integrated management of resources and the comprehensive development of this part of Rangiora. The Outline Development Plan (ODP) included as **Appendix 1**, shows the proposed Rangiora Eastern Link Road (REL)² forming the eastern boundary of Blocks B and C. A new programmed sewer line follows close to this alignment, linking existing residential development north of Block A to the Rangiora Wastewater Treatment Plant south of Block B/C. However, the rezoning of Block B is not conditional on rezoning Block A or vice versa.
7. The proposed REL forms the eastern boundary of the Site. The programmed timing for constructing the road is within the 5-10 year plan period but we understand from Council officers that construction is likely to start around 2029. There are significant resource use efficiencies to be gained from enabling residential development in Block B to access this programmed infrastructure. There have been discussions with Council staff regarding the final alignment of the REL being moved slightly east which could increase the developable land by around 5 hectares (from 57 to 62).

² Designation Ref WDC 47. There have been discussions with Council transport staff regarding a slightly different alignment. Included in the 30 year Infrastructure Strategy for 2035/36 but is being brought forward.

8. The statutory framework for assessing Block B/C is somewhat different from that for Block A. Unlike Block A the rezoning of Block B/C for urban development is not directly supported by regional growth policies. Instead it is reliant on a merits based assessment in accordance with proposed Policy UFD P2.(2) (a)-(h) in the PDP and the objectives and policies in the NPS-UD 2020 particularly those relating to responsive planning. I consider that Block B gives effect to the NPS-UD 2020 and promotes, and is consistent with, UFD-P2. Block C's future development, when finalised will also be consistent with statutory planning documents promoting urban consolidation.
9. The ODP and Narrative for Block B explain how the proposed residential development is to be integrated into the natural environment (particularly surface and groundwater systems) and internal and external connections that provide multi-modal accessibility and open space. It also refers to Blocks A, B and C as 'stages', reflecting the likely sequencing of development in a north-south direction over the next 10-15 years. This terminology is also more aligned to the wording of policies in the PDP relating to ODPs (SUB-P6.2 (f)).
10. Two significant waterways, the Middlebrook and Northbrook directly affect the Site and contain important cultural and ecological values which are to be integrated into the proposed development through flood mitigation measures, waterway/riparian see emails from enhancement and new recreational linkages. A Cultural Impact Statement has been requested from Mahaanui Kurataiao (MKL) but has not yet been prepared. MKL have requested the key technical reports and the evidence prepared for the Stream 12 hearing be made available before committing to the report.
11. There are no significant site or servicing constraints that will preclude the rezoning of either block but there are issues needing careful consideration. Part of Blocks B and C are subject to a Non-Urban Flood Assessment overlay and mitigation measures are required to ensure that the impacts of buildings and other development on the natural draining system are minimised. A 500m odour set back to protect the Rangiora Wastewater Treatment Plant limits land use options for the southern part of Block B and this constraint has been recognised on the ODP by delineating that area as Block C. The hydrogeological (groundwater, peat) conditions are complex and this will require careful engineering design, including earthworks, to ensure effects on groundwater and subsidence are avoided.
12. Blocks B and C comprise Class 3 soils in the classification used in the Land Use Resource Inventory, which brings the National Policy Statement on Highly Productive Land (NPS-HPL) 'into play'.

13. The evidence of Mr Ford explains how the productivity potential of these areas will be severely compromised by several factors, including severance from the rest of the farm by the REL. He notes however that the remaining 140 hectare farm is a viable dairy unit.
14. Blocks B and C, once developed for urban purposes, would constitute 'urban consolidation' as I have understood the term to mean in the context of urban planning in Greater Christchurch. These areas are in my opinion more akin to an infill development and are well connected to schools, present and emerging employment areas, and recreational opportunities.
15. The addition of Block B to Rangiora's housing development capacity in the medium term is consistent with the objectives and policies of the NPS-UD particularly in promoting a well-functioning urban environment and enabling at least sufficient development capacity to at all times meet short medium and long term needs.
16. One outstanding matter is whether the addition of Blocks B and C to the to the urban area is an extension to the South East Rangiora Development Area (SERDA) or a new development area all together. This affects how the additional Narrative will be woven into the District Plan. In my opinion the SERDA has done its job (Bellgrove is largely developed or consented) and the ODP in **Appendix 2** and the Narrative can replace it³.
17. In summary it is my opinion that the proposed rezoning of the Site:
 - (a) Will give effect to national and sub-regional urban growth objectives.
 - (b) Is a logical infill of residential development in an area that is already either planned for urban development (Block A) or semi urbanised in part with adjacent rural lifestyle blocks Block B).
 - (c) Provides a compact and consolidated urban form, which is enclosed by existing residential zoned land and an arterial road;
 - (d) Adds to the choice of housing sites and helps provide competition in the local land market;
 - (e) Is a logical extension to, and promotes the efficient use of, existing and proposed infrastructure and services;

³ There is a small future development area not owned by the Sparks on Northbrook Road that would remain and may need to be left as a FDA.

- (f) Provides active transport connections to support walking and cycling in the community; and
- (g) Makes more efficient use of this land resource than leaving the land as rural or rural residential development/rural lifestyle.
- (h) Will in time, create an attractive neighbourhood that is integrated into the natural environment and lead to positive environmental outcomes.
- (i) Can be serviced without the need for additional Council capital expenditure.

INTRODUCTION

- 18. 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.
- 19. 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.
- 20. 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.
- 21. The key documents which I have relied upon in preparing my evidence are the following:
 - (a) the Canterbury Regional Policy Statement (CRPS) particularly Chapter 6.
 - (b) the Proposed Waimakariri District Plans (PWDP).
 - (c) the National Policy Statement on Urban Development 2020 (NPS-UD)

- (d) the National Policy Statement on Highly Productive Land (NPS-HPL).
- (e) Waimakariri District Growth and Demand 2021-2051 (2021).
- (f) the Greater Christchurch Partnership Housing Capacity Assessment July 2023.
- (g) The Greater Christchurch Spatial Plan.

SCOPE

22. My evidence addresses the following:-

- (a) The key features of the Submission which covers three separate Blocks: Block A (northern portion) and Blocks B and C (southern portion).
- (b) Contextual background, including site description.
- (c) The key planning issues, including environmental effects that in my opinion are relevant.
- (d) Assessment against the relevant statutory planning documents, listed above.
- (e) Other relevant statutory and non-statutory documents.
- (f) Issues raised in submissions.

23. I am relying on, and accept, the evidence and/or reports of the following technical experts and parties:

- (a) Lisa Williams – Transport and traffic effects
- (b) Nicole Lauenstein – Urban Design
- (c) Mark Taylor – Ecology
- (d) Amir Montakhab – Flooding
- (e) Fraser Colegrave – Economic Analysis
- (f) Cathy Nieuwenhuijsen – Reverse Sensitivity re Odour
- (g) Stuart Ford – Soil Productivity
- (h) Alistair McNabb – Infrastructure and Servicing
- (i) Mason Reed – Geotechnical suitability

- (j) Sean Finnigan – Contaminated land
- (k) Matthew Lester – Landscape and visual assessment
- (l) Statement by Bayley's on Sales Trends

24. Where appropriate I have avoided repeating information provided by the above experts or contained in the original submission and evidence on the Future Development Areas (Stream 10A).

KEY FEATURES OF REZONING SUBMISSION

25. The submission on Variation 1 requests the following decisions from the Council on Variation 1:

- i. Rezoning all land north and south of Boys Road outlined in red on **Figure 1** above ('the Site') Medium Density Residential Zone (MRZ). With respect to the land south of Boys Road and west of the eastern bypass, in the alternative, rezone this land to MRZ, BIZ, Large Format Retail/Mixed Use or a mix of these zones.
- ii. Amend the South East Rangiora Outline Development Plan and associated narrative to identify all residential areas as MRZ; and give effect to the other changes to the SE Rangiora Outline Development Plan sought in the Spark submission on the notified PWDP as shown in **Appendix 1** to my evidence. Changes requested to the existing narrative were attached to my evidence on Stream 10A but these have been included in this evidence (**Appendix 2**).
- iii. Such other alternative, consequential or necessary additional relief to give effect to the matters raised generally in this submission.

26. Several other amendments were sought that have been dealt with in earlier hearings. Of particular importance to this rezoning request was a further submission (316.9) opposing a submission by Environment Canterbury which is requesting the deletion of Policy UFD P2. This is the policy that potentially enables urban development outside the areas identified in Chapter 6 of the CRPS, which is the case for Blocks B and C of this proposal. I also advise that a similar submission (but requesting a General Residential Zone) was lodged on the Notified Proposed Waimakariri District Plan (PWDP). 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.

27. The submission on the PDP requests the following zoning changes in addition to amendments to Strategic Directions and other provisions:

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 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).

SITE AND EAST RANGIORA ENVIRONS

28. The Site is situated between Northbrook Road and Marsh Road and abuts onto the main residential area of Rangiora and, for Blocks B and C, rural lifestyle blocks/residential development to the west, and the Rangiora Eastern Link (REL) road Designation to the east. The land forms part of an existing substantial dairy farm, the remainder of which can and will continue to operate efficiently.
29. The Site is flat and comprises paddocks and pasture associated with dairying. Several drains run through the Site and well as the Middle Brook and North Brook streams.
30. The Site has vehicle access from Boys Road and will in the future connect to the REL once it is constructed. The ODP shows how connectivity will be provided to the existing urban area to enable pedestrians, cyclists and other micro transport modes to move safely within the development and to surrounding areas. Other witnesses provide additional information on the Site and its surroundings from the perspective of their evidence.

STATUTORY FRAMEWORK

31. Sections 31 – 32 and 72 – 76 of the RMA provide the core framework for preparing or changing district plans. Those considerations have been summarised by the Environment Court and as I understand it the relevant case authority is *Cabra*⁴. In

⁴ [2014] NZEnvC 55 at [17]; adopted in respect of the consideration of AUP provisions in *Cabra Rural Developments Limited v Auckland Council* [2018] NZEnvC 90.

essence, any change to a district plan must: (a) be designed to accord with, and assist Waimakariri District Council to carry out its functions under S31 and, to achieve the purpose of the Act; (b) to give effect to any national direction and the operative regional policy statement; and (c) ensure that the objectives, policies, methods and rules proposed through this submission are the most appropriate way to achieve the purpose of the Act. In considering the submission, regard must be had to the actual and potential effects of the activities provided by the proposed rezoning.

32. Some of these requirements will in my opinion be less onerous for rezoning Block A due to it already having been already identified as a future urban development area in both the Regional Policy Statement and PWDP. For example it can be reasonably assumed in my opinion that Policy 1 of the NPS-UD 2020 has been met and the key issue is whether the land needs to be rezoned now in order to satisfy Policy 2 of that document and Policy 6.3.12 of the Canterbury Regional Policy Statement. I will be discussing this matter in detail throughout my evidence.
33. A complicating factor arising from the statutory framework is that Variation 1 has incorporated the Medium Density Residential Standard in accordance with the Enabling Housing Supply and Other Matters Amendment Act 2021. The submission on the Variation seeks MRZ, essentially across the whole Site. The planning issue becomes what assumptions are made on resultant yields given the theoretical development potential.
34. In order to simplify the situation, and to provide a realistic and pragmatic assessment framework, I have asked the experts affected to base their evidence on a nett density of 15 households per hectare with a resultant yield of 600 units (calculated by Ms Lauenstein based on concept plans). This is as I understand it the approach Selwyn took in its review and is seemly what the Council planning officers are using. This will also explain why some have not referred to the Variation 1 submission in their evidence.

National Policy Statement 2020 (NPS-UD)

35. I consider that the fundamental principle underpinning the NPS-UD 2020 is that it 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 future'⁵. From a planning

⁵ Objective 1.

perspective I consider that this objective, along with Objective 2, Policies 1 and 2⁶, and the implementation of these policies are the key matters relating to this submission.

36. Providing at least sufficient development capacity to meet short, medium and long term needs is a key policy of the NPS-UD, without which a well-functioning urban environment is unlikely to occur. This is because the land market will not operate in a competitive manner, and without adequate land supply, house prices are likely to increase, affecting affordability⁷. Regional policy statements and district plans are expected to enable more people to live in urban environments near centres or areas with employment opportunities, area well serviced by public transport or where there is a high demand for housing in the area.
37. Local authority decisions on urban development are required to be responsive to proposals, reflecting rapidly changing markets and economic and social conditions. In my opinion the current the approach in Chapter 6 of the CRPS does not meet this threshold.
38. In my experience, the boundaries for Greenfield Priority Areas on Map A have excluded land suitable for urban development in terms of meeting the objectives and policies of Chapter 6. It has also been my experience that criteria based growth policies (such as UFD P2 in the PDP) provide a more responsive decision making framework for urban development proposals than relying solely on metropolitan urban limits, such as the current CRPS approach. This is due to the slow and often cumbersome processes that are required to change a regional policy statement under the Act in the context of the meanings of 'giving effect to' and 'avoid' by the Courts, particularly since the *King Salmon* decision⁸. I understand Mr Caldwell will be making submissions in relation to the Supreme Court decision in *Port Otago Limited*.⁹
39. Until the CRPS is changed to give effect to this requirement, district plan policies such as Policy UFD P2.(2) (a)-(h) in the PWDP are needed to allow proposals such as Block B to be approved.

NPS-UD -Block A

40. Policy 2 of the NPS-UD requires (Tier 1, 2, and 3 local authorities) to, at all times, provide at least sufficient development capacity to meet expected demand for housing over the

⁶ Tier 1 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.

⁷ Part of being a well-functioning urban environment - See Policy 1 a(i) and (d) NPS-UD 2020.

⁸ *Environmental Defence Society Incorporated v The New Zealand King Salmon Company Limited & Ors* [2014] NZSC 38.

⁹ *Port Otago Limited v Environmental Defence Society Inc and Ors* [2023] NZSC 112.

short term, medium term, and long term. In making this assessment consideration needs to be given to ensuring that when determining whether there is at least sufficient capacity, we need to consider the matters in Policy 1(a). Mr Colegrave's evidence demonstrates that there is no justification for retaining the land in Block A as a future residential area and should be rezoned now to ensure the NPS-UD is given effect to. I also note that the Housing Capacity Assessment 2021¹⁰ included the FDAs in order to meet the quantum of capacity needed to fulfil Selwyn and Waimakariri's obligations under the NPS-UD.

NPS-UD Block B

41. I refer to my assessment in **Appendix 4**. As I state there, in my opinion Block B is well located in terms of Policy 1.
42. Within the statutory context of the NPS-UD the rezoning of Block B for residential development would in my opinion give effect to the NPS-UD. The Site is within a convenient distance of existing employment areas (South Belt in particular) and Southbrook school on the western side of the railway line; and the Pak'n Save supermarket. This enables a choice of transport modes including active and micro-personal transport (e.g. e-bikes and e-scooters) to be used along with private cars. The Site is also well located to take advantage of any future rail based mass transit service which presumably would be electrified. The proposed Eastern Link Road is an urban road and provides a coherent boundary to Block B and the land abuts the existing urban area on two sides.

NPS-UD Block C

43. The final land use arrangements for Block C have yet to be finalised but a significant portion of the land will be used for wetland and open space due to flooding potential. Around five hectares is potentially available for light industrial use which is less likely to create reverse sensitivity effects with the Rangiora Wastewater Treatment Plant although based on Mr Montakhab's evidence, this could be significantly less. I regard this land as a sub area of Block B in statutory terms and therefore gives effect to the NPS-UD in the same way as Block B.

National Policy Statement HPL

44. The NPS-HPL came into force on 17 October 2022, being after the time the PWDP was notified. I understand there is common acceptance that Block A is exempt from the

¹⁰ Greater Christchurch Partnership Housing Capacity Assessment – see page 6.

interim definition of HPL.¹¹ The majority of the land within Block B is identified as LUC Class 3 and my further understanding of the Officer position is that the proposed rural lifestyle zoning of the land exempts it from the interim definition of highly productive land¹².

45. Whether Clause 3.5.7 applies is in my view a legal question and Mr Caldwell will cover this in his legal submissions. I note however that the matter was canvassed at length by legal counsel at the hearings on Plan Change 31 to the Operative Plan and the majority of legal counsel including Waimakariri and ECan agreed that the NPS-HPL does not apply to land that is proposed to be RLZ which Block B is. The Council adopted this view in its decision.
46. Notwithstanding that the NPS-HPL does not prohibit the proposal, the effects of the proposal on the loss of highly productive farmland is still a matter to be weighed in in terms of the policy framework contained in the PWDP (for example SD-04 in the PWDP):

Outside of identified residential development areas and the Special Purpose Zone (Kāinga Nohoanga), rural land is managed to ensure that it remains available for productive rural activities by:

1. providing for rural production activities, activities that directly support rural production activities and activities reliant on the natural resources of Rural Zones and limit other activities; and
2. ensuring that within rural areas the establishment and operation of rural production activities are not limited by new incompatible sensitive activities.

47. I note there are a number of submitters (including Hort NZ, Federated Farmers, Forest and Bird, Christchurch City Council, and Environment Canterbury), who want greater application of the versatile soils provisions and the protection of rural production land in accordance with the objectives and policies of Canterbury Regional Policy Statement (CRP). All of these submissions point to a challenge of the Officers' position on whether the Proposed RLZ and possibly RLL Overlay are exempt from the interim definition of HPL.
48. While the Site is currently in productive use as part of a dairy farm, it is my understanding that is not viable once the land has been severed. I also note that the current and proposed planning frameworks provides for subdivision of the Site as a controlled activity into 4ha allotments and that rural lifestyle use is the most likely outcome for the Site. This would have the effect of significantly reducing the current productive capacity of the Site and not be an efficient use of this potential residential area.

¹¹ By virtue of Section 3.5.7(b)(i).

¹² Memorandum to Hearings Panel 22 July 2023 see [8].

49. The NPS-HPL Section 3.4(1) requires regional councils to map as highly productive land any land in its region that forms a large and geographically cohesive area. Discrete areas of LUC 1, 2, or 3 land need not be included if they are separated from any large and geographically cohesive area of LUC 1, 2, or 3 land. I note that this is not part of the 'transitional definition' of HPL in Clause 3.5 (7), but I would doubt that this 30 hectare isolated block (including Block C) will meet that threshold because once the REL is started it is cut off from other rural land.
50. In an abundance of caution, I have also assessed the proposal in terms of Clause 3.6. which I consider to be the more relevant assessment matter.
51. Tier 1 and 2 territorial authorities may allow urban rezoning of highly productive land only if:
- (a) the urban rezoning is required to provide sufficient development capacity to meet demand for housing or business land to give effect to the National Policy Statement on Urban Development 2020;*
52. I consider it pertinent to consider both the sub regional and District when making this assessment. In my opinion future sub regional growth planning in Greater Christchurch is likely to place less reliance on greenfield growth than has been the case for the last thirty years for two reasons. Firstly, protecting highly productive land will have a greater weighting in the assessment of growth options because of the NPS-HPL. Secondly, the NPS-UD makes it more explicit that new growth areas need to be closely aligned with public/mass transit services which will tend to favour intensification of existing urban areas. As discussed below the Greater Christchurch Spatial Plan (the Spatial Plan) takes this approach with future urban growth focussed on targeted intensification in urban and town centres and along transport routes (see more detail under 'Greater Spatial Plan' below).
53. What this means, in my opinion, is that greenfield development opportunities that patently promote urban consolidation / well-functioning urban environments without any material reduction in the amount of highly productive land at the regional scale should be regarded as obvious candidates for housing development (everything else being equal).¹³ This is clearly the case for this Site.
54. I also note the conclusions on current land availability, and his criticism of the most recent Housing Capacity Assessment (2023), by Mr Colegrave in his evidence, and it points to an underestimation the medium long term demand for greenfield sites for housing (and

¹³ For example are not subject to significant risk from natural hazards.

industry) in Greater Christchurch. He also (and I agree) considers that the amount of housing demand accommodated through intensification in Waimakariri and Selwyn is over-optimistic.

(b) there are no other reasonably practicable and feasible options for providing at least sufficient development capacity within the same locality and market while achieving a well-functioning urban environment;

55. There are no other greenfield options at the edge of Rangiora (other than planned development areas) as the town is completely surrounded by Class 1-3 soils. I accept that houses can and will be provided for in Rangiora without building on Class 2-3 land through urban renewal/ intensification within the existing township, along with 'soft intensification' and through the MDRS. However, this is not likely to be sufficient on its own to give effect to the NPS-UD for reasons outlined by Mr Colegrave in his comments on the Formative Report¹⁴.

(c) the environmental, social, cultural and economic benefits of rezoning outweigh the long-term environmental, social, cultural and economic costs associated with the loss of highly productive land for land-based primary production, taking into account both tangible and intangible values.

56. As Mr Ford implies in his evidence, the site has little productive potential. There are no intangible reasons for maintaining a rural zoning and obviously the addition of 300 new houses outweighs the economic benefits of retaining the status quo.

57. In conclusion regarding national direction:

(a) The proposal gives effect to the NPS-UD by promoting a well-functioning urban environment (this is not disputed among to experts);

(b) The land will contribute to providing sufficient development capacity;

(c) The land cannot support a viable productive primary activity as stated in Mr Ford's evidence;

(d) Of all the zoning options available to the Council in Rangiora (apart from intensification around the local centre) this Site in my opinion is probably one of the best sites available in terms of urban form;

¹⁴ Circa [70]

(e) The Site would, in my opinion have been a serious contender for urban development within the MUL if eastern link road had been designated and shown on the District Planning Map at the time the Projected Infrastructure Boundary was placed on Map A (i.e. when the CRPS Chapter 6 was first promulgated as 'PC1' in 2007).

58. In my opinion, if the Panel decides that the NPS-HPL must be given effect to notwithstanding the proposed RLZ, the rezoning of the land for urban purposes gives effect to Section 3.6 of the NPS-HPL.

Canterbury Regional Policy Statement

59. Urban growth in Greater Christchurch is regulated by objectives and policies of the Canterbury Regional Policy Statement (CRPS). Map A in Chapter 6 (Map A) identifies the location and extent of urban development that will support recovery, rebuilding and planning for future growth and infrastructure delivery in the sub region. Map A represents a 'hard line' policy to contain and intensify urban growth within existing urban areas for those purposes. It identifies Existing Urban Areas, Greenfield Priority Areas and Future Development Areas where new urban development is enabled. Outside these areas urban development must be avoided (my emphasis)

60. I have included an assessment of the proposal against the provisions of Chapter 6 at **Appendix 5**. That assessment is in two parts reflecting the fact that Block A is subject to a different policy framework than Block B. Block A is in a Future Development Area included in Change 1 to the CRPS which provided policies to support the inclusion of the future development areas. These areas are not zoned for urban development yet, however, their inclusion in the CRPS provides the opportunity for the affected Councils to progress plan changes to support growth when it is needed, and infrastructure is available.

61. Block B is not in any of the three areas above on Map A where urban development is enabled. Therefore the proposal for Block B/C does not give effect to Map A but is consistent generally consistent with the objectives and policy framework for urban growth in the CRPS. However, the evidence is that there is a shortfall in demand for housing in the medium term. I note that under these circumstances, the CRPS **shall** initiate a review of the extent and location of land for development under 6.3.11.4 Monitoring and Review. All of the criteria for additional greenfield land under 6.3.11.5 are met in this case.

62. Given all of the above, in my opinion, the proposed rezoning of Block A meets but is not reliant on the responsive provisions of the NPS-UD discussed above. Block B is however

reliant on these provisions and subsequently the retention of UFD P2 in the Notified PWDP which I have also assessed in terms of Block B/C.

CRPS Chapter 11

63. Policy 11.3.1 of the CRPS requires the avoidance of new subdivision use and development in high hazard areas, unless, in the event of a natural hazard occurrence, the subdivision use, or development is not likely to:
- (a) result in loss of life or serious injury; and
 - (b) result in significant damage or loss; and
 - (c) require new or upgraded hazard mitigation works to mitigate or avoid the natural hazard; and
 - (d) exacerbate the effects of the natural hazard.
64. I discuss this policy below and rely on the expert technical evidence provided by Mr Montakhab.

Canterbury Land and Water Regional Plan (CLWRP)

65. A district plan must not be inconsistent with a regional plan for any matter specified in section 30(1) which, in my opinion, includes the CLWRP. For this rezoning proposal the CLWRP is particularly relevant to Blocks B and C where there is high groundwater over parts of the Site which is potentially impacted on by flood mitigation works and land disturbance during the development phases. The CLWRP has been the subject of Court proceedings (culminating in the Supreme Court) regarding the Regional Council's interpretation of 'taking and/or use of water'.¹⁵ I do not propose to dwell on this case, and I consider it appropriate that I acknowledge that the relevant rules, and their interpretation, in the CLWRP have been debated at length through Court processes. I also acknowledge that there are varying views on the correctness or otherwise of ECan's interpretation of the Court decision.
66. As I discuss below, there are ways by which the Site can be serviced for stormwater without interception of groundwater, and the development will be 'hydraulically neutral'.

¹⁵ *Cloud Ocean Water Limited v Aotearoa Water Action Incorporated, Canterbury Regional Council and Southridge Holdings Limited* SC82/2022 [2023] NZSC 153.

Notified Proposed Waimakariri District Plan (PDP) – Block A

67. Block A is part of the SERDP in Part 3 of the PDP with an underlying RLZ. The proposed method for enabling urban development is through a certification process. This has been opposed by the submitter for reasons given at the FDA hearings in Stream 10A. However, the criteria for certification provides a useful checklist against which an assessment can be made as to whether the land is suitable for rezoning.
68. In my opinion only the following criteria are relevant (the rest being matters for subdivision consent):
- (a) The need for more land to be rezoned.
 - (b) Land Use – transport integration.
 - (c) Availability of infrastructure
 - (d) Avoidance or mitigation of natural hazards.
 - (e) Preparation of an ODP
69. These matters are briefly discussed below but I am relying on the technical experts to provide the detail. A summary assessment against the relevant provisions is attached as **Appendix 4.**

Notified Proposed Waimakariri District Plan (PDP) – Block B

70. This part of the Site is zoned RLZ in the PDP and the submission is largely reliant on Policy UFD P2(2) to enable the land to be rezoned. I provided evidence to support the retention of this Policy at the Urban Growth Hearings and my view has not changed since that hearing. UFD P2(2) contains the following criteria for establishing new residential areas:

for new Residential Development Areas, other than those identified by (1) above, avoid residential development unless located so that they:

- a) occur in a form that concentrates, or are attached to, an existing urban environment and promotes a coordinated pattern of development;
- b) occur in a manner that makes use of existing and planned transport and three waters infrastructure, or where such infrastructure is not available, upgrades, funds and builds infrastructure as required;
- c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport;
- d) concentrate higher density residential housing in locations focusing on activity nodes such as key activity centres, schools, public transport routes and open space;

- e) take into account the need to provide for intensification of residential development while maintaining appropriate levels of amenity values on surrounding sites and streetscapes;
- f) are informed through the development of an ODP;
- g) supports reductions in greenhouse gas emissions; and
- h) are resilient to natural hazards and the likely current and future effects of climate change as identified in SD-O6

71. Several of the above will be covered by the other I experts but I have provided a brief assessment of each in **Appendix 4**.

72. I note that Block B/C is within the Wāhi Tapu Overlay and appears to be slightly west of Ngā Tūrangā Tupuna Overlay (**Figure 2**). However I have taken a conservative approach and considered the policy framework for both. SASM P3 and SASM P4 provide the policy framework for management of these areas respectively and provide the framework for subsequent rules which are implemented through the subdivision and earthworks consent process (SUB R3 and R5 and SASM-R4). Subdivision is a restricted discretionary activity (SUB R5), matters of control including:

SUB-MCD7 Mana whenua

- 1. The extent to which protection of sites and areas of significance to Ngāi Tūāhuriri is provided for through the subdivision.
- 2. Provision of public access along and in the vicinity of the Taranaki Stream.
- 3. The effectiveness and environmental effects of any measures proposed for mitigating the effects of subdivision on wāhi taonga identified by Te Ngāi Tuahuriri Rūnanga.

73. Earthworks associated with subdivision are a restricted discretionary activity (SASM-R4) with more extensive assessment matters. With respect to Wahi Tapu areas these are:

- 1. The potential adverse effects, including on sensitive tangible and/or intangible Ngāi Tūāhuriri values as determined by Te Ngāi Tūāhuriri Rūnanga through consultation, and how the development or activity responds to, or incorporates the outcome of that consultation.
- 2. Effects on sites of archaeological value, including consideration of the need to impose an accidental discovery protocol or have a cultural or archaeological monitor present (including the resourcing).
- 3. The extent to which sites of cultural significance are protected.
- 4. Any cultural impact assessment that has been undertaken by a Te Ngāi Tūāhuriri Rūnanga mandated writer and the proposal's consistency with values and recommendations identified.
- 5. In respect of sites on the New Zealand Heritage List Rārangī Kōrero, whether HNZPT has been consulted and the outcome of that consultation.
- 6. In respect of infrastructure, the extent to which the proposed infrastructure has a functional need or operational need for its location, and whether alternative locations or layout would be suitable.

74. I expect these will be matters raised in the Cultural Impact Assessment which has been sought by the submitter (not yet available) and given effect to through and incorporation of Ngāi Tahu Subdivision and Development Guidelines in the Mahaanui Iwi Management Plan. I understand that MKL are waiting for the final relevant technical reports to be made available.

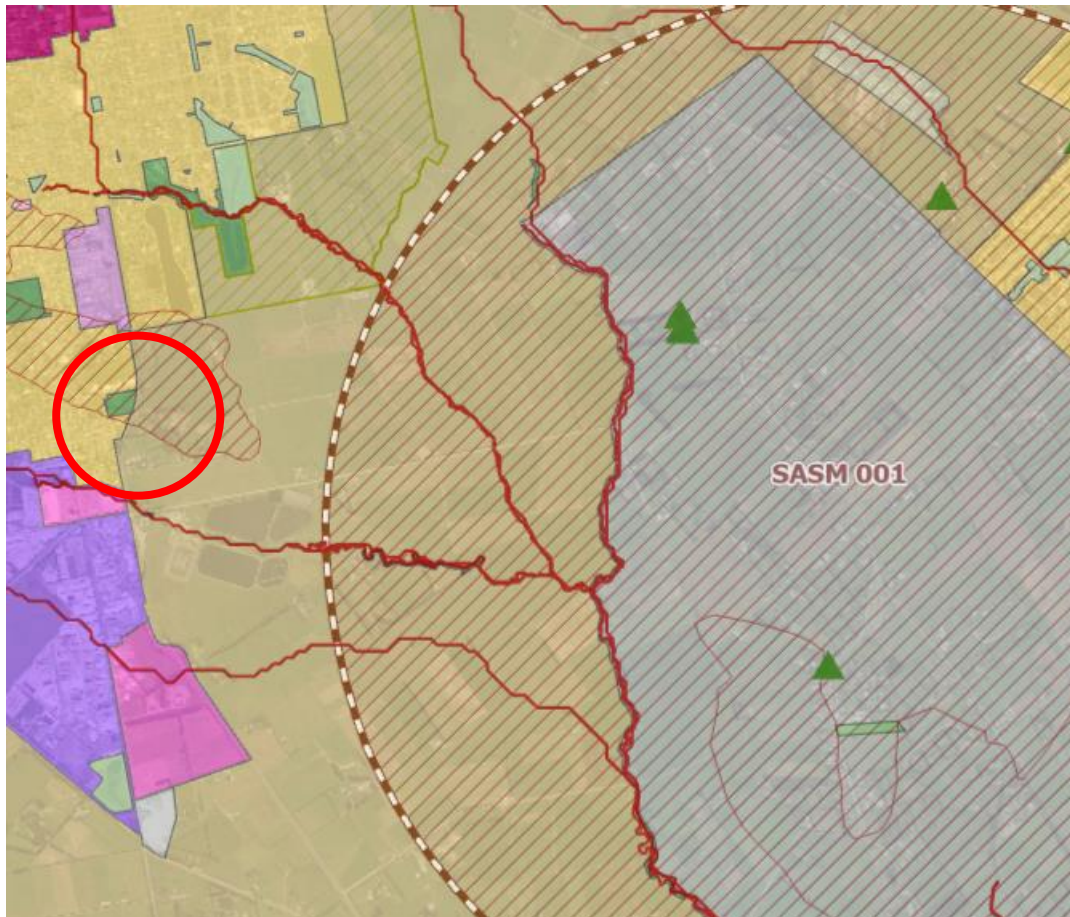


Figure 2

Wāhi Tapu Overlay



Wāhi Taonga Overlay



Ngā Wai Overlay



Ngā Reporepo Overlay



Ngā Tūranga Tupuna Overlay



General Location of Site identified by red circle.

Block C

75. Because of its proximity to the Rangiora Wastewater Treatment Plant part of Block C is being considered for light industrial development, which is within the scope of the submission on the PWDP and Variation 1. The area is bounded by Dunlops Road to the north which services some existing residential / rural lifestyle properties. As Ms Williams states in her evidence, it is understood that Council is considering connecting Dunlops Road to the REL and as such this possible connection is shown on the ODP. No road connections for heavy vehicle traffic are proposed to Dunlops Road. It is my understanding that the Council is in the early stages of working with KiwiRail towards reviewing the rail level crossings in the area and may look to consolidate the number of level crossings and upgrade those remaining. This uncertainty around the future road network affecting Block C means that at the present time the design and layout of any urban development cannot be finalised. Based on Mr Montakhab's evidence I would expect that a significant amount of land may be required which will reduce the amount of land available for industrial development
76. Block C is therefore shown on the ODP as a potential development area. The area available for industrial development is theoretically 5 ha which is 25,000m² GFA assuming a 50% site coverage. As stated above it is subject to a flooding constraint from a potential outbreak from the Ashley River and this will need to be factored into any future ODP.
77. The Greater Christchurch Business Development Capacity Assessment (April 2023) indicates that Waimakariri District is 'likely to' have sufficient suitable and serviced industrial land supply to meet projected needs over the next 30 years. However, I would treat this conclusion with caution. The Assessment states that there are only 32 hectares of vacant industrial land and 70 hectares of potentially vacant land (through rationalisation of existing sites)¹⁶. In the short term the take up rate is projected to be 4 hectares per annum and 1.6 hectares per annum averaged over the long term (30 years)¹⁷. That equates to 8 years supply of actual vacant land if current demand continues. These figures suggest to me that the supply – demand equation is quite finely balanced.
78. Within this context I do not consider it necessary to undertake a detailed analysis on whether or not there is a need for further industrial land in Rangiora to determine whether this land is needed. There are five reasons for this. Firstly, there is no other viable use

¹⁶ BCDA Tables 23 and 24.

¹⁷ BCDA p30.

for the Block C land and is therefore the most efficient use of the resource having particular regard to Section 7(b) of the Act. Secondly, the use of the land for urban purposes supports district and regional policies for urban form. Thirdly, in terms of size the site has no strategic significance in the context of the industrial land supply in Waimakariri but at the same time will in the future provide an additional choice for future businesses to locate. Fourthly, it is unlikely that the site will be developed until the REL is operational by which time the demand and supply situation will have changed. Fifth, the general area is identified in the Waimakariri District Development Strategy for potential industrial expansion.

79. In terms of Block C's status on the planning map there are possibly three options. It could be left as RLZ with reliance on the ODP. Once the access and final stormwater areas have been finalised it could then be rezoned or development enabled through the Certification process set out by Mr Wilson if that is adopted by the Council. The other options are a deferred General Industrial Zone (GIZ) or a GIZ with a subdivision rule, both with a trigger that enables development; or a Future Urban Zone. At the time of writing this evidence an RLZ would seem a more appropriate approach given the uncertainty around the final boundary of a GIZ but this may change following discussions with relevant Council staff.
80. I do not consider there are any issues regarding the merits of a GIZ. The principle of establishing an industrial area is consistent with **UFD-P5**: The identification/location and extension of Industrial Zones is the relevant urban growth policy to consider:

Provide for the extension of existing [Industrial Zones](#) and locate and develop new [industrial activities](#) to implement the urban form identified in the [Future Development Strategy](#) or [WDDS](#)

81. I have assessed any industrial zoning against UFD-P5 in **Appendix 4** and as part of my evaluation under Section 32 in **Appendix 7**. I have also considered the range of activities permitted in the Light Industrial Zone and note that there may be some which are 'odour sensitive'. I consider that it could be necessary to develop a bespoke activity list at the time of zoning / certification.

South East Rangiora Development Plan (SERDP)

82. As explained in the FDA Hearing (Stream 10A) the submitter sought changes to both the ODP and wording of the Narrative of the SERDP. Ms Lauenstein explains the rationale and details behind these amendments and others that are being sought.
83. The requirements for ODPs are set out in the relevant development plan. These give effect to Policy 6.3.3 in the CRPS which in essence contains a list of urban design

principles that need to be embodied in an ODP for greenfield priority areas (and I assume new greenfield areas such as Blocks B and C).

84. Ms Lauenstein, with input from other technical experts, has developed an ODP which in my opinion satisfies Policy 6.3.3. Her evidence, which I have relied on as part of my evidence, provides design framework for the four layers I have described in the methodology below under 'Integrated Management'. [131].
85. I am proposing that the amendments sought to the SERDP narrative be inserted into a new narrative, attached to my evidence and more fully explained in Ms Lauenstein's evidence. The SERDP appears to have done its job and can be replaced by ODPs prepared by the two land owners affected. This is because it has either already been given effect (Bellgrove) or will be given effect to through the Spark proposed rezoning and ODP. I note that there is a small land holding adjoining the Spark land on Northbrook Road for which a rezoning proposal has not been lodged. This could possibly remain as a Future Urban Zone similar to Block C.
86. I note that the in his Section 42A Report on FUDAs Mr Wilson is recommending that development in the FUDAs occurs at a nett density of 15hh per ha rather than 12hh/ha in the current Narrative for the SERDP. While Policy 6.3.7 stipulates a minimum density of 10hh/ha for greenfield development, Change 1 encourages Waimakariri and Selwyn Districts to achieve a higher density following their own investigations. I refer the Panel to a report on greenfield densities commissioned by the Greater Christchurch Partnership prepared by Harrison Grierson¹⁸ that contains a number of observations and recommendations and urged caution before adopting a blanket 15hh/ha net density I have attached the Report's Recommendations below. There definitely needs to be in my opinion flexibility in the subdivision rules that enables the Council to go below 15hh/ha if there are development constraints, or qualifying matters available under Section 77I or 77Q of the Act.
87. As set out in Ms Lauenstein's evidence the intention is to try to develop both blocks at a net density of 12-15 hh/ha across Blocks A and B through providing higher densities in selected locations but the geotechnical constraints may prevent this. This has been shown to work in parts of Christchurch City with similar flood management conditions as Block B but the Christchurch District Plan provides a framework through each ODP narrative for allowing for lower densities.¹⁹

¹⁸ Harrison Grierson Greenfield Density Analysis 4 February 2021

¹⁹ Christchurch District Plan Chapter 8.6.11(b)(B)

<https://districtplan.ccc.govt.nz/pages/plan/Book.aspx?exhibit=districtplan&hid=85392>

Recommendations

The research and key learnings in this report support an increase in the minimum net densities in the FDA to 15hh/ha on the basis that this policy change is supported by the following priorities:

1. **FDA spatial planning:** Selwyn and Waimakariri District Councils to initiate the development of FDA spatial plans and outline development plans. This will assist to determine the viability and desirability of applying a minimum 15hh/ha net density requirement, or whether alternative densities within each respective FDA are more appropriate.
2. **Address constraints:** Selwyn and Waimakariri District Councils to implement the actions identified to address the constraints and issues (partnerships, investing in 'places', improving planning regulatory and compliance requirements and funding arrangements), based on the FDA structure plans and outline development plans, to enable a minimum net density of 15h/ha to be set for the FDA.
3. **Building the evidence base:** The GCP to integrate the findings of this report with the evidence base being prepared as part of the District Plan Review processes, to implement the Our SPACE Actions and prepare Greater Christchurch 2050. This will provide a clearer understanding of the desirability and feasibility of increasing the minimum net densities and methods for 'activating' higher density developments within the FDA.
4. **Statutory planning - CRPS:** Environment Canterbury, in collaboration with the partner councils and following the completion of the spatial planning, to initiate changes to the CRPS Chapter to increase the minimum net densities within the FDA to 15hh/ha where this is determined to be desirable and feasible.
5. **Statutory planning - Interim density requirements:** The 12hh/ha minimum net densities identified in Our SPACE Action 9.b should be applied alongside this report when considering proposed district plans, and private and council promulgated changes under the Schedule 1 process, on a short-term interim basis until the balance of the recommendations are implemented.

Iwi management Plan

88. The Council is required to take into account any Iwi Management Plan prepared for the District²⁰. Ngāi Tahu has set out its resource management values, issues, objectives and policies within the Mahaanui Iwi Management Plan (2013). It is also required under Schedule 1 to consult with Te Ngāti Tūāhuriri Rūnanga.
89. I expect the MKL Cultural Impact Statement, when it becomes available, to highlight the significance of the natural resources of the Site including waterways, waipuna (springs), groundwater and wetlands, mahinga kai, indigenous flora and fauna, cultural landscapes and land which are taonga and integral to the identity of ngā rūnanga mana whenua.
90. I note matters such as waterbody setbacks, incorporation of locally sourced indigenous planting, sediment controls, best practice stormwater management and indigenous planting are largely incorporated into the overall scheme proposed.

²⁰ Resource Management Act S 74(2A).

Waimakariri District Development Strategy (WDDS) 2018

91. This is a strategy to have regard to under Section 74(2)(i) of the Act. I would hesitate to say that it has status under the NS-UD because it does not show precise boundaries for future development²¹.
92. **Figure 3** indicates future urban growth directions and shows the Spark dairy farm south of Boys Road as a long term area for business expansion. This does not appear to have made provision for the REL and while a possible case for business development of the Block B land could be made, given the characteristics of the Site and location adjoining existing residential development, in my opinion residential is the better option. I note that the long term direction for business growth includes where Block C is.



Figure 3. Waimakariri District Development Strategy South East Rangiora Long Term Growth Directions.

²¹ See NPS-HPL Interpretation 'Identified for Urban Development'.

Greater Christchurch Spatial Plan

93. The Greater Christchurch Spatial Plan (the Spatial Plan) was endorsed by the GC Partnership Committee on 16 February 2024. It forecasts an estimated population of 700 000 by 2050 but looks at growth beyond this to a population of 1 million. Urban growth is focussed on targeted intensification in urban and town centres and along public transport corridors. See **Figure 4**.

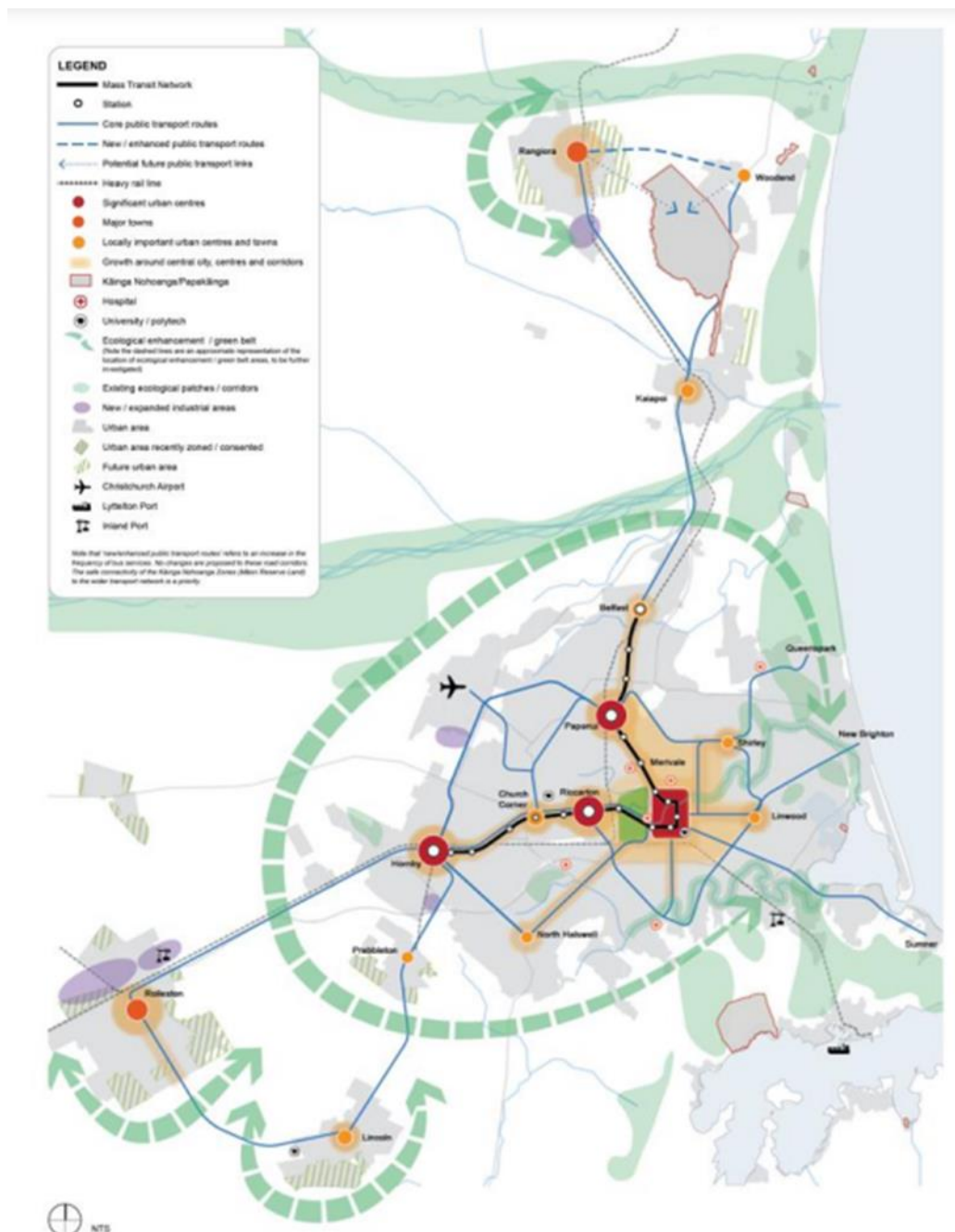


Figure 4 Greater Christchurch Spatial Plan Map 2. Future urban areas identified with green diagonal stripes.

94. No future urban areas additional to those shown on Map A of the CRPS are identified on Map 2. However, the Spatial Plan does recognise that there will be an ongoing need for some greenfield development. Further to this, broad locations for new residential development to provide additional capacity are to align with the direction in the Spatial Plan and desired pattern of growth. Identifying broad locations for residential development, should be guided by the Spatial Plan, and the overarching directions that shape the desired pattern of growth:

Broad locations should, at a minimum:

1. Be adjacent to, near, or within a Significant Urban Centre, Major Town or a Locally Important Urban Centre in Greater Christchurch;
2. Be accessible to either MRT, Core Public Transport Routes or New / Enhanced Public Transport Routes;
3. Protect, restore and enhance the natural environment, historic heritage, and sites and areas of significance to Māori;
4. Be free from significant risks arising from natural hazards and the effects of climate change; and
5. Be cognisant of the landscape and visual context, integrate with natural features and align with good urban design principles.²²

95. I consider that the evidence provided by myself and other technical experts demonstrate that Blocks B and C meet these criteria.

SPECIFIC MANAGEMENT ISSUES

96. From the perspective of the integrated management of natural and physical resources I consider that the three blocks should be considered as a single planning unit. This is partly because the blocks are in single ownership, and partly because there is a clear opportunity for a staged development that follows the path of the REL and upgraded wastewater pipeline. A sequential staged development is in accordance with the Council's preference for a contiguous development process in this development area. Mr Spark envisages a staged development progressing from the vicinity of Northbrook Road south to Marsh Road over a 10-15 year development period.

Groundwater

97. The technical advice I have received is that the hydrological conditions across the Site are complex. For example there is variation in the elevation of the phreatic surface, as indicated by water levels in the various drains.

²² Greater Christchurch Spatial Plan p60 – see <https://greaterchristchurch.org.nz/assets/Documents/greaterchristchurch-/Draft-GCSP/Greater-Chistchurch-Spatial-Plan-Hearing-Panel-Report-January-2024-and-Appendices.pdf>

98. As noted in the Infrastructure Report, the underlying ground conditions consist of sandy gravel materials commencing approximately 1.0m to 2.3m below the existing ground surface (at the locations of test pits) with various layers of top soil, silt and peat above. It notes that these types of soils, in conjunction with the high groundwater levels in the area, make stormwater soakage to ground difficult to achieve. This means the increased stormwater runoff from impervious surfaces will not be able to be infiltrated, and the development will need to manage stormwater runoff through a network anticipated to encompass pipes, swales, basins and treatment devices to provide conveyance, treatment and disposal to either groundwater recharge or discharge to nearby streams. The groundwater issue will need to be considered to ensure stormwater neutrality, and treatment of stormwater, is achieved to required standards.
99. I am aware of the recent Supreme Court decision²³ relating to the taking and use of water and Mr Caldwell will address this matter in legal submissions. My understanding is that any land development typically involves the installation of underground infrastructure. Mr Reed's evidence indicates, that given the nature of the upper hydrological conditions at the site, some serviceline trenches associated with land development activities, could intercept, in terms of touching, some of the perched groundwater lenses and possibly the phreatic surface. It is my understanding that this is not unusual.
100. Mr Reed provides his opinion regarding groundwater interception in his geotechnical evidence in paragraphs [29]-[35]. His evidence is that, 'provided civil infrastructure construction works are undertaken in accordance with the relevant New Zealand Standard Codes of Practice, the interception of any surficial perched water lenses or the phreatic surface, by underground service line trenches, is expected to have a 'less than minor' effect on the receiving environment'.
101. He goes on to say at [35] that if it is deemed a requirement to avoid the interception of any surficial perched water lenses or the phreatic surface, one of the ways this could be achieved is by a 'cushion layer' of engineered fill, above the existing ground surface.
102. There is, in my assessment, much uncertainty around how the interception of groundwater will be addressed following the Supreme Court decision. At the time of preparing this evidence, I am unclear as to how this matter is going to be addressed by the Council and ECan. As an interim step I have included the following ODP text:
- a requirement to undertake groundwater and spring water level monitoring and spring flow investigation across the Site to inform the construction methodologies

²³ *Cloud Ocean Water Limited v Aotearoa Water Action Incorporated, Canterbury Regional Council and Southridge Holdings Limited* SC82/2022 [2023] NZSC 153.

that are applied in different parts of the Site, related to shallow groundwater issues; and

- a requirement to specify construction measures to ensure that shallow groundwater is not diverted away from its natural flow path for those areas where the shallow groundwater (in water bearing seams or layers) is likely to be intercepted by service trenches and hardfill areas.

Flood Management

103. Based on Mr Montakhab' s evidence and report I consider that any flood management matters for Block A can be addressed at the subdivision stage. However, for Block B/C, floodplain management, and associated groundwater management, is an important resource management issue.

104. Mr Montakhab describes the characteristics of the present drainage network and how it functions under pre-development conditions for different rainfall scenarios. He then uses qualitative modelling techniques to demonstrate how post development flood risk can be mitigated to the standards acceptable to the Council. These mitigation measures consist of a series of existing in-line and new retention facilities designed to retain floodwaters and gradually release them at a discharge rate that can be accommodated by downstream streams and rivers. Mr McNabb summarises attenuation options and the outcome of discussions with ECan and WDC officers at [7.3] of his report.

105. In my experience this is standard practice for new greenfield areas where soakage is not the preferred option and as far as I am aware, this method delivers successful multipurpose outcomes. Mr Taylor will explain the benefits to the ecological system while Ms Lauenstein's evidence demonstrates how the method integrates with the green, movement and land use components of the ODP.

Development Capacity

106. Policy 6.3.12 of the CRPS requires a proposal to be demonstrated, that there is a need to provide further feasible development capacity through the zoning of additional land to address a shortfall in the sufficiency of feasible residential development capacity to meet the short, medium, and long term housing bottom lines. This policy only applies to Block A. For Block B, UFD- P2 needs to be met.

Block A

107. Both the NPS-UD and CRPS include provisions concerning development capacity. The NPS requires Councils to provide at least sufficient development capacity to meet expected demand for housing and business over the short, medium and long term (Policy (2)).
108. The CRPS Objective 2(a) concerns housing bottom lines: for the period 2021-2051, at least sufficient development capacity for housing is enabled for the Greater Christchurch urban environment in accordance with the Housing Bottom Lines set out in Table 6.1. These bottom lines reflect the Greater Christchurch Housing Capacity Assessment 2021 which are now well out of date but include the land in the FDAs.²⁴ The most recent HCA was published in July 2023²⁵ and WDC published a specific district wide capacity assessment in December 2023.²⁶
109. Mr Colegrave comments on these more recent publications and concludes that more greenfields land needs to be enabled now if the District Plan is to keep pace with demand into the short, medium and long term and thereby give effect to the NPS-UD²⁷.
110. I agree with two other matters in Mr Colegrave's evidence: the assumptions by Formative regarding additional capacity provided by the MDRS; and the need for more greenfields land.
111. Regarding the first matter, from a sustainable urban planning perspective I consider, based on my experience with Christchurch City Council, that intensification is the preferred form of growth management in terms of accessibility, efficiency in service provision, housing affordability and protecting rural resources. However, there would need to be wholesale housing and neighbourhood redevelopments to accommodate the amount of intensification assumed in the Formative report. As Mr Colegrave states in his evidence that the feasibility of multi-unit development does not stack up in all areas, and there is only a segment of the housing market (albeit a growing one) which prefers apartment or townhouse living.
112. Regarding greenfield land supply and demand, based on Mr Colegrave's figures I concur with his conclusion about the need for more land to become available in the medium term. In order to provide that, land needs to be rezoned now due to 'the time lag' in

²⁴ See <https://www.greaterchristchurch.org.nz/assets/Documents/greaterchristchurch/Capacity-Assessment-reports-2021/Greater-Christchurch-Housing-Development-Capacity-Assessment-July-2021.pdf> page 6.

²⁵ Greater Christchurch Partnership.

²⁶ Formative

²⁷ At [49] of his evidence.

delivering completed houses to the market. This need, in my assessment, will be partly driven by an impending shortage of greenfields land in Christchurch City as options for that form of development dry up.²⁸

Block B

113. As I have discussed above Block B is consistent with the growth objectives of higher order documents and is in effect an extension of Block A as key infrastructure extends south. To this extent, whether or not there is already sufficient land is largely immaterial because I can see no downside to rezoning the land in terms of planning policy, provided site specific constraints are addressed.
114. Therefore I do not consider that adding to development capacity through rezoning Block B is a pivotal consideration for this submission. Even if Mr Colegrave's evidence was not accepted and the rezoning of Block B land somehow created 'oversupply', the proposed zoning will still provide further competition and housing choice without conflicting with the key provisions of higher order planning documents. I note the NPS-UD Policy 2 requires provision of 'at least sufficient development capacity' (my underlining).

Transport Effects

115. Based on the expert evidence of Ms Williams, from a planning perspective I have considered the transport implications of the proposed rezoning at two levels. Firstly, the connectivity and accessibility of the Site to key destinations; and secondly the potential choice of sustainable transport options.
116. Regarding overall connectivity in my opinion the Site is well located in terms of proximity to the Rangiora Town Centre, the Southbrook employment area and local recreation facilities and areas. This will provide opportunities for future residents to use transport options other than private motor vehicle (e.g. e-bikes). The proposed small industrial area and local centre will also provide accessible opportunities for employment, albeit at a small scale.
117. Looking to the future, the Site will have enhanced direct access to Kaiapoi and Christchurch once the REL is operational, including by public transport. Should a business case stand up, there is also potential for the Site to have easy access to a commuter rail service. Finally the Site is close to the cycleway that connects Rangiora

²⁸ My statement is based on existing constraints in the rural parts of Christchurch City including highly productive land, Christchurch Airport noise contours, and highly fragmented land.

and Christchurch via Lineside Road and the Northern Motorway. Overall I consider that the development is well integrated with the strategic transport network.

Reverse Sensitivity - Rangiora Wastewater Treatment Plant (RWTP)

118. Rangiora is a key growth area in the Greater Christchurch Urban Development Strategy and Spatial Plan and any constraints on the operation of the RWTP would have sub regional impacts. The RWTP is therefore in my opinion 'strategic infrastructure' as defined in the CRPS²⁹. In any case EI-P6 requires management of adverse effects of other activities and development on energy and infrastructure. I consider that it is important to ensure that odour sensitive activities do not cause reverse sensitivity effects.
119. My evidence and conclusions regarding Block C rely particularly on the expert evidence of Ms Nieuwenhuijsen. She has assessed the reverse sensitivity effects of odour discharged from the Rangiora WTP on residential, business, and commercial activities within the proposed rezoning, specifically the need or otherwise for housing to be setback from the facility.
120. Her recommendation is that no residential dwellings are established within 'Area 1' of her evidence or Block C on the ODP. She considers that light industrial activities are likely to be tolerant of odours from the WWTP and unlikely to experience adverse odour effects if established within Block C, including industrial activities such as storage yards, or other low sensitivity activities. Conversely Ms Nieuwenhuijsen considers that commercial activities, such as supermarkets, cafés and retail, are usually considered to have a similar sensitivity to residential activities.

Climate Change effects

121. New urban development can contribute to transport related greenhouse gas emissions. Conversely, an urban form which promotes accessibility can indirectly assist with reducing transport related emissions. For example if new greenfields land is situated close to and is well connected with existing urban facilities and services (shops, community and recreational facilities etc.) and employment areas, it provides future residents with opportunities to reduce car dependence. As mentioned above under Transport, the Site is suitably placed in this regard. It has easy and convenient access to the existing town centre, and the employment areas in Southbrook. Rangiora is on the route of a potential sub regional rapid transit route, either road or possibly rail based.

²⁹ P251.

122. In my opinion approving consolidated development such as that being proposed inherently supports the minimising of energy use and provides greater modal choice.

Ecology

123. As Mr Taylor's evidence indicates, the proposal provides for potentially significant benefits from an aquatic ecological perspective and provides tangible opportunities for environmental gain in the protection and enhancement of the springs and waterways and their associated ecological values. For example a notable feature of the rezoning is the potential extension of the ecological corridor along the North Brook to the North Brook wetlands. In addition, he considers that the Middle Brook ecology will benefit from a riparian strip which will link mature copses of trees south of Marsh Road, to their counterparts and riparian strips on the properties of 2 and 10 Dunlops Road. Ms Lauenstein details how the proposal incorporates appropriate design and mitigation strategies into the design strategy that will result in ecological betterment to both onsite waterways and those located downstream.

124. The submitter is committed to, and has a record of, improving environmental quality along the riparian margins within his property and rezoning the land will help fund on-going enhancements including for recreation.

Land use / Infrastructure Integration

125. The proposed development can be connected to the local infrastructure networks and the Site can be serviced by extension of existing reticulated urban services.

126. I note from Mr McNabb's evidence/report that the Rangiora Wastewater Treatment Plant has sufficient capacity, and any expansions or upgrades can be fast tracked to accommodate future development if required. He also explains the options for wastewater disposal for both Blocks following discussions with Council officers. There appear to be no serious wastewater constraints to the development of either block but the allocation of costs for e.g. new pumpstations and other infrastructure for Block B will need to be negotiated at future date.

127. There appear to be no water supply constraints based on Mr McNabb's evidence/report.

128. The overall design of the water related infrastructure has been integrated into the natural environment to create multi-faceted opportunities for recreation, ecology and active transport. In terms of achieving the purpose of the Act, these are positive effects (outcomes) that would be unlikely to be achieved without the proposed development of Blocks A and B/C.

Geotechnical Conditions and Site Contamination

129. Mr Reed's evidence includes a detailed analysis of the geotechnical conditions of Blocks A-C. He states that in general, except for the issues associated with the peat soils underlying the site, no unusual problems, from a geotechnical perspective, are anticipated with future residential and light industrial development at the subject site. I note that one of his main concerns is settlement following the ground disturbance and building and recommends methods for dealing with this. In my experience, urban development on peat soils is common but steps need to be taken to ensure the effects on subsurface water are managed so as to prevent subsidence beyond the Site. Mr Reed provides options for ensuring this with to the recommendations and qualifications stated in the Fraser Thomas Report, and provided the design, and inspection of foundations are carried out as would be done under normal circumstances in accordance with the requirements of the relevant New Zealand Standard Codes of Practice.
130. I note that it is unlikely that liquefaction induced ground deformation would occur within the area in response to a large earthquake event; and the ground settlements within the site, in response to seismic loading, should be "within normally accepted tolerances" as defined by the MBIE Canterbury guidance document.
131. The site contamination evidence shows the Site is not known to contain any notable geotechnical or soil contamination constraints, beyond can be remedied at the time of subdivision. A Detailed Site Investigation can be carried out at subdivision stage.
132. Site contamination and geotechnical factors are therefore not matters that should be considered as an impediment to the rezoning.

Effects on local amenity

133. The conversion of rural environments into urban ones inevitably affects neighbouring residents and changes the character of an area. This issue is an important focus of the National Policy Statement Urban Development particularly Policy 6 (b) which states that:

the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:

- (i) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and
- (ii) are not, of themselves, an adverse effect.

134. However, amenity considerations are fundamental in creating attractive new neighbourhoods. A considerable amount of effort has been put into ensuring that a high level of amenity will be provided for future residents. Details of these measures are set out in Ms Lauenstein's evidence.

CONSULTATION

135. Several meetings have been had with technical staff at the Council around key design elements particularly for Block A and these have been very helpful in assisting with finalising the ODP for that area. Fraser Thomas engineers have also had several meetings with their professional colleagues at ECan and WDC to ensure that each Council's requirements are understood and met.

136. Mahaanui Kurataiao Limited has been approached to provide a cultural impact statement for the submission area. I understand Ms Lauenstein and Mr Taylor have had discussions with MKL staff on a range of matters of relevance to Runanga which are discussed in more detail in Ms Lauenstein's evidence.

FURTHER SUBMISSIONS

137. Further submissions were lodged concerning the submission by Mark Allan (Aurecon) on behalf of Belgrove (408) to protect the interests of the submitter with regard to what appeared to be potentially wide ranging matters on the SERDP which could affect the Spark land.

138. At the time of writing this evidence it is my understanding that the reporting officer (Mr Wilson) was intending to arrange a meeting between the two landowners to resolve any differences or misunderstandings, and report back to the Panel.

RESOURCE MANAGEMENT ACT

Part 2

139. There are a number of matters of National Importance that are relevant and need to be recognised and provided for under Section 6. The first is Section 6(h) the management of significant risks from natural hazards. I consider that the mitigation and avoidance measures in technical evidence of Mr Montakhab adequately recognises and provides for this (flood hazard) risk. Section 6(d), the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers, is also recognised and provided for. Section 6(e) the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga is relevant and the ODP and other PWDP provisions can be further refined as necessary after formal feedback is

received from MKL. Section 6 (c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna, in this case in particular the Northbrook and Middlebrook is recognised by the ODP.

140. There are two clauses in Section 7 that I consider the Panel should have particular regard to. Section 7(b), the efficient use and development of natural and physical resources, is I believe a relevant consideration because the zoning change being sought will result in a more efficient use of the land resource through enabling a significant increase in the number of dwellings on properties that in my opinion are under-utilised as lifestyle blocks given their proximity to urban services.
141. Section 7(c), the maintenance and enhancement of amenity values, is also a matter the Panel may want to have particular regard to as the proposed rezoning will change the character of the local area. I consider that the measures included in the Urban Design Report adequately addresses this matter.

Section 31- Integrated Management of Effects

142. There are several dimensions to this issue including: spatial integration with transport, stormwater disposal areas local facilities; the capacities of respective networks and system to handle the additional loads; integration with other policy documents and the and programming of development to match the future anticipated infrastructure provision and consenting. The outcome sought in the Submission will enable the Council to fulfil its functions under the Act (integrated management of the effect of the use and development of this land) through the spatial integration provided through the ODP.
143. The methodology that has been employed in developing the ODP is set out in Ms Lauenstein's evidence, and essentially starts with understanding the water environment and overlaying it with reserves and other green' features, followed by the 'transport network and finally the land use pattern. This ensures that development is integrated spatially and 'vertically' through the various layers described by Ms Lauenstein.
144. I note that one of the functions of district councils is the establishment, implementation, and review of objectives, policies, and methods to ensure that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the district (Section 31(1)(aa). The NPS-UD, to the extent it is relevant to this Submission, explains what sufficient development capacity means. I consider that this proposal assists in ensuring there is sufficient enabled development capacity available over the next 30 years.

SECTION 32

145. A Section 32 Assessment was not included in the submission, and I have undertaken the required assessments and included it in my evidence as **Appendix 7**. I have concluded from the assessment that the submission to re-zone the Site from Rural Lifestyle Zone to Residential Medium Density (Blocks A and B) and Future Urban Zone (Block C) is the most appropriate method for achieving the objectives of the proposal, compared to the other alternatives also considered above.

CONCLUSION

146. In my opinion the entire site should be regarded as a single planning unit that consists of three separate parts: Blocks A, B and C. Block A has already been identified in strategic urban growth policies as a future area for urban growth and its zoning is required now in order to meet the Council's obligations under the NPS-UD 2020 to provide at least sufficient capacity to meet short, medium and long term housing land requirements.

147. Blocks B and C have not been identified as future development areas but in my opinion their development for urban purposes would be consistent with or give effect to the objectives and policies NPSUD and CRPS (except those in the CRPS relating to urban growth restrictions on Map A which are inconsistent with the NPSUD, the higher order planning document). They are also consistent with the strategic directions in the PWDP. This is because they adjoin the existing urban area, are contained within robust and defensible urban boundaries and are unsuitable for viable productive rural uses.

148. Both Blocks B and C have localised site constraints. For Block B the constraint is potential flood hazard, but the technical evidence demonstrates how flood risk can be effectively managed while at the same time generating positive outcomes in terms of ecological, cultural, recreation and landscape values through integrative environmental design.

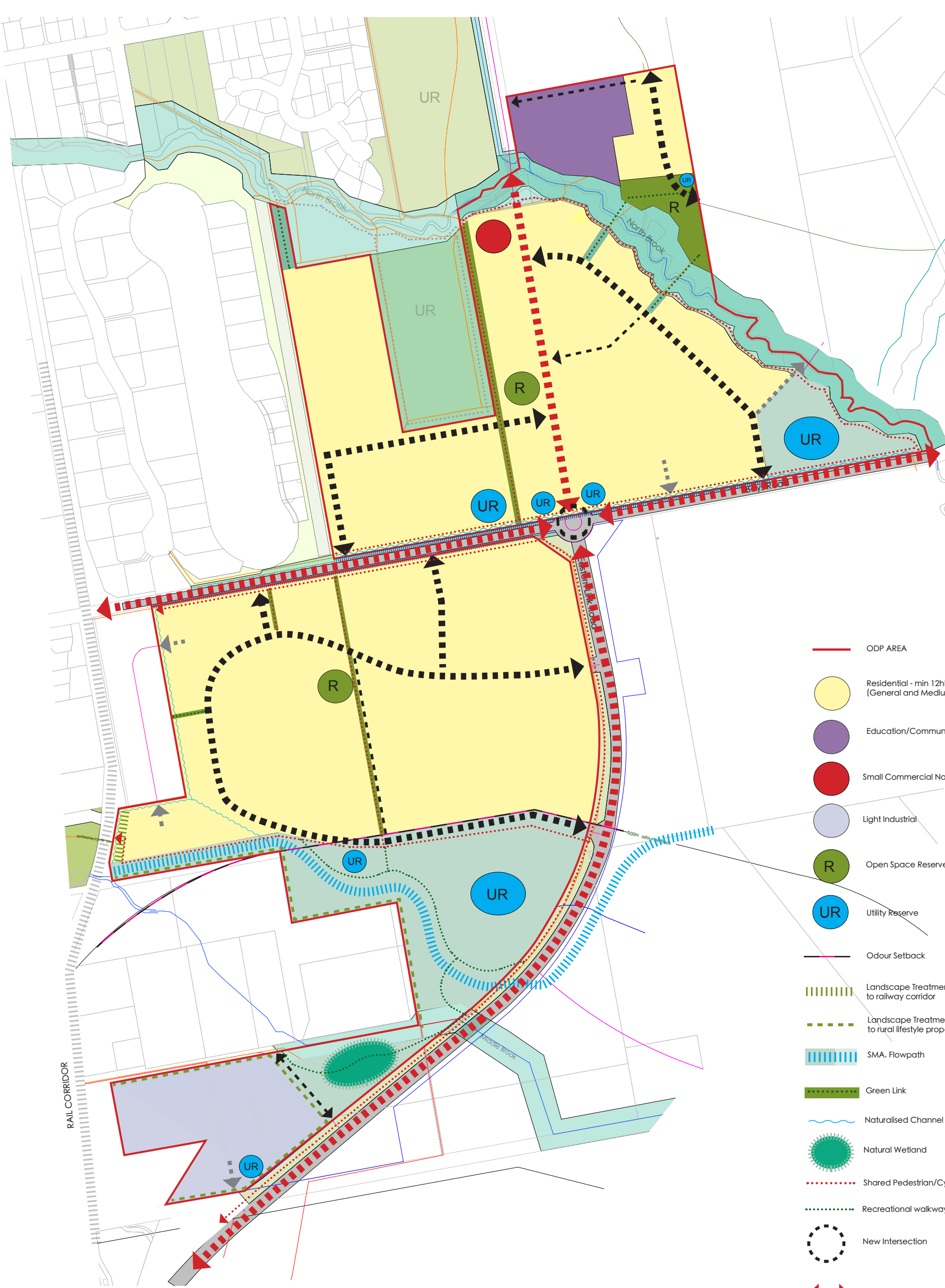
149. For Block C land use options are constrained through its proximity to the Rangiora Wastewater Treatment Works. The only viable economic use for this land is light industrial however, at the present time, there are unresolved issues around access and road layout that are unlikely to be resolved in the short term. In my view the PWDP should recognise this portion of land as being potential urban (a Future Urban Zone) but leaving detailed decisions on timing and site layout until those access issues have been resolved.

150. Overall I consider that the submission has a high degree of merit in terms of promoting the overall purpose of the Act. The ODP for Blocks B and C will provide the framework for an integrated development using an appropriate methodology and based on sound urban design principles and technical evidence. The proposed development is, in my opinion the most appropriate method for implementing the objectives and policies of the PDP.

151. Attached to this evidence are the following Appendices:

1. Proposed Amendments ODP, Narrative Policies and Rules as submitted.
2. Proposed Outline Development Plan as revised for this hearing.
3. Revised Narrative.
4. Assessment against Proposed Waimakariri District Plan.
5. Assessment against the Canterbury Regional Policy Statement.
6. Assessment against National Policy Statement on Urban Development 2020.
7. Section 32 Evaluation.

Ivan Thomson
4 March 2024

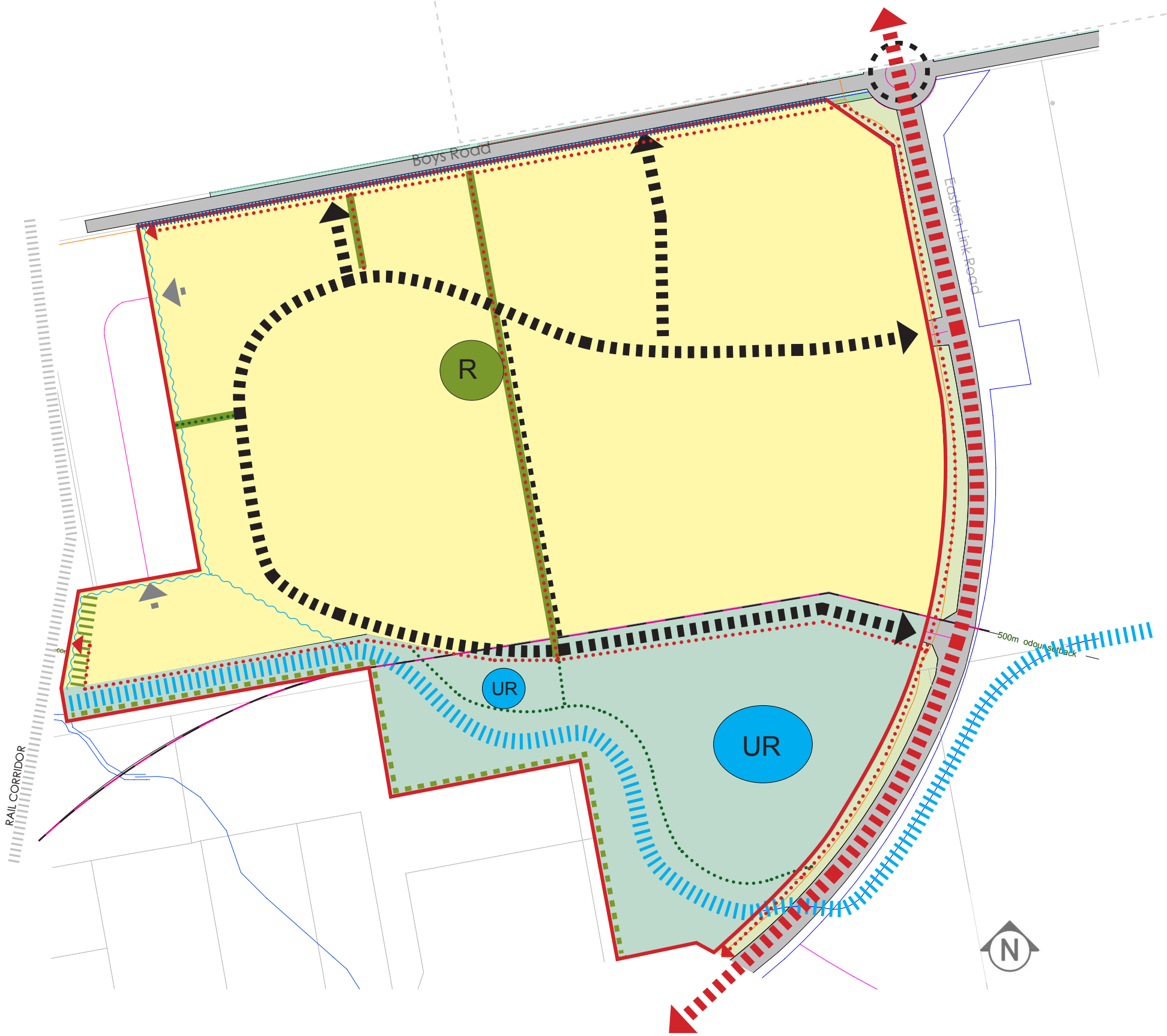


- ODP AREA
- Residential - min 12hh/ha (General and Medium Residential Density)
- Education/Community Area
- Small Commercial Node
- Light Industrial
- R Open Space Reserve
- UR Utility Reserve
- Odour Setback
- Landscape Treatment B to railway corridor
- Landscape Treatment A to rural lifestyle properties
- 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

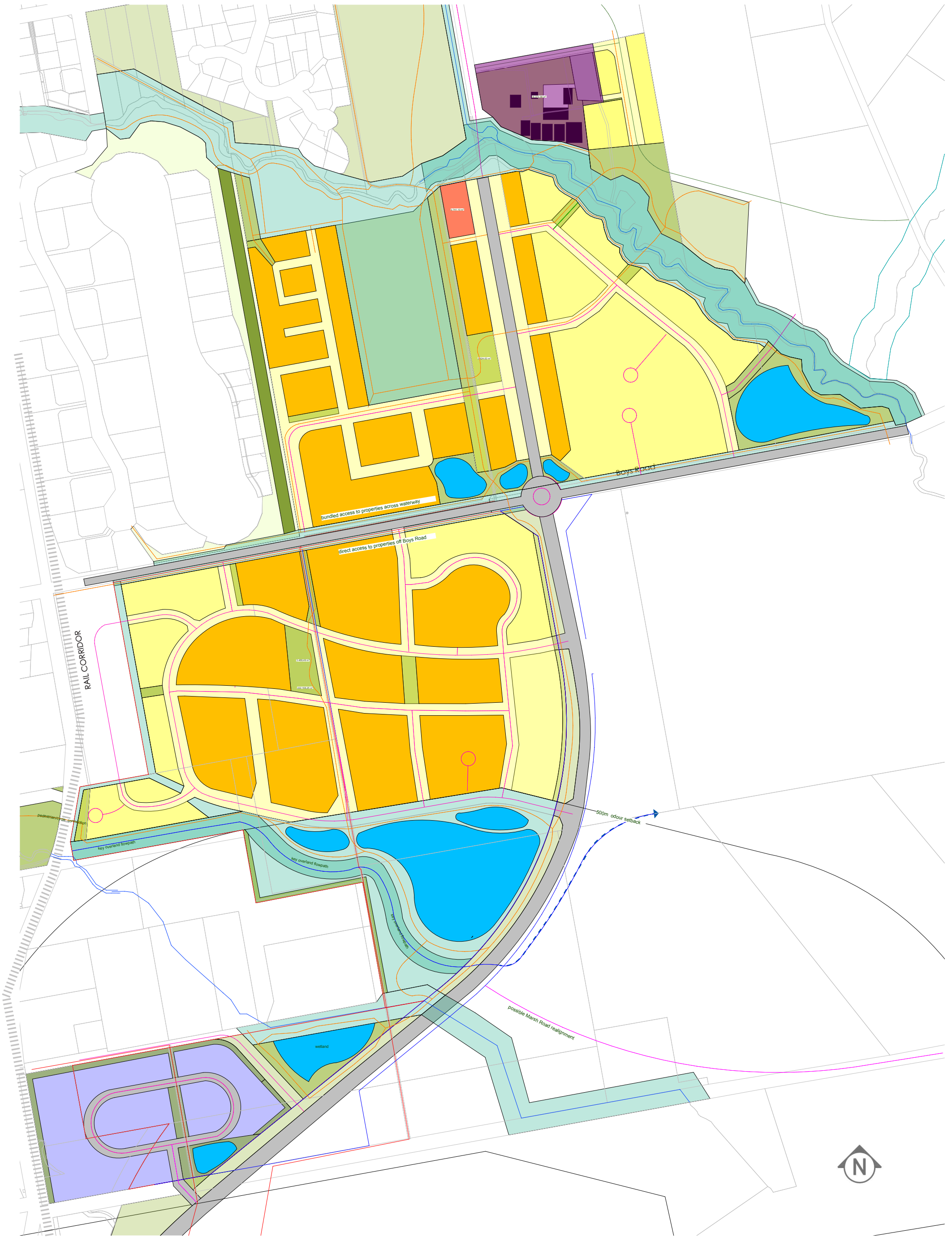


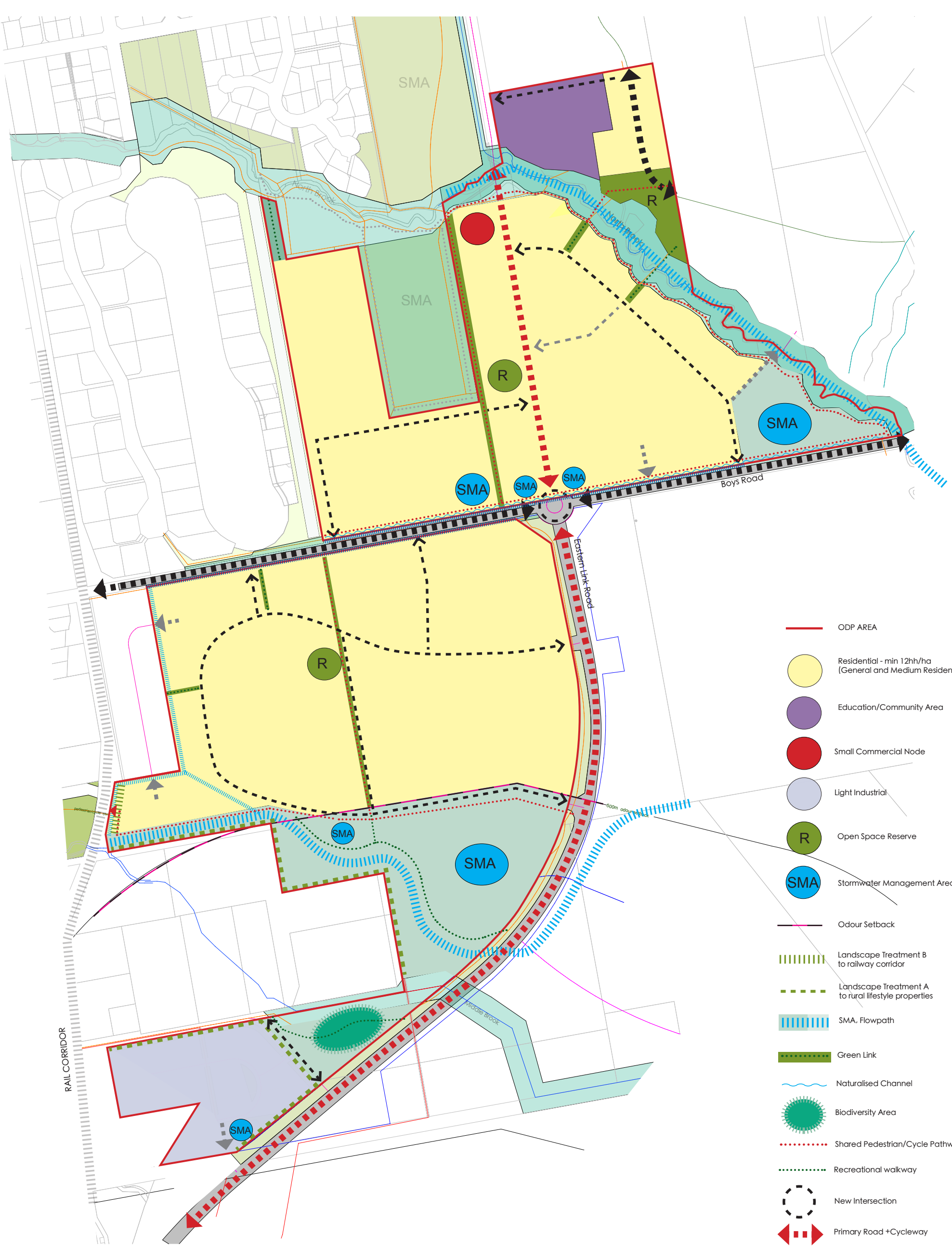


- ODP AREA BLOCK A
- Residential - min 12hh/ha (General and Medium Residential Density)
- Education/Community Area
- Small Commercial Hub
- R Open Space Reserve
- UR Utility Reserve
- SMA, Flowpath and Esplanade
- Green Link
- Naturalised Channel
- Shared Pedestrian/Cycle Pathway
- New Intersection
-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



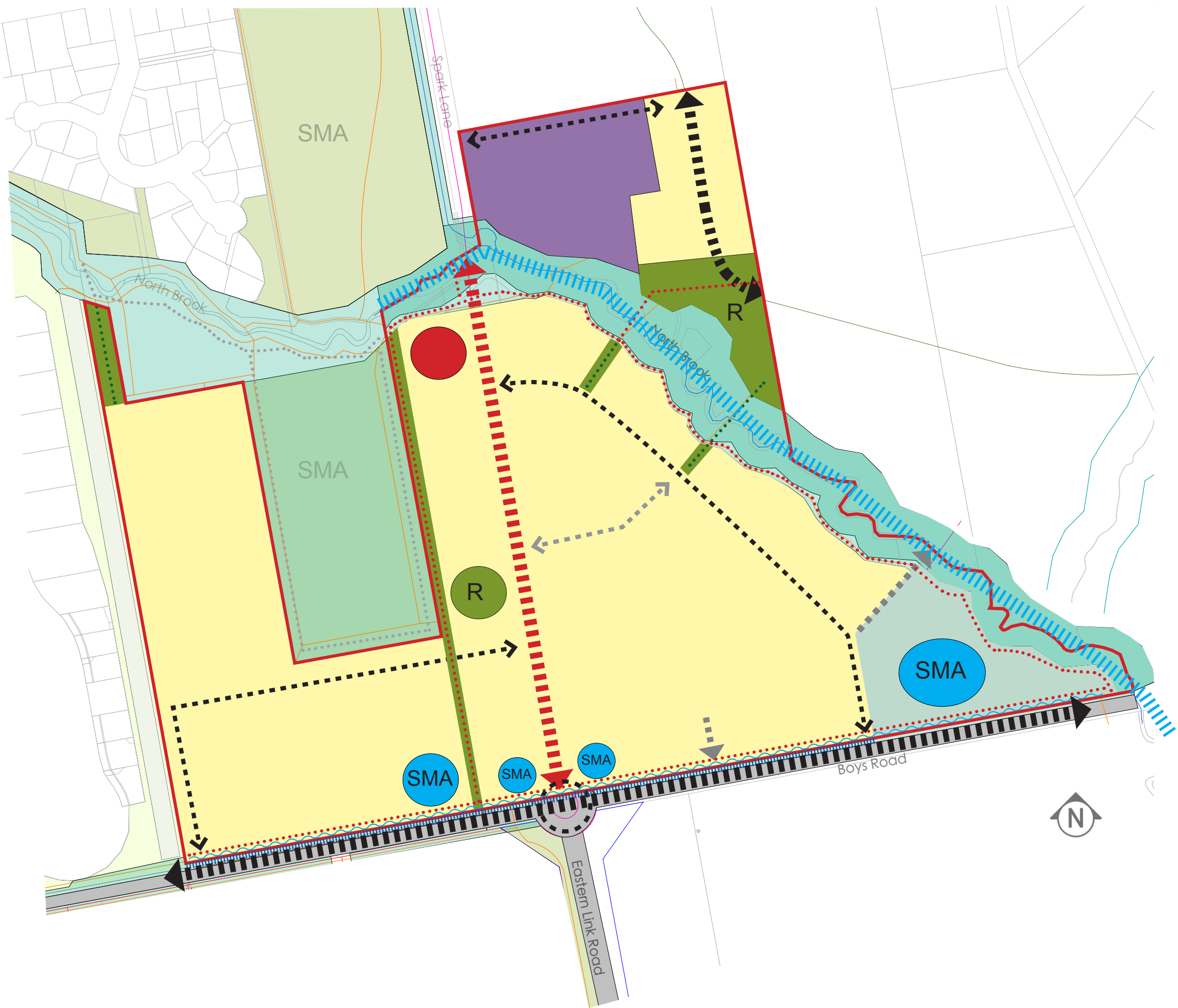
- | | | | | | |
|--|---|--|--|--|-----------------------|
| | ODP AREA BLOCK B | | Odour Setback | | New Intersection |
| | Residential - min 12hh/ha
(General and Medium Residential Density) | | Landscape Treatment B
to railway corridor | | REL - Primary Road |
| | Education/Community Space | | Landscape 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
- Residential - min 12hh/ha (General and Medium Residential Density)
- Education/Community Area
- Small Commercial Node
- Light Industrial
- R Open Space Reserve
- SMA Stormwater Management Area
- Odour Setback
- Landscape Treatment B to railway corridor
- Landscape Treatment A to rural lifestyle properties
- SMA, Flowpath
- Green Link
- Naturalised Channel
- Biodiversity Area
- Shared Pedestrian/Cycleway
- Recreational walkway
- New Intersection
- Primary Road + Cycleway
- 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

○ SMA Stormwater Management Area

||||| SMA, Flowpath and Esplanade

..... Green Link

~ Naturalised Channel

..... Shared Pedestrian/Cycle Pathway

..... Recreational Walkway



New Intersection



Primary Road + Cycleway



Primary Road



Secondary Road



Key Local Road



Possible Future Connection




















Road Frontage Upgrade



- ODP AREA BLOCK B
- Residential - min 12hh/ha (General and Medium Residential Density)
- Education/Community Space
- Small Commercial Node
- R Open Space Reserve
- SMA Stormwater Management Area
- Odour Setback
- Landscape Treatment B to railway corridor
- Landscape Treatment A to rural lifestyle properties
- SMA. Flowpath
- Green Link
- Naturalised Channel
- Shared Pedestrian/Cycle Pathway
- Recreational Walkway
- New Intersection
- Primary Road + Cycleway
- Primary Road
- Secondary Road
- Key Local Road
- Possible Future Connection
- Road Frontage Upgrade



-  ODP AREA BLOCK C
-  Light Industrial
-  Open Space Reserve
-  Biodiversity Area
-  Stormwater Management Area
-  SMA. Flowpath and Esplanade
-  Odour Setback
-  Green Link
-  Recreational Walkway
-  Landscape Treatment A to rural lifestyle properties and REL
-  New Intersection
-  Primary Road + Cycleway
-  Primary Road
-  Secondary Road
-  Key Local Road
-  Possible Future Connection
-  Road Frontage Upgrade

Differences between the ODPs and the rationale for these changes

Movement

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.

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

There is the introduction of a small commercial node at the north of Block A with a max GFA of 650m² and limited to a single tenancy. This will be restricted to commercial activities that service the local community and especially those using the Northbrook Trail and focus on a café.

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.

Appendix X: OUTLINE DEVELOPMENT PLAN – NARRATIVE

Southeast Rangiora

Context

This area comprises approximately 57 hectares and is situated on the south-east side of the urban edge of Rangiora between the Northbrook Reserve to the north and Marsh Road to the south. The ODP provides for the integrated development of this new residential area that will yield around 600 housing units over the next 10-15 years.

The development is anticipated to progress in three sequential stages from north to south as depicted on the ODP as Blocks A B and C. The new REL Road traverses Block A north of Boys Road before forming the eastern boundary of Blocks B and C

The ODP identifies Block C as an 'odour constrained' area comprising a wetland area and a future light industrial zone, The detailed design and layout for Stage C to be determined once details of future road alignments and level crossings in the area have been finalised. A separate plan change or consenting process will be required before the industrial development can proceed.

The ODP comprises four 'layers' comprising a 'blue network, green network, movement network and a (resulting) land use pattern. The purpose of this methodology is to provide an integrated approach to managing the natural environment that maximises the opportunities to protect and enhance natural environmental features and integrate these into the built environment.

Blue Network

The blue network consists of three spatial elements which are to be recognised and provided for during the development of the Site.

1 Northbrook and Middlebrook

The Northbrook and esplanade reserve forms the northern and part of the western boundary of Block A in the form of a 20m wide ecological space with riparian planting and promenade walkway that allows for interaction with the space. The Northbrook has significant ecological and cultural value with further potential for enhancement. The Northbrook reserve has two large ponds bordering the Site, supporting various waterbirds, and coupled with the Northbrook itself may provide suitable spawning ground for native fish, such as upland bully and kanakana, and Kōura, a keystone species found in one of the Northbrook tributaries.

The Middlebrook has been modified for much of its length within the Site, but its ecological significance remains high. It already features more extensive riparian planting than the Northbrook and this shall be expanded on with its proximity to the Block B stormwater retention and the Block C biodiversity area. Like the Northbrook, this waterway provides a social, cultural, and amenity value for the Site and the surrounding area.

2.Overland flow-path

The overland flow path is the path through the Site that is taken by floodwater. This path will be undeveloped and planted without impeding any flow rate, the overland flow path is encased in planted greenspace and stormwater treatment areas providing large areas of landscaped open space. In Block A the lowest point in the land is the Northbrook, which already forms the overland flowpath for the upper part of the development The esplanade surrounding it will be designed to accommodate additional flow in significant rain events.

In Block B, the overland flow path runs across the southern portion and is designed to collect water from the Site's western boundary and channel it south of any urban development or stormwater retention to the eastern boundary. This flowpath also functions as a high amenity pedestrian/cycle corridor.

3 Stormwater management areas

The stormwater management areas shown on the ODP will be multi-functional. Most of the time they will be dry and provide amity and passive recreation areas for local residents. However, their principal function is surface water attenuation and filtering out contaminants prior to water entering the Northbrook and Middlebrook.

Green network

The green network comprises 4 key spatial and functional elements:

- Ecological green space integrated into the blue network and providing important protection to the ecological functions of the existing waterways;
- Open space and recreation - neighbourhood parks to provide for a range of active and passive recreation activities;
- Green links for internal amenity and fine grain connectivity
- Green interfaces to manage effects of development within and between the development area and surrounding environment.

1. Ecological green space

Riparian planting should provide both habitat, shade, and resource for invertebrate species. Riparian planting also needs to provide habitat connectivity for non-aquatic species. Harakeke, cabbage tree, and kowhai, for example, are effective habitat and provide nectar for bellbird and tauhoe (waxeye). These riparian strips promote the ecological connectivity between the waterway and the surrounding spaces. It also needs to support banks stability/ *Carex spp.* and other inundation tolerant species help limit erosion and the subsequent sedimentation of waterways that harms invertebrate communities. Further up the banks of the waterway harakeke, cabbage tree, lancewood, pittosporum, and kowhai are effective bank stabilizing plants.

The Northbrook is a potential lamprey spawning site, and with a conservation status of “Threatened – Nationally Vulnerable”, the preservation of this waterway as a potential lamprey spawning habitat is critical. Large rocks and tree roots are an important factor in and around the waterways. They provide habitat, promote bank stability, and help to oxygenate the water. This is important for small fish species, invertebrates, and koura which have been found in one of the tributaries of the Northbrook.

To provide the best for the Northbrook and the rest of the Sites ecology, further planting of greenspaces within the Site will support the dispersal of many bird and flying invertebrate species by creating an integrated network.

2. Open Space and Recreational green space and SMAs

Green open spaces will provide amenity for existing and future residents in Rangiora. These spaces should maintain the “open” character of Rangiora and ensure that local residents (particularly those in higher density areas) have adequate provision of and access to quality outdoor spaces. Council's open space requirements cited in the Long Term Plan and Activity Management Plans should be adhered to during [subdivision](#) design.

Landscaped buffer areas shall be provided along the periphery of the area where it adjoins non-residential activities. This will ensure effects arising from conflicting [land](#) uses are [minimised](#), particularly reverse sensitivity with rural neighbours. Unless otherwise specified

Several public open spaces to add amenity to the neighbourhood, relief for more compact residential clusters, and provide residents with the opportunity for recreation. A central neighbourhood park of min. 2000m² is to be established in Stage A and B respectively. The location of these recreational reserves has been determined based on the number of reserves established in the wider area and to ensure people living within the development block have access to open space/reserve within a 400m walking radius of their homes. These local parks will provide passive recreation opportunities which is essential for the level of residential density proposed. All three neighbourhood parks function as the green heart of the development and offer a ‘spatial break’ and ‘meeting place’ for the medium density development.

Whilst the exact location and final size of the reserves will be determined at the time of subdivision, it is anticipated that the central green space in Block B will be larger, between 5000m² and 6000m², and the central green space in Block A will be smaller around 2000m². Both will be able to accommodate a variety of active and passive recreational opportunities along with landscaping. A third large greenspace located adjacent to the Northbrook in Block A and will be an extension of the esplanade environment with a strong focus on tree planting natural landscaping creating a more tranquil and contemplative space that directly associates with the waterway. It is strategically placed to accommodate the retention of existing specimen trees and provide several pedestrian crossing points over the Northbrook.

The ODP identifies several key green links to ensure the pedestrian connectivity at a finer grain, these are to be no less than 10m in width and designed and landscaped to minimise their length and maximise views into to ensure adequate passive surveillance them from local roads.

4. Interfaces and edge treatment

The following green interfaces should be provided to manage effects of development within and between the development area and surrounding environment.

The edge treatment of private property boundaries (fencing and planting) towards open space reserves, green links and utility reserves shall be considered during subdivision design to ensure maximum passive surveillance over all public spaces (incl. roads, reserves) is achieved. This can/will be enforced through district plan rules, consent notice and /or developer covenants.

A residential - rural interface treatment consisting of fencing and planting requirements is proposed only along the boundary with the existing rural lifestyle properties to the south of Block B.

Along the western boundary to the small pocket of rural lifestyle land the 10m landscaped channel will provide some distance and visual mitigation.

A 6m landscaped boundary shall be established around the light industrial area within Block C to mitigate the potential visual effects of light industrial development which tends to be larger in bulk / height and with less space dedicated to amenity planting on the individual sites.

Movement Network

Access and Transport

The ODP employs a roading hierarchy that delivers a range of integrated transport options, including active transport connections from the development area to adjacent neighbourhoods that facilitate the use of existing and future public transport route options. Road connections shall be designed to achieve permeability, whilst minimising the number of new intersections and maintaining appropriate intersection spacing.

The ODP features a primary north south route that provides a connection point from Northbrook Road to Marsh Road known as the Rangiora Eastern Link (REL) Road. Boys Road will form the main east-west primary road, linking the existing adjacent urban fabric to the Northbrook Esplanade. Several additional north south and east west connections are provided as secondary roads. The proposed roading hierarchy will deliver an accessible and coherent neighbourhood that provides safe and efficient access to the new development and can cater for extensions to existing public transport routes and/or new routes along the primary roads.

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 to an urban standard where possible whilst co-ordinating with management of the existing waterways and adjacent rural land uses

An integrated network of local roads will facilitate the safe and efficient distribution of internal traffic, provide access to properties, assist in connecting the open space reserves network both within and beyond the site and provide links to adjoining neighbourhoods.

For Block C, Local Road access would be to Marsh Road and or directly to the REL. If Marsh Road is used, this would require upgrades to an urban form and changes to the Marsh Road rail level crossing. No heavy vehicle access should be provided to Dunlops Road however light vehicle and or shared paths could provide for local connectivity. The OP includes future provision for Dunlops Road to be connected to the REL, north of the Future Light Industrial Zone.

The transport network for the area shall integrate into the pedestrian and cycle network established in adjoining neighbourhoods and the wider township.

Boys Road frontage is anticipated to be upgraded to an urban standard in accordance with the Engineering Code of Practice. This work is to be undertaken in a manner that encourages future residential properties to front directly onto Boys Road, thereby providing direct access to those properties

Cycling and walking paths will be located wherever possible within reserves and green links to provide a pleasant amenity for users and enhance the levels of activity in these public areas. Where pathways are contained within the road reserve they are to be incorporated into the roading design of the overall road network giving adequate space to accommodate cyclists and to facilitate safe and convenient pedestrian movements. Three indicative pedestrian crossing points are shown on the ODP on Boys Road at key locations where main pedestrian connections cross primary and secondary roads to support a safe pedestrian and cycle network.

Pedestrian Network

For Block A the Northbrook Esplanade will form the main pedestrian spine with a shared cycle/walk trail from which several green links lead into the development. A second pedestrian route will run in a north-south direction along the existing paper road forming an active edge to the elevated landscaped utility reserve.

For Block B this north-south connections extends across Boys Road, through the site, directly connecting to the large SWMA at the south of Block B. This paths follows an infrastructure corridor consisting of green links, smaller roads and the local neighbourhood park. A second key shared path follows from the REL Road through the site in an east –west direction via the landscaped overland flow path towards the existing urban neighbourhood and the local primary schools directly to the west of Block B. This provides for the future connection if a future pedestrian crossing of the railway line can be provided connecting to Denchs Road via Hegan Reserve

Cycling and walking paths will be located wherever possible within reserves and green links to provide a pleasant amenity for users and enhance the levels of activity in these public areas. Where pathways are contained within the road reserve they are to be incorporated into the road design with adequate space to accommodate cyclists and to facilitate safe and convenient pedestrian movements.

Three indicative pedestrian crossing points are proposed on Boys Road at key locations where main pedestrian connections cross primary and secondary roads to support a safe pedestrian and cycle network.

For Block C the pedestrian/cycle network connects to the shared cycle/walkway within the REL Road corridor for travel to the south-west and to the north where there are also connections through the stormwater reserve. A small local road connection and / or shared path could provide for local walking and cycling connectivity to Dunlops Road.

Land Use

Residential use and density

The development area shall aim to achieve a minimum net density of 15 household per hectare, but if ground conditions make this density impractical or leads to poor urban design outcomes the development of Stages A and B shall aim to achieve 12 hh/ha. (hh/ha). This is to be averaged over the area of the Site, excluding the area identified as an Odour Constrained Area where dwellings are not permitted 500 m from the edge of the Wastewater Treatment Ponds.

The zoning framework supports a variety of site sizes to achieve this minimum density requirement. As This area is be developed in stages, and confirmation at the time of subdivision of each stage, and an assessment as to how the minimum net density of 15 household per hectare for the overall area can be achieved (or not) , will be required.

Medium density areas within the Site are able to be supported by adjacent amenities that include key open spaces including a neighbourhood park, local parks, green corridors and a small commercial hub within the Site.

Community hub

A small commercial zone is proposed adjacent to the intersection of the REL with the Northbrook Esplanade to provide good accessibility and to meet some of the convenience needs of residents in the immediate area. It is to be limited to a café/bar and ancillary activities, in a single tenancy, of no more than 650m² to minimise effects on the local transport network

Community and Educational Facilities

The provision of new educational facilities are not part of the design concept but could be provided within the Site or in the wider area albeit subject to a needs assessment.

The existing Museum and community facilities are to be integrated with appropriate, access and carparking and pedestrian linkages to allow the continuation of its use.

Odour constraint area

No sensitive activities are provided for in the 'Odour Constrained Area' due to the waste water treatment area adjoining the ODP at the southern boundary across Marsh Road. The restrictions in this area is either regulated through a future zone change or shall be supported by an appropriate, enduring legal/planning mechanism (such as a covenant, consent notice, certification) imposed at the time of subdivision.

Servicing

Stormwater

Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Systems will be designed to integrate into both, the transport and reserve networks where practicable.

Site stormwater management is anticipated to encompass a network of pipes, swales, basins, and treatment devices to provide conveyance, treatment and disposal to either groundwater recharge or discharge to nearby streams.

It is expected that stormwater design and construction would be undertaken in accordance with:

- WDC ECoP
- Christchurch City Council (CCC) Construction Standard Specification (CSS)
- CCC Waterways, Wetlands and Drainage Guide (WWDG)
- Auckland Regional Council Technical Publication 10 (ARC TP10) Stormwater management devices design guideline
- New Zealand Building Code (NZBC) Clause E1 Surface Water.

In addition, as part any application for subdivision consent the following requirements will be met:

- to undertake groundwater and spring water level monitoring and spring flow investigation across the Site to inform the construction methodologies that are applied in different parts of the Site, related to shallow groundwater issues; and
- to specify construction measures to ensure that shallow groundwater is not diverted away from its natural flow path for those areas where the shallow groundwater (in water bearing seams or layers) is likely to be intercepted by service trenches and hardfill areas.

Wastewater

The provision of infrastructure to service the area shall align with the Council's indicative infrastructure staging plan, unless an alternative arrangement is made by the landowner/developer and approved by Council.

A duplicate sewer main will connect existing development north of the site to the Rangiora wastewater treatment plant into which effluent from Stages A B and C will be discharged.

Appendix 4: Assessment of Proposed District Plan Objectives and Policies as amended by Variation

1.

Objective/Policy	Assessment
<p>Strategic Directions</p> <p>SD-02 Well-functioning urban environments</p> <p>Waimakariri District contains well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</p>	<p>The proposal will have or enable a variety of homes that:</p> <ol style="list-style-type: none"> a. meet the needs, in terms of type, price, and location, of different households. b. has good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; c. supports the competitive operation of land and development markets; d. supports the quest for reductions in greenhouse gas emissions; and are resilient to the likely current and future effects of climate change
<p>Strategic Directions</p> <p>SD-03 Urban Development</p> <p>Urban development and infrastructure that:</p> <ol style="list-style-type: none"> 1. is consolidated and integrated with the urban environment; 2. that recognises existing character, amenity values, and is attractive and functional to residents, businesses and visitors; 3. utilises the District Council's reticulated wastewater system, and potable water supply and stormwater infrastructure where available; 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 achieve the housing bottom lines in UFD-01; 5. supports a hierarchy of urban centres, with the District's main centres in Rangiora, Kaiapoi, Oxford and Woodend being: 	<p>The Site abuts the south eastern edge of Rangiora, and will provide a compact form to the town and responds to the on-going demand for houses and building lots Rangiora.</p> <p>Block B is bounded by the REL to the east and urban development to the north and west. It is integrated into the existing urban form and connects to existing reticulated services.</p> <p>The ODP provides an integrated approach to managing the natural environment that maximises the opportunities to protect and enhance natural environmental features (including the Northbrook and Middlebrook and principal overland flowpaths) and integrate these into the built environment with green links incorporating walkways/cycleways and, appropriate building setbacks.</p>

<ul style="list-style-type: none"> a. the primary centres for community facilities; b. the primary focus for retail, office and other commercial activity; and c. the focus around which residential development and intensification can occur. <p>6. provides opportunities for business activities to establish and prosper within a network of business and industrial areas zoned appropriate to their type and scale of activity and which support district self-sufficiency;</p> <p>7. provides people with access to a network of spaces within urban environments for open space and recreation;</p> <p>8. supports the transition of the Special Purpose Zone (Kāinga Nohoanga) to a unique mixture of urban and rural activities reflecting the aspirations of Te Ngāi Tūāhuriri Rūnanga;</p> <p>9. provides limited opportunities for Large Lot Residential development in identified areas, subject to adequate infrastructure; and</p> <p>10. recognise and support Ngāi Tūāhuriri cultural values through the protection of sites and areas of significance to Māori identified in SASM-SCHED1</p>	<p>Block A includes provision for a small commercial centre, and a light industrial area is proposed for the area south of Block B subject to finalising access and flood management.</p> <p>The ODP for both blocks provides connections to active and passive recreation areas.</p>
<p>SD-07 Natural hazards and resilience</p> <p>The District responds to natural hazard risk, including increased risk as a result of climate change, through:</p> <ul style="list-style-type: none"> 1. avoiding subdivision, use and development where the risk is unacceptable; and 2. mitigating other natural hazard risks. 	<p>The primary hazard is risk from flooding. The development includes substantial areas for stormwater retention that will mitigate flooding risk to a level acceptable to the Council.</p>
<p>UFD-01 Density of Residential Development</p>	<p>Medium density is a key housing typology to achieve the desired density and the ODP</p>

<p>In relation to the density of residential development:</p> <ol style="list-style-type: none"> 1. provide for intensification in urban environments through provision for minor residential units, retirement villages, papakāinga or suitable up-zoning of Residential Zones where it is consistent with the anticipated built form and purpose of the zone; 2. locate any Medium Density Residential Zone so it: <ol style="list-style-type: none"> a. supports, and has ready access to, existing Commercial and Mixed Use Zones, schools, public transport and open space; b. supports well connected walkable communities; c. avoids or mitigates natural hazard risk in any high hazard area within existing urban areas; and d. located away from any Heavy Industrial Zone. 	<p>promotes co-locating increased density with open green spaces as it is best urban design practice to locate “density around amenity”.</p> <p>Additional locations for medium density housing in smaller clusters occur throughout the development often in midblock locations around shared access roads and within quiet cul-de-sacs or in areas where the geometry of the underlying land creates unique ‘left over’ pockets and infill sites suitable for smaller lots.</p> <p>Varying density and lot sizes throughout the development in response to the underlying spatial structure will allow for a better use of the land resource, aids wayfinding and legibility, and adds visual interest to the streetscape.</p>
<p>UFD – P2</p> <p>Identification/location of new Residential Development Areas</p> <p>In relation to the identification/location of residential development areas:</p> <ol style="list-style-type: none"> 1. residential development in the new Residential Development Areas at Kaiapoi, North East Rangiora, South East Rangiora and West Rangiora is located to implement the urban form identified in the Future Development Strategy; 2. for new Residential Development Areas, other than those identified by (1) above, avoid 	<p>Block A is within a Future Development Area.</p> <p>In relation to Blocks B and C:</p>

residential development unless located so that they:

- a. occur in a form that concentrates, or are attached to, an existing [urban environment](#) and promotes a coordinated pattern of development;
- b. occur in a manner that makes use of existing and planned transport and [three waters infrastructure](#), or where such [infrastructure](#) is not available, upgrades, funds and builds [infrastructure](#) as required;
- c. have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or [active transport](#);
- d. concentrate higher density residential housing in locations focusing on activity nodes such as key activity centres, schools, public transport routes and open space;
- e. take into account the need to provide for intensification of residential development while maintaining appropriate levels of [amenity values](#) on surrounding [sites](#) and streetscapes;
- f. are informed through the development of an [ODP](#);
- g. supports reductions in greenhouse gas emissions; and
- h. are resilient to [natural hazards](#) and the likely current and future [effects](#) of climate change as identified in [SD-O6](#).

UFD-P5 Identification/location and extension of Industrial Zones.

Provide for the extension of existing [Industrial Zones](#) and locate and develop new [industrial activities](#) to implement the urban form identified in the [Future Development Strategy](#) or [WDDS](#).

The location of Blocks B and C are sited to meet a, b, c and g..

The ODP facilitates d,e,f and g.

The surface water management mitigation measures have been designed to accommodate anticipated extreme flood levels, taking into account effects of sea level rise.

The current Future Development Strategy (FDS) is assumed to be the Greater Christchurch Spatial Plan (approved 16 February 2024). This has not yet been given effect to through Ch6 of the CRPS. However, the Future Urban Areas in the Spatial Plan are the same as those on Map A

except for additional areas more recently approved by way of private plan changes and/or the Selwyn District Plan Review. Block B and the proposed small industrial area in Block C are not Greenfield Priority Areas on Map A in the CRPS and Block B is not a Future Urban Area on Map 14 of the Spatial Plan (Broad locations of housing and business development capacity (700,000 people). The location of Blocks B and C is consistent with the overall intent to encourage urban consolidation (Objective 6.2.2). Block C is identified on Map 14 as generally within a new/expanded industrial area at south Rangiora.



Fig 1: extract from Map 14 Spatial Plan

East Rangiora is shown as a residential and possible business growth direction in the WDDS:



Figure 11 WDDS: blue arrow – residential growth direction; pink arrow – possible business growth

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 short to medium-term feasible development capacity and achievement of housing bottom lines.

UFD-P7 Mechanism to release new Commercial Areas

If proposed, ensure any plan change to create new, or expanded existing [Commercial and Mixed Use Zones](#):

1. improve commercial self-sufficiency within the town and the Waimakariri [District](#);
2. are commensurate to the population growth forecast for the town subject to the plan change;
3. consider and address any adverse [effects](#) that might undermine other town centres and local centres in the [District](#); and
4. address any development capacity shortfall as identified in the [Future Development Strategy](#) or [WDDS](#).
5. is informed through the development of an [ODP](#)

UFD-P8 Mechanism to release new Industrial Areas.

If proposed, ensure any plan change to create new, or expanded existing [Industrial Zones](#):

1. manages adverse [effects](#) at the interface between [Industrial Zones](#) and [arterial roads](#), [Rural Zones](#), [Residential Zones](#) and [Open Space and Recreation Zones](#), through methods such as [building setbacks](#) and [landscaping](#);
2. provides for development of greenfield areas in a manner aligned with the delivery of [infrastructure](#), including upgrades to [infrastructure](#), to avoid adverse [effects](#) on the capacity and efficiency of [infrastructure](#) serving these areas; and

direction; blue line –infrastructure supported boundary (indicative only)

The Section 42A Report has stated that certification does not replace rezoning as a release mechanism for Block A.

The ODP provides for an additional local commercial zone in the (South East Rangiora Development Plan) SERDP, which is informed through the ODP. The centre is minor in scale and is highly unlikely to create any distributional effects.

As well as providing for the new population growth in Blocks A and B it will also provide for visitors to the museum and function centre across the road.

The establishment of the proposed industrial area in Block C will be subject to a separate development plan consistent with 1,2, and 4.

It's location is consistent with 3.

<p>3. locates new Industrial Zones in locations adjacent to existing urban environments where it can be efficiently serviced by infrastructure.</p> <p>4. is informed through the development of an ODP.</p> <p>UFD P10 Managing reverse sensitivity effects from new development</p> <p>Within Residential Zones and new development areas in Rangiora and Kaiapoi:</p> <ol style="list-style-type: none"> 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, without compromising the efficient delivery of new development areas. 	<p>The Rangiora Wastewater Treatment Plant is near the proposed extension to the SERDP. Reverse sensitivity effects will be mitigated by avoiding locating residential development or other sensitive activities within 500m of the treatment plant.</p>
<p>Transport</p>	<p>An ITA is attached to the Ms Williams’s evidence.</p>
<p>CL-01 Contaminated land</p> <p>The subdivision, use and development of contaminated land does not adversely affect people, property, and the environment</p>	<p>A site contamination report has been supplied. No site contamination issues are anticipated.</p>
<p>Natural Hazards</p> <p>NH-O1 Risk from natural hazards</p> <p>New subdivision, land use and development:</p>	<p>Overland flow paths will follow any future roading layout if needed roading layout. Dwelling floor heights will be above the 1:200 year return flood event, as required by the</p>

1. manages [natural hazard](#) risk, including coastal hazards, in the existing [urban environment](#) to ensure that any increased risk to people and property is low;
2. is avoided in the Ashley Fault Avoidance Overlay and high hazard areas for flooding outside of the [urban environment](#) where the risk to life and property are unacceptable; and
3. outside of the [urban environment](#), is undertaken to ensure [natural hazard](#) risk, including coastal hazard risk, to people and property is avoided or mitigated and the ability of communities to recover from [natural hazard](#) events is not reduced.

NH-O3 Natural Hazard Mitigation

Adverse [effects](#) on people, property, [infrastructure](#) and the [environment](#) resulting from methods used to manage [natural hazards](#) are avoided or, where avoidance is not possible, mitigated.

NH-P2 Activities in high hazard areas for flooding within urban areas

Manage [subdivision](#), use and development for [natural hazard sensitive activities](#) within high flood hazard and high coastal flood hazard [urban environments](#) to ensure that:

1. minimum [floor levels](#) are incorporated into the design of development to ensure the risk to life and potential for [building](#) damage from flooding is mitigated; and
2. the risk to surrounding properties is not significantly increased and the net flood storage capacity is not reduced; and
3. the conveyance of flood waters is not impeded; or
4. the nature of the activity means the risk to life and potential for [building](#) damage from flooding is low.

PWDP. The risks of natural hazards to people, property and infrastructure are appropriately mitigated.

Climate Change effects are unlikely at an inland site that is some distance from the coast and major rivers.

The methods proposed for managing flood risk will have positive environmental outcomes, with no downstream adverse effects.

The Site is not mapped in the Proposed District Plan as having any significant natural hazards.

The Site is not a high flood hazard area for the 200 year ARI period.

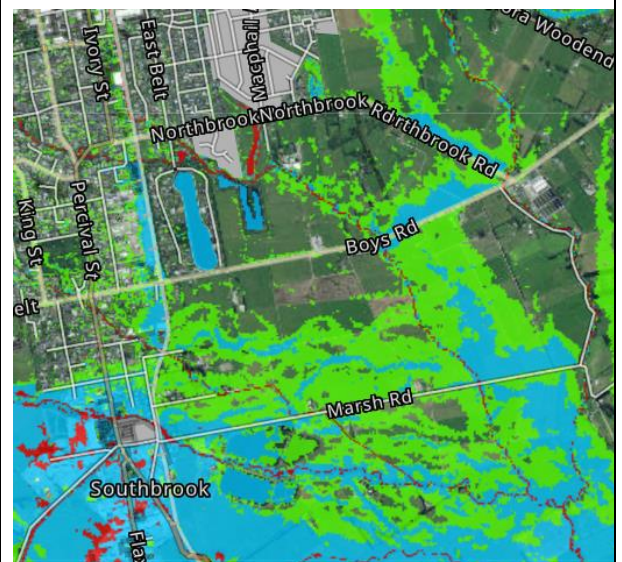


Fig 2: 200 year ARI flood hazard south Rangiora (<https://waimakariri.maps.arcgis.com/apps/MapSeries/index.html?appid=16d97d92a45f4b3081ffa3930b534553>)

	<p>Green – low hazard; blue – medium hazard; red – high hazard.</p> <p>A surface water management system has been developed in accordance with Council standards and incorporated into the ODP.</p>
<p>NH-P4 Activities outside of high hazard areas for flooding</p> <p>Provide for subdivision, use and development associated with natural hazard sensitive activities outside of high flood hazard and high coastal flood hazard urban environments where it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. the nature of the activity means the risk to life and potential for building damage from flooding is low; or 2. minimum floor levels are incorporated into the design of development to ensure building floor levels are located above the flood level so that the risk to life and potential for building damage from flooding is avoided; and 3. the risk from flooding to surrounding properties is not significantly increased and the net flood storage capacity is not reduced; and 4. the ability for the conveyancing of flood waters is not impeded. 	<p>Natural hazard sensitive activities means buildings which</p> <p>contain one or more habitable rooms; and/or contain one or more employees (of at least one full time equivalent); and/or is a place of assembly;</p> <p>The expert flooding evidence establishes that all of criteria 1-4 are met for the Site.</p>
<p>Ecosystems and Indigenous biodiversity</p> <p>ECO-P8 Waterbodies</p> <p>Recognising Te Mana o te Wai, maintain the ecological integrity of waterbodies by avoiding indigenous vegetation clearance near th</p>	<p>Manawhenua has been consulted on the proposal and the ODP provides for riparian enhancements along the Northbrook and Middlebrook.</p>
<p>Subdivision</p> <p>SUB-O1 Subdivision Design</p> <p>Subdivision design achieves an integrated pattern of land use, development, and urban form, that:</p> <ol style="list-style-type: none"> 1. provides for anticipated land use and density that achieve the identified future character, form or function of zones; 	<p>The ODP has been developed in accordance with sustainable urban design principles which incorporate all the matters in the Objective and subsequent policies.</p>

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-P1 Design and amenity

Enable [subdivision](#) that:

1. within [Residential Zones](#), incorporates best practice urban design, access to open space, and [CPTED](#) principles;
2. minimises [reverse sensitivity effects](#) on [infrastructure](#) including through the use of [setbacks](#);
3. avoids [subdivision](#) that restricts the operation, maintenance, upgrading and development of the [National Grid](#);
4. recognises and provides for the expression of cultural values of [mana whenua](#) and their connections in [subdivision](#) design; and
5. supports the character, [amenity values](#), form and function for the relevant zone.

SUB-P2

Ensure that [allotment](#) layout, size and dimensions:

1. in [Residential Zones](#):
 - a. enables a variety of [allotment](#) sizes to cater for different housing types and densities to meet housing needs;
 - b. supports the achievement of high quality urban design principles for [multi-unit residential development](#);

A range of lots sizes can be enabled to create visual variety, housing choice and different price points. Densities are likely to vary from 12-15 hh/ha averaged over the site.

2. in [Rural Zones](#):...

3. in [Open Space and Recreation Zones](#):
 - a. provides a variety of types and sizes of open space and recreation areas to meet current and future recreation needs

SUB-P3 Sustainable design

Ensure that [subdivision](#) design:

1. maximises solar gain, including through:
 - a. [road](#) and block layout; and
 - b. [allotment](#) size, dimension, layout and orientation;
2. in [Residential Zones](#), [Commercial and Mixed Use Zones](#), and [Open Space and Recreation Zones](#), supports walking, cycling and public transport; and
3. promotes:
 - a. [water](#) conservation,
 - b. [on-site](#) collection of rainwater for non-potable use,
 - c. [water sensitive design](#), and
 - d. the treatment and/or attenuation of [stormwater](#) prior to [discharge](#), and
4. recognises the need to maintain the design capacity of [infrastructure](#) within the public network and avoid causing flooding of downstream properties.

SUB-P4 Integration and connectivity

Achieve integration and connectivity by ensuring:

1. in [urban environments](#) that there is effective integration of [subdivision](#) patterns and multi-modal transport connections within new development and to existing development;

2. [subdivision](#) on the boundaries between new and existing development is managed to:

- a. avoid or mitigate significant adverse [effects](#), including [reverse sensitivity effects](#), through the use of [setbacks](#), [landscaping](#) to achieve screening, and other methods; and
- b. continuation of transport and pedestrian or cycle linkages

SUB-P5 Density in [Residential Zones](#)

Provide for a variety of [site](#) sizes within [Residential Zones](#), while achieving minimum residential [site](#) sizes that are no smaller than specified for the zone.

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:
 - a. identify principal [roads](#), connections and integration with the surrounding [road](#) networks, relevant [infrastructure](#) and areas for possible future development;
 - b. any [land](#) to be set aside:
 - i. for [community facilities](#) or schools;
 - ii. parks and [land](#) required for recreation or reserves;
 - iii. for business activities;
 - iv. the distribution of different residential densities;
 - v. for the integrated management of [water](#) systems,

<p>including stormwater treatment, secondary flow paths, retention and drainage paths;</p> <ul style="list-style-type: none">vi. from development for environmental or landscape protection or enhancement; andvii. from development for any other reason, and the reasons for its protection. <p>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;</p> <p>d. identify any cultural, natural, and historic heritage features and values and show how they are to be enhanced or maintained;</p> <p>e. indicate how required infrastructure will be provided and how it will be funded;</p> <p>f. set out the phasing and co-ordination of subdivision and development;</p> <p>g. demonstrate how effective provision is made for a range of transport options, including public transport systems, pedestrian walkways and cycleways, both within and adjoining the ODP area;</p> <p>h. for new Residential Development Areas, demonstrate how open space, playgrounds or parks for recreation will be provided within a 500m radius of new residential allotments including:</p> <ul style="list-style-type: none">i. transport connectivity for active, public and other transport modes;ii. connection to any other open space or community facility and other zones; and	
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- iii. potential use of open space for [stormwater](#) management;
- i. show how other potential adverse [effects](#) on and/or from nearby existing or designated [strategic infrastructure](#) (including requirements for designations, or planned [infrastructure](#)) will be avoided, remedied or appropriately mitigated;
- j. show how other potential adverse [effects](#) on the [environment](#), the protection and enhancement of surface and [groundwater](#) quality, are to be avoided, remedied or mitigated;
- k. include any other information which is relevant to an understanding of the development and its proposed zoning; and
- l. demonstrate that the design will minimise any [reverse sensitivity effects](#).

SUB-P7 Requirements of Outline Development Plans

Ensure that [subdivision](#) is in accordance with the fixed or flexible elements of any relevant [ODP](#).

Appendix 5: Assessment of Canterbury Regional Policy Statement Objectives and Policies: Spark Sumission Submission

Note: Chapters not relevant

Chapter 7 - Fresh Water

Chapter 8 - The Coastal Environment

Chapter 10 - Beds of Rivers and Lakes and their Riparian Zones

Chapter 13 - Historic Heritage

Chapter 14 - Air Quality Chapter 16 - Energy

Chapter 18 - Hazardous Substances

Chapter 19 - Waste Minimisation and Management

Objective/Policy	Assessment
<p>CHAPTER 5- LAND-USE AND INFRASTRUCTURE</p> <p>5.2 OBJECTIVES</p> <p>5.2.1 Location, design and function of development (Entire Region)</p> <p>Development is located and designed so that it functions in a way that:</p> <ol style="list-style-type: none"> 1. achieves consolidated, well designed and sustainable growth in and around existing urban areas as the primary focus for accommodating the region’s growth; and 2. enables people and communities, including future generations, to provide for their social, economic and cultural well-being and health and safety; and which: <ol style="list-style-type: none"> a. maintains, and where appropriate, enhances the overall quality of the natural environment of the Canterbury region, including its coastal environment, outstanding natural features and landscapes, and natural values; b. provides sufficient housing choice to meet the region’s housing needs; c. encourages sustainable economic development by enabling business activities in appropriate locations; d. minimises energy use and/or improves energy efficiency; 	<p>The Site is within the south eastern quadrant of Rangiora. It is an infill zoning with existing residential zoning on two sides and a road designation on the third. The proposed rezoning will help achieve consolidated, and sustainable growth of the existing Rangiora township. It is a logical in-fill of a well-established township.</p> <p>This proposed rezoning and associated provisions including Development Plan will continue the urban consolidation approach under 1.</p> <p>The proposal will help enable the Greater Christchurch community to provide for their social, economic and cultural wellbeing through provision of additional housing as part of an established town. The development will serve a current demand and need, i.e. a short to medium term need that, once established, will form part of the housing stock and supply for the benefit of future generations.</p> <p>With respect to clause 2:</p> <ol style="list-style-type: none"> 1. Areas of ecological significance have been identified and set aside for protection and enhancement. There are no areas within the land to be rezoned which have s significant regional infrastructure. 2. The area being rezoned has as its primary purpose the provision of housing choice for

<p>e. enables rural activities that support the rural environment including primary production;</p> <p>f. is compatible with, and will result in the continued safe, efficient and effective use of regionally significant infrastructure;</p> <p>g. avoids adverse effects on significant natural and physical resources including regionally significant infrastructure, and where avoidance is impracticable, remedies or mitigates those effects on those resources and infrastructure;</p> <p>h. facilitates the establishment of papakāinga and marae; and</p> <p>i. avoids conflicts between incompatible activities</p>	<p>people and communities. It also includes in the southern portion of the development area, a potential future industrial area</p> <ol style="list-style-type: none"> 3. The rezoned land is conveniently located to the centre of Rangiora and local facilities and amenities. 4. The land being rezoned is currently used for farming purposes. 5. There is no prospect of conflicts between incompatible uses other than the Rangiora Wastewater Treatment Plan and reverse sensitivity effects here can be mitigated by appropriate no build setbacks for sensitive activities as proposed.
<p style="text-align: center;">5.3.7 Strategic land transport network and arterial roads (Entire Region)</p> <p>In relation to strategic land transport network and arterial roads, the avoidance of development which:</p> <ol style="list-style-type: none"> 1. adversely affects the safe efficient and effective functioning of this network and these roads, including the ability of this infrastructure to support freight and passenger transport services; and 2. in relation to the strategic land transport network and arterial roads, to avoid development which forecloses the opportunity for the development of this network and these roads to meet future strategic transport requirements 	<p>The traffic evidence establishes that the strategic road network will not be adversely affected.</p>
<p>RECOVERY AND REBUILDING OF GREATER CHRISTCHURCH</p> <p>6.2 OBJECTIVES</p> <p>6.2.1 Recovery framework</p> <p><i>Recovery, rebuilding and development are enabled within Greater Christchurch through a land use and infrastructure framework that:</i></p> <ol style="list-style-type: none"> 1. <i>identifies priority areas for urban development within Greater Christchurch;</i> 2. <i>identifies Key Activity Centres which provide a focus for high quality, and, where appropriate, mixed-use</i> 	<p>This Objective is largely given effect to by Map A of Chapter 6 RPS and Policy 6.3.1.</p> <p>However this Objective is focussed on setting up a recovery framework after the Christchurch earthquakes based on the anticipated demand primarily created by the recovery and rebuilding process immediately following the Canterbury earthquakes. That process is largely complete, and the planning issue now is on creating the opportunity to reconsider future needs associated with natural growth in the population and their housing needs. Blocks B and C (south of Boys Road) are not identified as Future Development Areas on Map A so this component of the rezoning is not consistent with 3. However, the evidence establishes that it gives effect to the National Policy</p>

<p><i>development that incorporates the principles of good urban design;</i></p> <ol style="list-style-type: none"> 3. <i>avoids urban development outside of existing urban areas or greenfield priority areas for development, unless expressly provided for in the CRPS;</i> 4. <i>protects outstanding natural features and landscapes including those within the Port Hills from inappropriate subdivision, use and development;</i> 5. <i>protects and enhances indigenous biodiversity and public space;</i> 6. <i>maintains or improves the quantity and quality of water in groundwater aquifers and surface waterbodies, and quality of ambient air;</i> 7. <i>maintains the character and amenity of rural areas and settlements;</i> 8. <i>protects people from unacceptable risk from natural hazards and the effects of sea-level rise;</i> 9. <i>integrates strategic and other infrastructure and services with land use development;</i> 10. <i>achieves development that does not adversely affect the efficient operation, use, development, appropriate upgrade, and future planning of strategic infrastructure and freight hubs;</i> 11. <i>optimises use of existing infrastructure; and</i> 12. <i>N/A</i> 	<p>Statement -Urban Development, the higher order planning document.</p> <p>The environmental effects assessment in the submission and evidence establishes that the proposed development is consistent with and will not give rise to any concerns with respect to all the matters listed in 4-11.</p>
<p>6.2.2 Urban form and settlement pattern</p> <p><i>The urban form and settlement pattern in Greater Christchurch is managed to provide sufficient land for rebuilding and recovery needs and set a foundation for future growth, with an urban form that achieves consolidation and intensification of urban areas, and avoids unplanned expansion of urban areas, by:</i></p> <ol style="list-style-type: none"> 1. <i>aiming to achieve the following targets for intensification as a proportion of overall growth through the period of recovery:</i> 	<p>The Site forms a logical infill of the existing Rangiora township and will provide a compact and consolidated urban form for the town.</p> <p>Part of the Site is in a Future Development Area.</p> <p>The rezoning is consistent with the Policy intent of the NPS-UD Policies 1, 2 and 6 where Councils are expected to be responsive to plan change requests that would contribute to well-functioning urban environments and provide at least sufficient development capacity to meet demand for short, medium and long term housing and business needs,</p>

<ul style="list-style-type: none"> a. 35% averaged over the period between 2013 and 2016 b. 45% averaged over the period between 2016 to 2021 c. 55% averaged over the period between 2022 and 2028; <ul style="list-style-type: none"> 2. providing higher density living environments including mixed use developments and a greater range of housing types, particularly in and around the Central City, in and around Key Activity Centres, and larger neighbourhood centres, and in greenfield priority areas and brownfield sites; 3. reinforcing the role of the Christchurch central business district within the Greater Christchurch area as identified in the Christchurch Central Recovery Plan; 4. providing for the development of greenfield priority areas on the periphery of Christchurch's urban area, and surrounding towns at a rate and in locations that meet anticipated demand and enables the efficient provision and use of network infrastructure; 5. encouraging sustainable and self-sufficient growth of the towns of Rangiora, Kaiapoi, Woodend, Rangiora, Rolleston and Prebbleton and consolidation of the existing settlement of West Melton; 6. N/A Rural Residential 7. N/A Māori Reserves 	<p>It will facilitate self sufficient and sustainable growth of Rangiora township.</p> <p>The services assessment confirms that infrastructure can be supplied to service the proposal at urban residential standards.</p>
<p>6.2.3 Sustainability</p> <p>Recovery and rebuilding are undertaken in Greater Christchurch that:</p> <ul style="list-style-type: none"> 1. provides for quality living environments incorporating good urban design; 2. retains identified areas of special amenity and historic heritage value; 	<p>The proposal will be underpinned by good urban design, reflected in and managed by an Outline Development Plan, to create quality living environments with a mix of densities that will be functionally efficient with linkage and road access in to the existing urban fabric of Rangiora.</p>

<ol style="list-style-type: none"> 3. <i>retains values of importance to Tāngata Whenua;</i> 4. <i>provides a range of densities and uses; and</i> 5. <i>is healthy, environmentally sustainable, functionally efficient, and prosperous.</i> 	
<p>6.2.4 Integration of transport infrastructure and land use</p> <p><i>Prioritise the planning of transport infrastructure so that it maximises integration with the priority areas and new settlement patterns and facilitates the movement of people and goods and provision of services in Greater Christchurch, while:</i></p> <ol style="list-style-type: none"> 1. <i>managing network congestion;</i> 2. <i>reducing dependency on private motor vehicles;</i> 3. <i>reducing emission of contaminants to air and energy use;</i> 4. <i>promoting the use of active and public transport modes;</i> 5. <i>optimising use of existing capacity within the network; and</i> 6. <i>enhancing transport safety.</i> 	<p>The Integrated Transport Assessment concludes that, from a transport perspective there is no reason that the proposed development cannot be integrated into the transport network in a safe, efficient, and appropriate manner which provides for the travel needs of the future residents.</p>
<p>6.3 POLICIES</p> <p>6.3.1 Development within the Greater Christchurch area</p> <p><i>In relation to recovery and rebuilding for Greater Christchurch:</i></p> <ol style="list-style-type: none"> 1. <i>give effect to the urban form identified in Map A, which identifies the location and extent of urban development that will support recovery, rebuilding and planning for future growth and infrastructure delivery;</i> 2. <i>give effect to the urban form identified in Map A (page 6-27) by identifying the location and extent of the indicated Key Activity Centres;</i> 	<p>Map A was prepared to provide a focus for priority development as part of the earthquake recovery phase. That is now past.</p> <p>Decisions on new zones for houses are required now and should not be fettered by a planning control that has served its purpose but is not addressing the urban growth needs of Greater Christchurch for the period 2024-2034 (the statutory life of the District Plan). Whilst the RPS greenfield priority areas are for the period up to 2028, and the housing targets for the period 2018-2048, they are clearly inadequate to meet housing demand at Rangiora.</p> <p>The Site is not in a random, remote greenfields location that would challenge the integrity and consistency of the present RPS policy of favouring outward growth around existing urban areas where</p>

<ol style="list-style-type: none"> 3. <i>enable development of existing urban areas and greenfield priority areas, including intensification in appropriate locations, where it supports the recovery of Greater Christchurch;</i> 4. <i>ensure new urban activities only occur within existing urban areas or identified greenfield priority areas as shown on Map A, unless they are otherwise expressly provided for in the CRPS;</i> 5. <i>N/A educational facilities in rural areas</i> 6. <i>N/A metropolitan recreation facility and</i> 7. <i>avoid development that adversely affects the function and viability of, or public investment in, the Central City and Key Activity Centres.</i> 	<p>that growth contributes to compact and consolidated urban forms, and where appropriate connectivity to existing areas can be developed. The northern part of the rezoning area (Area A) is identified as a Future Development Area on Map A.</p> <p>The proposal can be seen as implementing Policies 1, 2, 6 and 8 of the NPS-UD and help respond to meeting housing demand at Rangiora, and to supply ample capacity to ensure a competitive housing and land market, with positive flow on effects for section and house prices.</p>
<p>6.3.2 Development form and urban design</p> <p><i>Business development, residential development (including rural residential development) and the establishment of public space is to give effect to the principles of good urban design below, and those of the NZ Urban Design Protocol 2005, to the extent appropriate to the context:</i></p> <ol style="list-style-type: none"> 1. <i>Tūrangawaewae – the sense of place and belonging – recognition and incorporation of the identity of the place, the context and the core elements that comprise the Through context and site analysis, the following elements should be used to reflect the appropriateness of the development to its location: landmarks and features, historic heritage, the character and quality of the existing built and natural environment, historic and cultural markers and local stories.</i> 2. <i>Integration – recognition of the need for well-integrated places, infrastructure, movement routes and networks, spaces, land uses and the natural and built environment. These elements should be</i> 	<p>The outline development plan and narrative is based on principles of good urban design and will ensure that the Site to be rezoned will achieve a high level of amenity and efficiency for residents and for the neighbourhood</p>

<p><i>overlaid to provide an appropriate form and pattern of use and development.</i></p> <ol style="list-style-type: none"> 3. <i>Connectivity – the provision of efficient and safe high quality, barrier free, multimodal connections within a development, to surrounding areas, and to local facilities and services, with emphasis at a local level placed on walking, cycling and public transport as more sustainable forms of</i> 4. <i>Safety – recognition and incorporation of Crime Prevention Through Environmental Design (CPTED) principles in the layout and design of developments, networks and spaces to ensure safe, comfortable and attractive places.</i> 5. <i>Choice and diversity – ensuring developments provide choice and diversity in their layout, built form, land use housing type and density, to adapt to the changing needs and circumstances of the population.</i> 6. <i>Environmentally sustainable design – ensuring that the process of design and development minimises water and resource use, restores ecosystems, safeguards mauri and maximises passive solar gain.</i> 7. <i>Creativity and innovation – supporting opportunities for exemplar approaches to infrastructure and urban form to lift the benchmark in the development of new urban areas in the Christchurch region.</i> 	
<p>6.3.3 Development in accordance with Outline Development Plans</p> <p><i>Development in greenfield priority areas and rural residential development is to occur in accordance with the provisions set out in an outline development plan or other rules for the area. Subdivision must not proceed ahead of the incorporation of an outline development plan in a district plan. Outline development plans and associated rules will: (list of specific matters)</i></p>	<p>The development will be managed through a Outline Development Plan that is commensurate with the size of the Site.</p> <p>Part of the proposal (Block B/C) is for urban development outside the Greenfield Priority Area (GPA) and Future Development Areas (FDAs) and is not a Rural Residential Zone.</p>

<p>6.3.4 Transport effectiveness</p> <p><i>Ensure that an efficient and effective transport network that supports business and residential recovery is restored, protected and enhanced so that it maintains and improves movement of people and goods around Greater Christchurch by:</i></p> <ol style="list-style-type: none"> 1. <i>avoiding development that will overload strategic freight routes;</i> 2. <i>providing patterns of development that optimise use of existing network capacity and ensuring that, where possible, new building projects support increased uptake of active and public transport, and provide opportunities for modal choice;</i> 3. <i>providing opportunities for travel demand management;</i> 4. <i>requiring integrated transport assessment for substantial developments; and</i> 5. <i>improving road user safety.</i> 	<p>The ODP will ensure that the site development can be appropriately accommodated within the existing arterial and local roading network.</p>
<p>6.3.5 Integration of land use and infrastructure</p> <p><i>Recovery of Greater Christchurch is to be assisted by the integration of land use development with infrastructure by:</i></p> <ol style="list-style-type: none"> 1. <i>Identifying priority areas for development to enable reliable forward planning for infrastructure development and delivery;</i> 2. <i>Ensuring that the nature, timing and sequencing of new development are co-ordinated with the development, funding, implementation and operation of transport and other infrastructure in order to:</i> <ol style="list-style-type: none"> a. <i>optimise the efficient and affordable provision of both the development and the infrastructure;</i> b. <i>maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure;</i> 	<p>The NPS-UD now enables additional areas outside the Map A priority and future development areas for development to be identified for growth, subject to such areas supporting well-functioning urban environments and contributing significant development capacity.</p> <p>The servicing of the proposed development area has been addressed in a Servicing Report.</p>

<ul style="list-style-type: none"> c. <i>protect investment in existing and planned infrastructure; and</i> d. <i>ensure new development does not occur until provision for appropriate infrastructure is in place;</i> <ol style="list-style-type: none"> 3. <i>Providing that the efficient and effective functioning of infrastructure, including transport corridors, is maintained, and the ability to maintain and upgrade that infrastructure is retained;</i> 4. <i>Only providing for new development that does not affect the efficient operation, use, development, appropriate upgrading and safety of existing strategic infrastructure, including by avoiding noise sensitive activities within the 50dBA Ldn airport noise contour for Christchurch International Airport, unless the activity is within an existing residentially zoned urban area, residential greenfield area identified for Kaiapoi, or residential greenfield priority area identified in Map A (page 6-28); and</i> 5. <i>Managing the effects of land use activities on infrastructure, including avoiding activities that have the potential to limit the efficient and effective, provision, operation, maintenance or upgrade of strategic infrastructure and freight hubs.</i> 	
<p>6.3.7 Residential location, yield and intensification</p> <ol style="list-style-type: none"> 1. <i>In relation to residential development opportunities in Greater Christchurch:</i> 2. <i>Subject to Policy 5.3.4, residential greenfield priority area development shall occur in accordance with Map A. These areas are sufficient for both growth and residential relocation through to 2028.</i> 3. <i>Intensification in urban areas of Greater Christchurch is to be focused around the Central City, Key Activity Centres and neighbourhood centres commensurate with their scale and function, core public</i> 	<p>See assessment for Policy 6.3.1.</p> <p>Greenfield areas identified on Map A were developed on the primary basis of anticipated demand created by the recovery and rebuilding process following the Canterbury earthquakes. While these were stated to apply through to 2028, recent analysis of population growth and take-up of land for new housing has shown that the growth requirements were underestimated, and land availability overestimated.</p>

<p><i>transport routes, mixed-use areas, and on suitable brownfield land.</i></p> <ol style="list-style-type: none"> 4. <i>Intensification developments and developments in greenfield priority areas shall achieve at least the following residential net densities averaged over the whole of an ODP area (except where subject to an existing operative ODP with specific density provisions):</i> 5. <i>10 household units per hectare in greenfield areas in Rangiora and Waimakariri District;</i> 6. <i>15 household units per hectare in greenfield areas in Christchurch City;</i> 7. <i>Intensification development within Christchurch City to achieve an average of:</i> 8. <i>50 household units per hectare for intensification development within the Central City;</i> 9. <i>30 household units per hectare for intensification development elsewhere.</i> 10. <i>Provision will be made in district plans for comprehensive development across multiple or amalgamated sites.</i> 11. <i>Housing affordability is to be addressed by providing sufficient intensification and greenfield priority area land to meet housing demand during the recovery period, enabling brownfield development and providing for a range of lot sizes, densities and appropriate development controls that support more intensive developments such as mixed-use developments, apartments, townhouses and terraced housing.</i> 	<p>A net density of a minimum of 15hh/ha has been provided for but constraints in Block B are likely to lead to lower densities.</p>
<p>CHAPTER 9- ECOSYSTEMS AND INDIGENOUS BIODIVERSITY</p> <p>9.2 Objectives</p> <p>9.2.1 Halting the decline of Canterbury's ecosystems and indigenous biodiversity</p> <p>The decline in the quality and quantity of Canterbury's ecosystems and indigenous biodiversity is halted and their life supporting capacity and mauri safeguarded</p>	<p>There are areas important to indigenous biodiversity on the Site proposed to be rezoned. These are recognised on the ODP and accompanying narrative and are required to be incorporated into the overall design of the development.</p>

<p>CHAPTER 11- NATURAL HAZARDS</p> <p>1.2 Objectives</p> <p>11.2.1 Avoid new subdivision, use and development of land that increases risks associated with natural hazards</p> <p>New subdivision, use and development of land which increases the risk of natural hazards to people, property and infrastructure is avoided or, where avoidance is not possible, mitigation measures minimise such risks.</p>	<p>Parts of the Site is within the Proposed Waimakariri District Plan (PWDP) Flood Management Area. All dwellings will have an appropriate floor level above the 200-year Average Return Interval (ARI) design flood level, as required by the PWDP rules.</p> <p>A geotech report confirms that the Site is suitable for residential development.</p>
<p>CHAPTER 12- LANDSCAPE</p> <p>2.2 OBJECTIVES</p> <p>12.2.1 Identification and protection of outstanding natural features and landscapes</p> <p>Outstanding natural features and landscapes within the Canterbury region are identified and their values are specifically recognised and protected from inappropriate subdivision, use, and development.</p> <p>12.2.2 Identification and management of other landscapes</p> <p>The identification and management of other important landscapes that are not outstanding natural landscapes. Other important landscapes may include:</p> <ol style="list-style-type: none"> 1. natural character 2. amenity 3. historic and cultural heritage 	<p>There are no outstanding natural landscapes or features or other amenity landscapes that could be impacted by development of the Site.</p>
<p>CHAPTER 15-</p> <p>SOILS 15.2</p> <p>OBJECTIVES 15.2.1 Maintenance of soil quality Maintenance and improvement of the quality of Canterbury’s soil to safeguard their mauri, their life supporting capacity, their health and their productive capacity.</p> <p>15.3 POLICIES</p> <p>15.3.1 Avoid remedy or mitigate soil degradation</p> <p>In relation to soil:</p> <ol style="list-style-type: none"> 1. to ensure that land-uses and land management practices avoid significant long-term adverse effects on soil quality, and to 	<p>This objective and its policies relate to the quality of soil and potential impacts on this quality by land management practices associated with activities such as intensive farming.</p> <p>Assessments have been undertaken in terms of the NPS-HPL and that document has been given effect to.</p>

<p>remedy or mitigate significant soil degradation where it has occurred, or is occurring; and</p> <p>2. to promote land-use practices that maintain and improve soil quality.</p> <p>15.3.2 Avoid and remedy significant induced soil erosion</p> <p>To avoid significant new induced soil erosion resulting from the use of land and as far as practicable remedy or mitigate significant induced soil erosion where it has occurred. Particular focus is to be given to the desirability of maintaining vegetative cover on non-arable land.</p>	
<p>CHAPTER 17- CONTAMINATED LAND</p> <p>17.2 OBJECTIVES</p> <p>17.2.1 Protection from adverse effects of contaminated land</p> <p>Protection of people and the environment from both on-site and off-site adverse effects of contaminated land.</p> <p>7.3 POLICIES</p> <p>17.3.1 Identify potentially contaminated land</p> <p>To seek to identify all land in the region that was historically, or is presently, being used for an activity that has, or could have, resulted in the contamination of that land, and where appropriate, verify the existence and nature of contamination.</p> <p>17.3.2 Development of, or discharge from contaminated land</p> <p>In relation to actually or potentially contaminated land, where new subdivision, use or development is proposed on that land, or where there is a discharge of the contaminant from that land:</p> <p>1. a site investigation is to be undertaken to determine the nature and extent of any contamination; and</p> <p>2. if it is found that the land is contaminated, except as provided for in Policy 17.3.3, the actual or potential adverse effects of that contamination, or discharges from the contaminated land shall be avoided, remedied</p>	<p>A Preliminary Site Investigation has been supplied and does not identify any contamination impediments to residential development of the Site.</p>

or mitigated in a manner that does not lead to further significant adverse effects.	
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APPENDIX 6: ASSESSMENT AGAINST POLICIES OF THE NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT 2020 (NPS-UD 2020)

NPS-UD 2020 Policy	Assessment
<p>Policy 1: Well-functioning urban areas which are urban environments which as a minimum:</p> <p>(a) have or enable a variety of homes that:</p> <p>(i) meet the needs, in terms of type, price, and location, of different households; and</p> <p>(ii) enable Māori to express their cultural traditions and norms;</p>	<p>The proposal is to have up to appx 600 additional lots with a mix of medium residential housing typologies consistent with the Variation to the PWDP.</p>
<p>(b) N/A business sectors</p>	
<p>(c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and</p>	<p>The Site is within a convenient distance of the existing employment areas (South Belt in particular). and Southbrook school on the western side of the railway line; and Pak'n Save supermarket. This enables a choice of transport modes including active and micro-personal transport (eg e-bikes, e-scooters) to be used along with private cars.</p> <p>The Site is well located to take advantage of any future rail based mass transit service which presumably would be electrified. It also has access to existing bus services.</p> <p>The subject site is well-located to existing urban areas and travel distances to key facilities are unlikely to be noticeably higher than those from identified in the South East Rangiora Development Areas.</p>
<p>(d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and</p>	<p>This proposal will contribute additional land supply for housing and business (Block C) and will offer land in a different ownership to the other major developments at Rangiora.</p>
<p>(e) support reductions in greenhouse gas emissions; and</p>	<p>See discussion under 'Climate Change' above regarding transport.</p>
<p>(f) are resilient to the likely current and future effects of climate change</p>	<p>The Site is not at significant risk from climate change induced extreme natural hazard events like sea level rise, or river flooding. With regard to the latter, a comprehensive surface water management scheme has been developed to manage the effects of increased areas of impermeable ground cover on the local drainage network.</p>
<p>Policy 2 - Sufficient development capacity</p>	<p>The proposed rezoning is anticipated to provide for approximately 600 lots at full development. It will</p>

<p>Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.</p>	<p>provide additional lots available in the short term to respond to a projected continued demand for a mix of housing units. The locational and amenity advantages of this part of Rangiora also favour strong ongoing demand.</p>
<p>Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:</p> <p>a) the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement</p> <p>b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:</p> <p>(i) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and</p> <p>(ii) are not, of themselves, an adverse effect the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1) any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity the likely current and future effects of climate change</p> <p>c) the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1);</p> <p>d) any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity</p> <p>e) the likely current and future effects of climate change.</p>	<p>It is noted that the CRPS does not give effect to the NPS-UD because the policies and processes inherent in it are not sufficiently responsive to growth pressure; and do not contain a criteria-based assessment of out of sequence proposals:</p> <p>Sub Part 2, 3.8.2</p> <p>Every regional council must include criteria in its regional policy statement for determining what plan changes will be treated, for the purpose of implementing Policy 8, as adding significantly to development capacity. I am assuming that the criterial based approach will be applied to assessing submissions on a Plan Review. This is why the retention in the PWDP of proposed Policy UFD P2.(2) (a)-(h) relating to areas outside new Residential Development areas in the Future Development Strategy is important.</p> <p>There will be changes to the character of the local environment as it transitions to an urban neighbourhood but relatively few existing residents will be affected because most of the surrounding area is owned by the submitter.</p> <p>The development constitutes a consolidation of this part of Rangiora through its location between the REL Designation (to be constructed around the 2029/30 year) and existing urban area.</p> <p>The additional sections will help meet a projected shortfall in development capacity in Rangiora.</p> <p>See above regarding transport. The proposal supports reductions in greenhouse gas emissions through its favourable location and care has been taken in the design of the ODP to support a reduction in emissions arising from the development. The requirement is to demonstrate</p>

	that the Plan facilitates future users of the site in reducing their greenhouse gas emissions, not directly reduce them now.
<p>Policy 8 – Responsiveness to plan changes</p> <p>Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:</p> <p>(a) unanticipated by RMA planning documents; or</p> <p>(b) out-of-sequence with planned land release</p>	<p>The proposal both, on its own, and in combination with other Rangiora urban growth proposals adds significantly to development capacity in Rangiora, the evidence establishes that this rezoning contributes to well-functioning urban environments. There are also other sound planning reasons to re-zone the Site (urban form, bringing added competition into the local market etc).</p>

APPENDIX 7

Section 32 RMA Assessment for Proposed District Plan Submission:

Northbrook Road Marsh Road Rezoning (Spark)

Introduction and RMA requirements

1. The submissions on the Proposed Waimakariri District Plan and Variation 1 seek to change the zoning of the submission site (55 ha) from Proposed Rural Lifestyle Zone to Medium Density Residential Zone.
2. The amendments to the Proposed Plan/Variation are outlined in the submission. No significant adverse environmental effects are anticipated by the change of zoning,
3. Any change to a plan needs to be evaluated in accordance with section 32 of the Resource Management Act. Waimakariri District Council has also required submitters for re-zoning submissions to prepare a section 32 assessment in support of the submission. In this case it is the appropriateness of rezoning of the land for Medium Density or Residential General that needs to be examined.

Objective of the Submission to the Proposed District Plan

4. The objective of the submission is to change the zoning of the site in the Proposed District Plan from Proposed Rural Lifestyle Zone to Medium Density Residential Zone in a controlled and managed way and by adopting, as far as possible, proposed planning zones and subdivision, activity and development standards.
5. Accepting the submission will:
 - a) Provide for short and medium term additional housing and residential land choice in Rangiora at Medium Density Residential standards that generally achieve the target of a minimum of 12 - 15 households/ha net density, over Blocks A and B . Such densities will complement the immediately adjoining residential land in terms of housing choice.
 - b) Provide for urban development that will fill in a gap in the south eastern quadrant of the Rangiora (part of which has already been identified for future urban development) in a manner that enables efficient use of existing and future infrastructure and current land resources.

Environmental Outcomes – Regional Policy Statement & District Plan Objectives and Policies

6. The proposed residential rezoning has been assessed against the relevant District Plan objectives and policies. The requested rezoning is consistent with and meets the outcomes sought by the objectives and policies, including for urban/township growth and new residential areas. The non-compliance of part of the Site with Map A in Chapter 6 of the CRPS is acknowledged but it is considered that Map A does not give effect to the NPS-UD.

7. The South East Rangiora Development Plan clearly signals that some residential intensification on part of this site (Block A) is anticipated. However, a more efficient use of the Site as a whole, and more efficient development, is for full urban development over the entire Site, given the high demand but impending shortfall in land for housing at Rangiora, and the Site's location within a logical urban growth area for Rangiora.

Identification of options

8. In determining the most appropriate means to achieve the objectives of the submission, several alternative planning options are assessed below.
9. These options are:
 - a) Option 1: status quo/do nothing: Do not rezone the Site, or only rezone Block A.
 - b) Option 2: submission to rezone the whole site for urban residential use zoned Medium Residential.
 - c) Option 3: resource consent: ad hoc land use and subdivision consent for subdivision through non-complying subdivision and land use consents for residential use.

S32 Matter	Option 1:	Option 2:	Option 3:
	Do nothing: Rural Lifestyle Zone or only rezone Block A MR/GRZ	Medium Density / GRZ Blocks A & B /Future Urban Block C	Consents
Cost	<p>None for submitters.</p> <p>On-going opportunity costs for landowners</p> <p>Health and safety risks associated with cows crossing Boys Road if attempt to continue to farm as part of the larger dairy farm</p>	<p>Time and money cost to submitter for submission processes and technical reports.</p> <p>Servicing costs.</p> <p>Contributes some potential commuter traffic to Greater Christchurch from 600 additional households.</p> <p>(but site is accessible to public transport services).</p>	<p>Time and money cost to submitters to seek one-off non-complying land use and subdivision consents.</p> <p>Consents unlikely to be approved as exceed the permitted Rural zone dwelling density standards & policy requires higher densities to be 'avoided'.</p> <p>Community cost and uncertainty in responding to ad hoc applications and not seeing the full scale of possible development at any time.</p>

S32 Matter	Option 1:	Option 2:	Option 3:
	Do nothing: Rural Lifestyle Zone or only rezone Block A MR/GRZ	Medium Density / GRZ Blocks A & B /Future Urban Block C	Consents
Benefit	Retains existing rural lifestyle	Additional housing stock with consistency	No rezoning required.

character and amenity.
Contributes some additional housing stock.

in housing typology.
Contributes to the growth of Rangiora.

Benefit to individuals that succeed (but successful applications unlikely).

Contributes to meeting very strong demand and diminishing remaining supply.

Implements NPS-UD.

Provides more households to support township services/amenities and facilities.

Provides for future GIZ in appropriate location

S32 Matter

Option 1:

Option 2:

Option 3:

Do nothing: Rural Lifestyle Zone or only rezone Block A MR/GRZ

Medium Density/ GRZ Blocks A & B /Future Urban Block C

Consents

Efficiency/
Effectiveness

Blocks B and C 'cut off' from balance of existing dairy farm by proposed ELR. Severed from balance of dairy farm and health and safety concerns with cows crossing Boys Road remain.

Utility services can be efficiently provided by the Council, and stormwater can be managed on-site.

Effective as it utilises low productivity rural land (in particular once land is severed by the REL) in a location undergoing rapid urbanisation.

Least effective and efficient as outcomes from consent processes are uncertain, and potentially un-coordinated and lack proper planned integration with the township utilities.

Rangiora's housing needs are not met. An undersupply of residential land capacity.

Effective in providing for the needs and well-being of landowner according to their aspirations.

Comprehensively provides for extension of the township

Effective in meeting Rangiora's housing and business needs in an appropriate location and implements the NPS-UD.

Risks of Acting or Not Acting

10. Zoning under the Proposed District Plan must be robust enough to last the statutory life of the Plan (10 years), and the NPS-UD also requires that at the end of 10 years the Council is assured that there will be a sufficient supply of appropriately zoned land beyond that point. The risk of not acting in 2024 to re-zone sufficient urban zoned land, and to provide security of land supply over that timeframe, is that Rangiora will continue to experience the present-day issues of uncatered-for demand, undersupply of serviced land, and a lurch in land and house prices.
11. The risk is that if the necessary decisions are not taken today then the sustainable growth and development of Rangiora over the foreseeable planning period is uncertain. The review of the CRPS following adoption of the Spatial Plan is unlikely to be completed and operative in a timeframe that will enable land supply in Rangiora to meet demand.
12. The submitter has commissioned several reports: soil contamination, geotechnical, flooding, urban design, ecology and servicing reports to inform and shape the development proposal.
13. There is no risk that a decision will be made in an absence of expert advice and appropriate technical solutions for servicing and design.
14. All these inputs to the proposal mean there is little, if any, uncertain or missing information in relation to this proposal.
15. It is therefore considered that there are no significant risks of acting to accept the submission.

Overall Assessment

16. Based on the above assessment, it is concluded that the submission to re-zone the Site from Rural Lifestyle Zone to Medium Density / General Residential Zone is the most appropriate method for achieving the objectives of the proposal, compared to the other alternatives also considered above.
17. Option 2 is the most consistent with a range of Proposed District Plan policies especially as it supports the strategic directions signalled in the proposed District Plan and NPS-UD.
18. Option 2 is the most appropriate given:
 - a) The proposal adopts a Proposed District Plan zone, and development and activity standards. This ensures continuity of District Plan anticipated environmental outcomes and urban amenity for Rangiora. This greenfield Site is close to the town centre, industrial employment areas and community facilities.
 - b) It will be consistent with, and give effect to, the relevant proposed District Plan objectives and policies
 - c) It is a logical extension next to the developed and developing residential land adjoining the Site while achieving a compact, efficient and consolidated urban form.
 - d) There is no additional cost to the Council in re-zoning the Site as proposed as there is capacity in the public utilities and the existing road network to accommodate the traffic effects of about 600 households;
 - e) The proposal will fill in a gap in the existing urban area in southeast Rangiora; and
 - f) The proposed ODP provides certainty of the final form and disposition of the re-zoned area in its proposals for roading.
19. The adoption of the rezoning proposal is considered to be appropriate to achieve the long-term sustainable growth and development of Rangiora.
20. The economic, social and environmental benefits of the proposal outweigh the potential costs.
21. The proposal is considered to be the most appropriate, efficient and effective means of achieving the purpose of the Resource Management Act 1991.