



Submission on Proposed Waimakariri District Plan Variation 1

B ■ Dormer

September 2022

Waimakariri District Council

RESOURCE MANAGEMENT ACT 1991

WAIMAKARIRI DISTRICT COUNCIL

SUBMISSION ON THE PROPOSED WAIMAKARIRI DISTRICT PLAN VARIATION 1

Submitter Details

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Trade Competition:

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

Hearing Options:

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

Specific Provisions to Which this Submission Relates:

All the Proposed Waimakariri District Plan (PWDP) Variation 1, including but not limited to:

District Planning Maps.

General District Wide Matters – Strategic Directions

Area Specific Matters – New Development Areas – West Rangiora Development Area.



Figure 1: Site subject to the submission (outlined in red) and surrounding environs

Decision we wish the Council to make:

Preferred Relief:

1. Amend Proposed Waimakariri District Plan (PWDP) Planning Maps by rezoning the following land from Rural Lifestyle Zone (**RLZ**) to Medium Density Residential Zone (**MDRZ**). The landownership and cadastral information directly affected by this submission is shown in **Table 1** below.

Registered Owner	Address	Appellation Title	Area (ha)
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Ben Dormer	70 Oxford Road	Part Rural Section 968	0.81 ha
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Table 1. Legal descriptions and ownership of land parcels for which MDR rezoning is sought.

2. Amend the West Rangiora Outline Development Plan (ODP) to identify all residential areas as Medium Residential Density and consequential changes to the ODP narrative and other PWDP provisions to be consistent with this relief.
3. Any consequential, further or alternative amendments to the PWDP to be consistent with and give effect to the intent of this submission and the interests of the Submitter, including any changes necessary to give effect to the Enabling Housing Supply and Other Matters Resource Management Amendment Act.

Part 2 – District Wide Matters.

Strategic Directions

SD-03

Urban development and infrastructure that:...

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

Reasons for the Submission

4. The reasons for my submission are, in summary because
 - a) The preferred relief including the proposed rezoning is both appropriate and necessary to achieve sustainable growth and development of Rangiora and to meet the requirements of the National Policy Statement for Urban Development 2020 (NPS-UD). It is consistent with and gives effects to the Resource Management Act 1991, including Part 2 and Section 32 and the Resource Management Enabling Housing (and other matters) Amendment Act 2021.
 - b) The Site identified in Figure 1 is a logical and preferred location for further urban growth of Rangiora. It adjoins existing urban development along the eastern and northern boundaries (the a child care centre and café and Charles Upham Retirement Village respectively). It has been identified in the Proposed Waimakariri District Plan

(PWDP) as part of the West Rangiora Development Area and is recognized as a Future Development Area (FDA) in the Canterbury Regional Policy Statement (CRPS).

- c) The FDAs for Rangiora on Map A of the CRPS need to be rezoned now to give effect to the NPS-UD 2020.
- d) At present rates of land uptake there is about 4 years vacant land supply in Rangiora. Given it takes 3-5 years to bring land from zoned state to on the market as developed lots, there is urgency in providing additional capacity. Increased intensification opportunities resulting from MDRZ are anticipated to result in an additional 269 dwellings in Waimakariri in the next five to eight years.¹ This proposal helps address an anticipated shortfall in residential zoned plan enabled land.
- e) The submitter has recently purchased the land and proposes to develop it for housing as soon as rezoning/the planning framework enables this. A proposed potential subdivision layout is attached as **Appendix 1**, with a yield of 15 lots, which exceeds the MDRZ minimum requirement for 15 hh/ha. The development will contribute towards meeting the housing needs of Rangiora.
- f) Rezoning of the Site for residential purposes will give effect to Policy 12 in the CRPS.
- g) Variation 1 only proposes to rezone 86ha of FDA land (at south west Rangiora and north east Rangiora), with an anticipated yield of around 1000 households and in the ownership of just two major local developers. This favours these existing developers and is inconsistent with the direction of the NPS-UD which, among other things, promotes a competitive land market. It is also inadequate to meet Rangiora housing needs in both the short and medium term. The Variation Section 32 estimates 13 500 additional dwellings will be required for the period up to 2051.
- h) The rezoning will help achieve a compact, and efficient, urban form with connectivity with multiple transport modes and will contribute to a well functioning urban environment.
- i) Adverse effects on the environment arising from the proposed rezoning will be minimal, if any, and can be adequately mitigated.
- j) The proposed rezoning is consistent with the PWDP objectives and policies, relating to Strategic Directions Urban Form and Development and Urban Growth.

¹ Section 32 page 46.

- k) The mandatory requirement of the NPS-UD is that every tier 1 local authority must provide at least sufficient development capacity to meet expected demand for housing. Development capacity for the medium term must be zoned in a proposed plan and be infrastructure ready. The Council has no choice – it must rezone the Site MDRZ in Variation 1 to the PWDP.
- l) The alternatives of retaining General Rural or Large Lot Residential zones across the Site are not an efficient use of land and does not give effect to Change 1 of the CRPS or the NPS-UD 202-.
- m) The proposed rezoning and other amendments sought are consistent with and the most appropriate, efficient, and effective means of achieving the purpose of the RMA.



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

Date: September 9, 2022

Appendix 1: Subdivision Concept for 70 Oxford Road

