

**Before the Hearings Panel
At Waimakariri District Council**

Under Schedule 1 of the Resource Management Act 1991

In the matter of the Proposed Waimakariri District Plan

Between **Various**

Submitters

And **Waimakariri District Council**

Respondent

**Council Officer's Preliminary Response to written questions on
Whaitua Tākaro – Special Purpose Zone (Kāinga Nohoanga) '(SPZ(KN))'
on behalf of Waimakariri District Council**

Date: 11 May 2023

INTRODUCTION:

- 1 My full name is Alan Ross Matheson. I am employed as a Consultant Planner for Waimakariri District Council.
- 2 The purpose of this document is to respond to the list of questions published from the Hearings Panel in response to my s42 report.
- 3 In preparing these responses, I note that I have not had the benefit of hearing evidence presented to the panel at the hearing. For this reason, my response to the questions may alter through the course of the hearing and after consideration of any additional matters raised.
- 4 I also note that given the timing of these questions, my preliminary responses in some instances have not been informed by consideration of evidence or legal submissions lodged with the Council following the issuing of my s42A report. Where I have considered such evidence, I have recorded this within the preliminary answers below.
- 5 Following the conclusion of this hearing, a final right of reply document will be prepared outlining any changes to my recommendations as a result of evidence presented at the hearing, and a complete set of any additions or amendments relevant to the matters covered in my s42A report.
- 6 The format of these responses in the table below follows the format of questions identified in within the Commissioner's minute.

Date: 11 May 2023

Ale Matheson

Paragraph or Plan reference	Question
Para 84	It is unclear as to whether you consider that the trigger is the most appropriate option. Can you please explain your position.
<p>Officer's preliminary reply pre hearing</p> <p>I confirm that I consider the permitted activity trigger is the most appropriate option to provide the discretionary activity status for assessment of effects of larger scale activities or buildings.</p>	
Para 86	<p>Your report states:</p> <p><i>The non-complying resource consent status for building a residential unit on a site less than 4ha, enables the objectives and policies of the SPZ(KN) to be considered,</i></p> <p>Would a discretionary activity status also allow the objectives and policies of the zone to be considered? If this is the case, what is the main reason for recommending non-complying activity status is retained?</p>
<p>Officer's preliminary reply pre hearing</p> <p>Discretionary activity status also enables consideration of the objectives and policies of the zone to be considered.</p> <p>The main reason for recommending non-complying activity status is stated in paragraph 85 of the s42A report, being that the provisions of Rule RLZ-R3 make a residential unit on a site less than 4ha a non-complying activity. The SPZ(KN) s32 report analysis does not provide any justification</p>	

Paragraph or Plan reference	Question
	for a different activity status between the Rural Lifestyle Zone and the Special Purpose Zone (Kāinga Nohoanga).