

B and A Stokes – Gressons Road, Waikuku

Submission on Variation 1: Housing Intensification

BACKGROUND

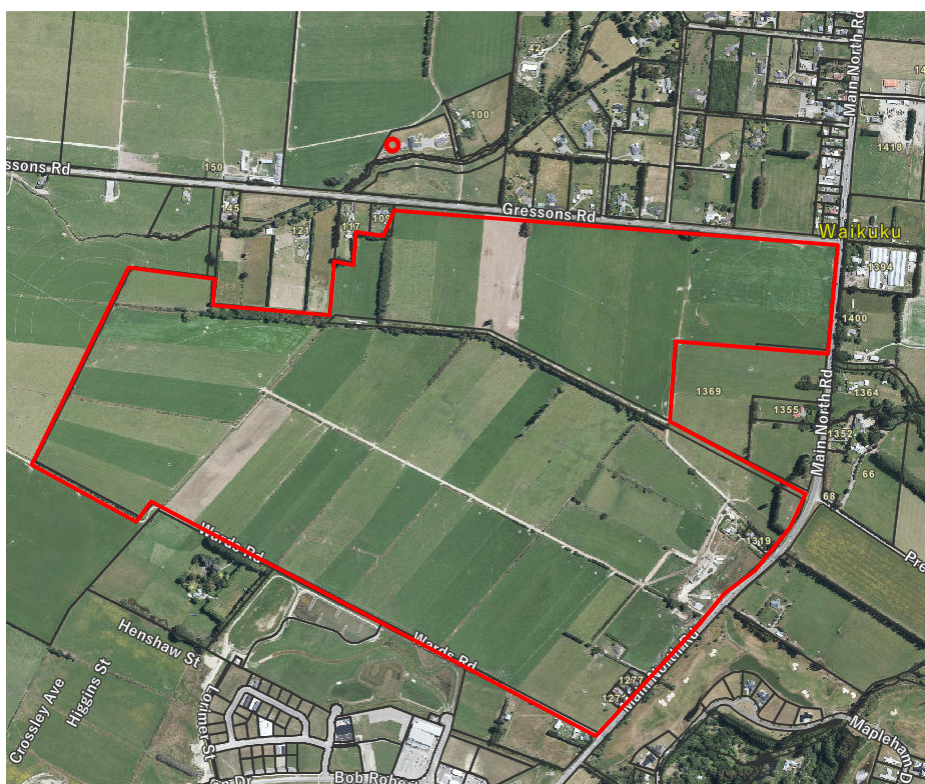
ATTACHMENT B

1. THE SUBMISSION

1.1 Introduction

The land involved in the submission to rezone is approximately 144ha. The land occupies an area located between the north boundary of the Ravenswood development and in particular the Ravenswood commercial area and stormwater ponds and Gressons Road, Waikuku. The following sets out the background to the submission and is material submitted in terms of the submission on the District Plan Review (DPR).

The land to be rezoned is characteristic of much of the land around Woodend-Ravenswood and is occupied and used for dairying and grazing.



The Site

1.2 **The Surrounding Environment**

The north section of the submission land generally fronting Gressons Road was identified for a proposed Rural-Residential Zone in the WDC Rural Residential strategy. To quote:

“Overall the Gressons Road area offers a number of strengths that support further rural residential development (No 4 – Gressons Road).”

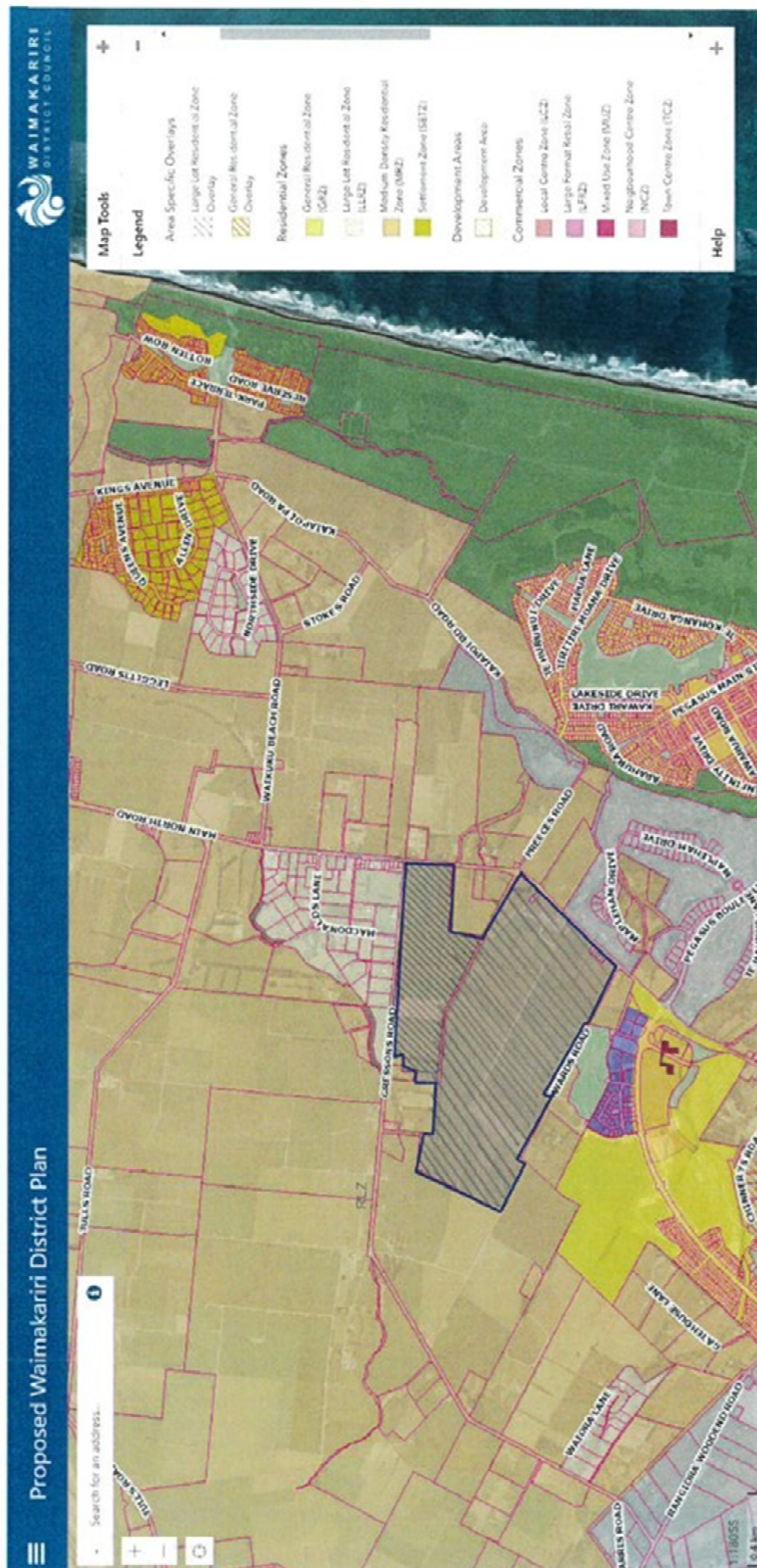
The south boundary adjoins the existing Ravenswood village and urban zoning. This zoning and layout provides opportunities for road and services access into the submitters land.

2. **THE PROPOSAL**

2.1 **Outline**

The proposal as lodged by way of submission to the DP Review was to seek a Residential Zone combining both General and Medium Density zoning or to identify the land as a future New Development Area.

An Outline Development Plan was prepared for inclusion in the District Plan whether the land is rezoned or set aside as a Future Development Area and subject to the assessment that provision would require.



Site for rezoning

Gressons / Wards Rd Site



2.2 Servicing

Servicing of the development will be by reticulated services. The submission to the DPR outlined the infrastructure requirements. In summary,

- all sites will be serviced by gravity sewer. Sewerage will likely be pumped to Woodend,
- Water supply pumped from Pegasus,
- Stormwater will be addressed onsite,
- Power/telecommunication – will be provided to all sites and cables will be placed underground,
- Roading – the ODP will be serviced with road connections from the existing urban area at Ravenswood and to Gressons Road. Major intersection upgrade will be required at the intersection of Gressons Road and SHN01, and
- Earthworks – the general goal is maintain the natural landform and to minimise earthworks generally retaining the same topography across the site.

3. CONSULTATION

3.1 The applicants had undertaken consultation with WDC in relation to the proposal. In addition the applicant submitted and consulted extensively on:

- The Rural-Residential Development Strategy (2010),
- Submission on the 2010 Plan,
- Correspondence to the Planning Advisory Group 2013,
- Submissions on the Draft Rural-Residential Development Strategy, March 2019 including detailed assessments on geotechnical, Ground Contamination and servicing requirements.

3.2 The submitters respect and understand that this 'area' is of significant importance and value to Iwi. Mahaanui Kurataiao Ltd will be forwarded a copy of the submission and if able, contracted to advise comment or give direction on the proposal.

4. POLICY ASSESSMENT - OVERVIEW

4.1 Location

The current operative District Plan has been in place since 2005. There have been changes and an overall review of growth, projections and opportunities was set out in the DP Review submission by the submitter.

In recognising the land is located outside of the Urban Limits significant regard has been had to several policy matters as well as the preliminary detail and assessment of the lands suitability for urban-residential development (submission on the DPR)

5. POLICY MATTERS

5.1 Rural-Residential Strategy (2019)

As part of the above strategy the Council developed a series of locations as preferred options for rural-residential development. A significant part of the submission land is located in the Gressons Road preferred locality for rural-residential zoning which signalled a likely change in urban use and zoning.

5.2 Waimakariri 2048 – District Development Strategy

The District Development Strategy identified two matters that support growth in the subject locality. These were:

(i) Woodend - Pegasus Town Centre

The centre is identified as a major commercial growth node with the ambition of providing for a single continuous area of land that could become a KAC. The submission land would provide support to that outcome and place the KAC at the centre of a major residential community (Refer Attachment D/E)

(ii) Woodend - Pegasus Residential Growth

The strategy set out a number of matters. These included:

- Future growth directions proposed to the north of Woodend (being the submitters land),
- Identification of opportunities for the intensification of activities, and
- To take into account areas of unacceptable natural hazards and important cultural values,

The later consideration is of paramount importance in this area of the district and both the Rural Residential Strategy and the District Development Strategy recognise that situation (Refer Attachment D/E).

5.3 Proposed District Plan (WDC) Policy

The proposed District Plan provides two major overarching objectives and policies in terms of new urban growth these are:

- SD – 02 Urban Development
- UFD – P2 Identification of New Residential Development Area

These provisions are addressed as follows:

SD-02 Urban development

Urban development and infrastructure that:

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:*
 - 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.*
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;*
7. *provides people with access to a network of spaces within urban environments for open space and recreation;*
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;*
9. *provides limited opportunities for Large Lot Residential development in identified areas, subject to adequate infrastructure; and*
10. *recognise and support Ngāi Tūāhuriri cultural values through the protection of sites and areas of significance to Māori identified in [SASM-SCHED1](#).*

The assessment is that the proposed rezoning:

- Is consolidated and integrated with the urban environment,
- It will recognise the character and amenity values and in particular the cultural (Iwi) values,
- Utilised District Council reticulated systems,
- Supports a hierarchy of centres,
- Provides opportunities for and the strengthening of businesses, and
- Will be able to access open space networks

At the more detailed level UFD-P2 is relevant – Identification of new Residential Development-Areas. The policy sets up the following:

UFD-P2***Identification/location of new Residential Development Areas.***

In relation to the identification/location of residential development areas:

- 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 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.*

The assessment is that the proposal represents new residential development that;

- (a) Occurs in a form that concentrates or is attached to an existing urban environment and promotes a co-ordinated and integrated pattern of development,
- (b) Makes use of the existing transport infrastructure as well three waters infrastructure,
- (c) Good access for all people to jobs, community services, open space and public transport,
- (d) Will concentrate higher density residential activity around the KAC at Ravenswood,
- (e) Is informed by way of an ODP,

- (f) Is supportive of greenhouse reductions and resilient natural hazards, and
- (g) Will recognise and respect Iwi cultural values and when necessary protect sites of significance to Iwi.

The CRPs provides direction on matters relevant to the growth of settlements in the region. In particular Chapter 5, Land Use and Infrastructure and Chapter 6, Recovery and Rebuilding of Greater Christchurch are applicable.

5.4 National Policy Statement on Urban Development

The national Policy Statement on Urban Development came into effect on 20 August 2020 providing direction to decision matters under the RMA1991 on Urban Development Capacity. In particular the objective seeks;

- Urban environments that provide for the social, economic and cultural well-being and for their safety now and in the future,
- Planning decisions that improve housing affordability by supporting competitive land and development markets,
- Regional policy statements and district plans enabling more people to live in areas of urban environments near centres or areas with employment opportunities, areas well serviced by public transport or a high demand for housing in the area,
- Urban environments develop and change over time in response to diverse and changing need of people, communities and future generations,
- Local authority decisions on urban development are integrated with infrastructure planning and strategic over the medium term and long term.

The main tool to achieve these objectives is a Future Development Strategy (FDS) which has the purpose of achieving well-functioning environments in existing and future urban areas and to provide at least sufficient development capacity over the next 30 years to meet expected demand.

The provision of additional land for medium density housing through rezoning at Ravenswood-Woodend achieves these policies. In summary:

Policy 1 – Planning decisions

The requested rezoning with accompanying ODP provides the District Council with a mechanism to make a planning decisions that provide for a variety of homes. The preliminary economic analysis concluded that demand for housing in WDC has been strong and that there is a need for additional land (Refer Submission DPR).

Consolidated Urban Form

The proposed developments are central to the preferred urban growth form at North Woodend and will consolidate urban activity in an area around the proposed KAC at Ravenswood (Refer Submission DPR).

Proximity to Urban Infrastructure

The proposed development can be serviced with good access to schools, community facilities, recreation and will support these facilities throughout the district (ie Kaiapoi, Rangiora and Woodend Pegasus).

Reduced Reliance on Vehicle Travel

Public Transport services are already servicing the locality and this development will consolidate that mode of travel.

Policy 2

The policy recognises that local authorities provide sufficient development capacity to meet expected demand. This area was identified to achieve that outcome in the 2048 Development Strategy.

Policy 8

Although this policy could appear to be confined to Plan Changes, it does require local authorities to be responsive to changes that add significantly to development capacity and contribute to well-functioning urban environments. The subject land:

- Can deliver in the short, medium and long term,
- It will bring capacity for between 1200-1500 new dwellings at a range of densities, and
- It would enable the provision of housing within affordable housing price brackets.

7.0 SUMMARY

The subject land can make a valuable contribution to medium density residential growth in the district:

- It is an area already identified for Large Lot Residential,
- It is identified as the direction for future urban growth at Ravenswood-Woodend,
- It will consolidate development around the KAC at Ravenswood,
- There are no natural hazards that preclude the use of the land,
- The natural asset of the land can be protected and enhanced, and
- It accords with proposed WDC district plan direction for new urban growth at Woodend-Pegasus