

**BEFORE THE WAIMAKARIRI DISTRICT
COUNCIL HEARINGS PANEL**

IN THE MATTER of the Resource Management
Act 1991

AND

IN THE MATTER of Submissions 8 and 250 to
the Proposed Waimakariri District Plan.

**BRIEF OF EVIDENCE OF IVAN THOMSON
ON BEHALF OF ANDREW J McALLISTER**

5 March 2024

SUMMARY OF EVIDENCE

1. Andrew McAllister (the Submitter) lodged a submission on the proposed Waimakariri District Plan (PDP) requesting his land at 1275 Tram Road (Block B), be included in the Large Lot Residential Zone Overlay (LLRZO). The land (Site) is zoned Rural Lifestyle Zone (RLZ) in the PDP and its location is shown in **Figure 1**.
2. The submission also supports growth to the west (of Swannanoa) – i.e. the proposed LLRO covering 1401, 1419 Tram Road and 1379 and 937 Two Chain Road ('Block A'). also shown in **Figure 1**. I have attached the Council's summary of the submission as **Appendix 3a** for information.
3. The planning status of the LLRZO was not clear to the submitter when lodging his submission. Mr McAllister's preference is for all the land (1401, 1419, and 1275, and also 1379 and 937 Two Chain Road, which are owned by the Council) to simply be rezoned LLR so that development can proceed without the requirement for a further future separate rezoning process. There seems to be little point in requesting/supporting an Overlay when the intent is to seek subdivision consent in the short term.
4. Given that the McAllister submission sought inclusion within the LLRZO rather than LLRZ, his rezoning request also relies on and supports the Survus submission 250. This seeks that all LLRZO areas and other suitable areas including those adjoining existing residential zones (as is the case with Block B) be zoned LLRZ. Survus is happy to allow Mr McAllister to 'piggy back' on its submission, and I have attached a letter to that effect at **Appendix 7**.
5. Block A is one of two LLRZOs in Swannanoa that total 51 hectares. It comprises 2 four hectare blocks, each with a dwelling, and a Council owned woodlot (7.71 ha) with a total area of 16.4ha, which also includes a Council owned pumping station. Block B comprises a single 21.21 ha. block which adjoins an existing fully developed LLRZ including Swannanoa School. The anticipated yield from both blocks is around 63 lots. There is a current subdivision consent for Block B (RC 195150) to create 4 x 4ha lots and 1 x 5.8 ha lot. While this conforms with the PDP, in my opinion this would be a less an inefficient efficient use of the land than rezoning to LLR.
6. Both blocks were considered for LLRO in the process leading up to the Waimakariri Rural Residential Strategy 2019 but only Block A was identified as being suitable and was subsequently included in the PDP. Block B was rejected on the basis that it was

considered to be subject to a flood hazard and underlain by versatile soils. However, detailed assessments and analysis of these two matters by the applicant's experts has clarified that the flood hazard risk can be mitigated, and the soils are not productive in terms of the NPS-HPL. There are no site specific constraints that preclude Block B from being rezoned.

7. Block B has the added benefit of adjoining local community facilities including a school and preschool. It can also be developed more quickly in its entirety than Block A because it is in single ownership and Block A cannot be fully developed until the future of the Council owned land is known.
8. In my opinion, there are no resource management reasons to delay the rezoning of Block A, as it would provide the opportunity for at least part of the Overlay area to be developed immediately. As for Block B, the reasons for its omission from being identified as LLRZO in the PDP are no longer applicable, and there are sound resource management reasons for including the land in the LLRZ.



1401 & 1419 – outlined in blue; 1275 outlined in red. Light grey – LLR. Black hatched – LLR Overlay
The Council owned land is outlined in Yellow

Figure 1: Site Location and zoning

QUALIFICATIONS AND EXPERIENCE

1. My name is Ivan Thomson and I hold the position of Senior Planner with Aston Consultants. I have a 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.
2. 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 (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.
3. 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, and I have stated where I am relying on the expertise of specialist evidence. I can also confirm that I visited the both blocks comprising Site on 27 February and shown around by Mr McAllister.
4. The key documents which I have had particular regard to in preparing my evidence are the following:
 - a) the Canterbury Regional Policy Statement (CRPS);
 - b) the Proposed Waimakariri District Plans (PWDP);
 - c) National Policy Statement on Urban Development 2020 (NPS-UD 2020)
 - d) The National Policy Statement on Highly Productive Land 2022 (NPS-HPL)
 - e) Waimakariri District Development Strategy 2014;
 - f) Waimakariri Rural Residential Strategy 2019.
 - g) Greater Christchurch Spatial Plan.
9. In preparing my evidence I have reviewed the evidence and technical reports by the following technical experts:

- a) Daniel McMullan, E2 -Stormwater and Flood Risk.
- b) Andy Carr, Carriageway Consulting – Transport.
- c) Cameron Mars, Survus – Servicing.
- d) Jason Grieve/Andrew Smith, Pattle Delamore Partners– Geotechnical conditions.
- e) Fran Hobkirk, Momentum Environmental Ltd - Site contamination risk.
- f) Stuart Ford, Agribusiness – Soil productivity Block B.
- g) Mark Pringle, Bayley’s -real estate trends.

There are also letters of support for the development of Block B from the Swannanoa School Board and Swannanoa Pre-school Chair (**Appendices 8A and 8B**).

SCOPE

- 10. My evidence addresses the following:
 - a) The key features of the Site (Blocks A and B) and the re-zoning proposal;
 - b) Statutory Context;
 - c) Summary of Key resource management issues;
 - d) Suitability of the site for its re-zoned purpose;
 - e) Demand for and availability of LLR zoning;
 - f) Urban form and future urban growth;
 - g) Overall resource management merit in terms of the Act and relevant statutory documents.

SITE AND SURROUNDING ENVIRONMENT.

- 11. The land being sought for rezoning comprises two separate parts ('Blocks'). Block A comprises 16.4 ha and is located at 1379, 1401 and 1409 Tram Road and 937 Two Chain Road. It includes approximately 7.7 ha of Council owned land (no 1379) currently in plantation forest and held under the Reserves Act 1977. The 937 Two Chain Road property is Council pump station. The land owned by the submitter comprises two 4 (approx.) ha lots. Under the Proposed Waimakariri District Plan (PDP) the land is zoned Rural Lifestyle (RLZ) with a LLR Overlay. Block B is at 1275 Tram Road with an area of 21.73ha and is zoned RLZ in the PDP.
- 12. The location of the subject land is shown in **Figure 1**. The wider area, within which both blocks are located, is bounded by Two Chain Road to the west, No 10 Road to the east and North Eyre Road to the south.
- 13. Block A is used for a range of low intensity primary production. There is an existing

residential dwelling located within the centre of each of the 1401 and 1419 Tram Road properties, and that land is mainly used for lifestyle purposes. The 1379 Tram Road property is covered by a pine plantation and is owned by the Waimakariri District Council and administered under the Reserves Act 1977. It appears that the value of the plantation is in carbon credits under the Emissions Trading Scheme.

14. The land at 1275 Tram Road (Block B) is 21.245 hectares and is accessed off the southern side Tram Road. There is an existing residential dwelling located within the site northeast corner and a farm shed in the northwest corner. Currently the main source of income from the site is from growing Christmas trees with the remainder in pasture or domestic use. Block B adjoins Swannanoa School and Pre School to the west. The ODP proposes a shared off road pedestrian and cycle link to these facilities. I have attached letters from the Swannanoa School Board of Trustees and Chair of the Swannanoa Pre-School expressing support for the proposed development of Block B (**Appendix 8**).
15. The estimated total yield for both blocks is around 63 lots ranging from 3000m² to 1 hectare with an average lot size of approximately 5500m². I have attached possible concept plans at **Appendix 1c and 1d**.
16. While the landscape along Tram Road has a rural character, off road closer inspection reveals that the surrounding area, almost entirely 4 hectare blocks, and has a semi-rural flavour typical of other lifestyle areas in other parts of Greater Christchurch.
17. Swannanoa itself is a rural residential settlement located approximately 10 kilometres' south west of Rangiora and 13 kilometres from Kaiapoi on the edge of and within the Greater Christchurch Urban Area.¹ The nearest rural settlement is the commercial 'centre' of which is Mandeville approximately 1.5 kilometre east along Tram Road. The Swannanoa settlement is dominated by very low density residential development (sites in the 7000m² – 1.3 ha size range) comprising substantial single storey dwellings sited on large, landscaped sections, some of which are used for part time farming.
18. The June 2023 population was 1040², an increase of 86 from the 2018 Census. The Waimakariri District Development Strategy 2018 notes that there will be continued

¹ Block A is located outside of the UDS area

² NZ Stats Population Estimate Tables Swannanoa-Eyreton S.A.

demand for rural residential development over the next 30 years.³

19. As noted in the Transport Assessment⁴ the Proposed District Plan classifies Tram Road as an Arterial Road, indicating a role of primarily providing for through traffic and a connection between settlements. Two Chain Road is a Collector Road, indicating a role of providing direct property access as well as accommodating through traffic. All other roads in the vicinity of Blocks A and B are Local Roads, meaning that they provide for local journeys and property access.

STATUTORY CONSIDERATIONS

Sections 74-75

20. 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*⁵. In 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.
21. Some of these requirements will in my opinion be less onerous for rezoning Block A due to it having been already identified as a future LLRZ in the PDP, and, accordingly deemed to be giving effect to Policy 6.3.9 in the Canterbury Regional Policy Statement (CRPS). It can also be reasonably assumed in my opinion that Policy 1 of the NPS-UD 2020 ('Planning decisions to contribute to well functioning urban environments) has been met and the key issue is whether the land needs to be rezoned now in order to satisfy Policy 2 of that document⁶. Policy 2 requires Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for

³ Waimakariri District Development Strategy 2018, p22. - https://www.waimakariri.govt.nz/__data/assets/pdf_file/0018/132822/180525057771-District-Development-Strategy-DDS-2018-FINAL-Web.pdf

⁴ Transport Assessment, Carriageway Consultants Limited p3

⁵ [2014] NZEnvC 55 at [17]; adopted in respect the consideration of AUP provisions in *Cabra Rural Developments Limited v Auckland Council* [2018] NZEnvC 90.

⁶ Noting, from a planning perspective, Policy 2 has a role in implementing Policy 1(a).

housing and for business land over the short term, medium term, and long term'. I will be discussing this matter in more detail further into my evidence.

Key Resource Management Issues

22. Within the overall framework of Sections 74 and 75, I consider the following matters to be the key issues for each block regarding this rezoning⁷:

Strategic issues

1. Whether the development would give effect to higher order documents.
2. Consistency with UFD-P3 in the PDP.
3. The need for rezoning in terms of existing and projected development capacity.

Site Specific issues

4. Suitability of the site in terms of flood and other hazard avoidance and mitigation.
5. Connectivity.
6. Reverse sensitivity effects.
7. The availability of utility services.
8. Effects on the immediate transport network.
9. Treatment of the water races that cross both sites.
10. Compliance with SUB – P6 regarding the ODPs.

23. In addressing these issues I have placed slight difference in emphasis between Blocks A and B because Block B is not in the LLRZO, and I consider that the statutory tests are more stringent than for Block A. Also, the reasons why Block B was excluded from being identified in the Rural Residential Strategy⁸ was a perceived flood risk, and presence of versatile soils (Class 2) so these are clearly key matters for Block B but not so much for Block A (if at all).

National Policy Statement – Urban Development 2020

24. The Greater Christchurch Partnership has adopted the Greater Christchurch area as the urban environment for the purposes of implementing the National Policy for Urban Development. Block B sits within the area that is included within the Greater Christchurch sub-region but Block A is immediately outside this area. Nevertheless I

⁷ Having particular regard to the background to the Rural Residential Strategy <https://www.waimakariri.govt.nz/council/district-development/rural-residential-development>

⁸ Waimakariri Rural Residential Strategy 2019 p13.

consider that Block A should still be considered as part of the 'urban environment' for the purposes of integrated planning. Therefore, Objectives 2, 5 and 6 and Policies 1,2, 6 and possibly 8 and Part 3 (Implementation) of the NPS-UD should apply to both blocks in planning decisions made for the District Plan Review. I have attached my assessment of both blocks against these provisions at **Appendix 4**.

25. As mentioned above, and explained in **Appendix 4** I consider that, in the case of Block A Policy 1 has already been assumed to have been met because it is already in the LLRZO following the Waimakariri Rural Residential Strategy 2019, which went through a public consultation process under the Local Government Act. The central issue is the timing of a rezoning to LLRZ and a more detailed assessment of site specific matters. However I consider that Block B requires an assessment against all of the provisions referred to in [19] above. This is also included in the **Appendix 4** assessment. I will now deal with each block separately.

Block A

26. 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 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)-(f).
27. The submitter commissioned an assessment on the supply and demand for large lot residential development in the Swannanoa – Mandeville area. This was duly provided by Mr Pringle and his letter is attached to my evidence as **Appendix 9**. I accept that the depth of analysis is less than other assessments that have been provided to the Panel on residential demand capacity but I consider that it does complement the evidence provided by other experts⁹ for other MR rezonings, including for other Aston clients e.g. Spark Brothers at Rangiora (submitter 183 PDP and submitter 61 Variation 1). It is a submarket that contributes to meeting the shortfall in development capacity across the District and in this location in particular.
28. Mr Pringle uses his professional knowledge to show that there is a need to provide more large lot residential sections in the Swannanoa-Mandeville area. One of the factors contributing to this situation is that the land has fragmented ownership, and apart from

⁹ For example by Mr Colgrave.

one (a submission from the owner of 1 Tupelo Pl) , I understand that land owners of the other land currently identified as LLRO at Swannanoa are not making their land available for development. I have shown the location of the two overlays in **Figure 2**.

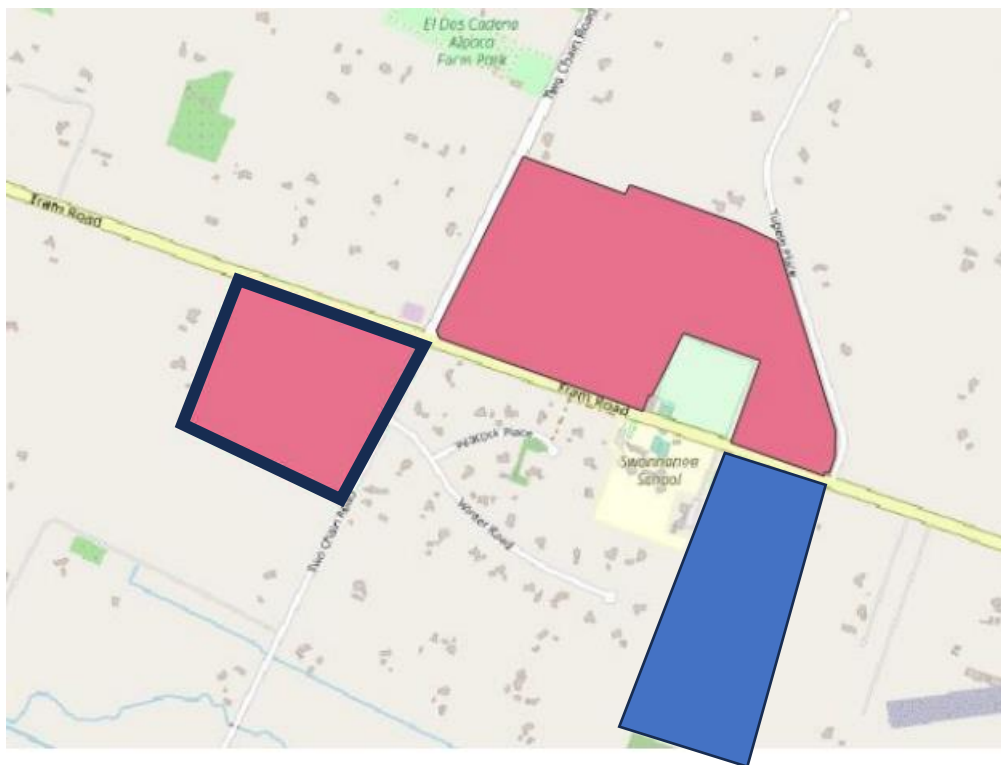


Figure 2: LLRO areas in Swannanoa (*Waimakariri Residential Capacity and Demand Model 2023*). Block A shown in Blue outline and Block B (approximate) in Blue fill.

Block B

29. As I state in **Appendix 4**, in my opinion Block B has some additional advantages in terms of Policy 1 of the NPS-UD compared to Block A because of its location. It is adjacent to the school, nearer to the community facilities offered at Mandeville, and is opposite the other proposed LLRO on Tram Road. Block B does not involve the rural residential community in Swannanoa being separated by road, either Tram Road which is a significant district road, or Two Chain Road, which performs a more local function. Block B is also on the route of the proposed cycle path that will connect Mandeville and Swannanoa.
30. I note that that the proposed zone on Block B would extend beyond the southern boundary of the existing LLRZ which is not ideal in terms of urban form. However, in my opinion, this is a minor matter, particularly as the urban/rural boundary will be with a very

low density large lot residential development (as opposed to more intensive forms of residential development). I consider it would be a more efficient use of the land for it to be in large lot residential use rather than 4 hectares which has little actual or potential economic productivity.

31. In terms of providing development capacity above, Block B is likely to provide sections sooner than other potential areas including potentially that part of Block A currently held by the Council as a woodlot. The full development of Block A may not proceed in the foreseeable future because of impediments to the sale and future development of the Council owned land. The existing plantation has several years before it reaches maturity and if the Council wants to dispose of it the land must first be offered back to Ngai Tahu.
32. As noted above, the Tupelo Place proposed LLRO on the opposite site of Tram Road to Block B is in fragmented land ownership which is an impediment to achieving an integrated development at least in the short to medium term.

National Policy Statement on Highly Productive Land 2022

33. The NPS-HPL came into force on 17 October 2022, being after the time the PDP was notified. I understand that Block A is exempt from the interim definition of HPL.¹⁰ The land within Block B is identified as LUC Class 2 (**Figure 3**) and my further understanding of the Officer position is that that land is exempt from the interim definition of highly productive land¹¹. I also note that most of the legal experts involved in Plan Change 31 to the Operative Plan had this view and this was accepted by the Council in its decision.
34. 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 (CRPS).
35. Block A is Class 3 Soils (**Figure 3**) within a proposed Large Lot Residential Zone Overlay (LLRZO) and is subject to a Council initiated, or an adopted, notified plan change to

¹⁰ By virtue of Section 3.5.7(b)(i).

¹¹ Memorandum to Hearings Panel 22 July 2023 see [8].

rezone it from general rural or rural production to urban or rural lifestyle. Clause 3.5.7 of the NPS-HPL states:

[The Council must apply this National Policy Statement as if references to highly productive land were references to land that, at the commencement date:

- (a) is
 - (i) zoned general rural or rural production; and
 - LUC 1, 2, or 3 land; but
- (b) is not:
 - (i) identified for future urban development; or
 - (ii) subject to a Council initiated, or an adopted, notified plan change to rezone it from general rural or rural production to urban or rural lifestyle

identified for future urban development means:

- (c) identified in a published Future Development Strategy as land suitable for commencing urban development over the next 10 years; or
- (d) identified:
 - in a strategic planning document as an area suitable for commencing urban development over the next 10 years; and at a level of detail that makes the boundaries of the area identifiable in practice.



Figure 3. Class 2 and 3 soils in vicinity of Swananna Blocks A and B shown in white.

36. The first issue is whether LLRZO is 'future urban development'. The National Planning Standards describe LLR Zones as areas used predominantly for residential activities and buildings such as detached houses on lots larger than those of the Low density residential and General residential zones, and where there are particular landscape characteristics, physical limitations or other constraints to more intensive development¹². In my opinion, based on the character of LLR zones I am familiar with, these zones are 'urban' as opposed to rural.
37. This is consistent with the NPS-HPL. The definition of urban for the purposes of zoning includes LLR:
- urban, as a description of a zone, means any of the following zones:
 (a) low density residential, general residential, medium density residential, large lot residential, and high density residential:...
38. In terms of the PDP therefore the LLRZO has identified Block A as 'future urban' under (i) above subject to Clauses c. and d. It is also subject to a Council initiated plan change (of zoning as part of the District Plan Review) to rezone the land for urban purposes. The LLRZ Overlay is an urban zone.
39. Regarding proviso c, proposed rural residential LLRZO land was not identified in the Draft Greater Christchurch Spatial Plan, (a FDS). However, the endorsed Panel recommendations include '*Amend Maps 2 and 14 to include any existing LLRZ in Greater Christchurch as part of the existing urban area*'. The PDP's LLROs are referred to as the LLR Zone Overlay (my underlining) in the PDP¹³ so are covered by this recommendation.
40. Regarding proviso d. the land has been identified in the PDP but the PDP is not a 'strategic planning document' in terms of the NPS-HPL. These are defined as '*any non-statutory growth plan or strategy adopted by local authority resolution*'. The Waimakariri Rural Residential Strategy is, in my opinion, a strategic plan but it does not contain the level of detail that identifies boundaries. It simply shows a growth direction with boundary definition left to the PDP zoning map where the directions have been translated into the cadastral - based LLRO zones. For any Large Lot Residential Zone Overlay, LLRZ-P5

¹² Ministry for the Environment National Planning Standards 2019 Table 13.

¹³ E.g Policy LLRZ-P5 Large Lot Residential Zone Overlay

ensures an ODP is developed in accordance with SUB-P6 and incorporated into the District Plan.

41. For the purposes of applying the NPS-HPL in these circumstances, in my opinion, the PDP should be seen as the dominant planning document for identifying LLR Zones within the context of the regional and district planning framework currently in place for Waimakariri. It has taken the directions provided by CRPS and rural residential strategy and implemented them on the district planning map.
42. Planning processes under the current policy framework do not always provide the perfect framework. As stated in Mr Buckleys Section 42A Report for Rural Zones *'the application of the policies around highly productive land and versatile soils is not straight forward, with some areas having not consideration of soils (GCP and RLZ), some having just versatile soils (RLZ outside GCP), some with just HPL (GRUZ inside GCP) and other areas having both (GRUZ outside GCP)'*.¹⁴ I would add to this observation the out of sequence plan and policy preparation at national, regional and district levels which is challenging in terms of integrated decision making in Canterbury. I also note that, in his recommendations, Mr Buckley has not amended UFD-P3 (1) to avoid the loss of LUC class 1 to 3 soils. His recommended amendment only applies to new LLR Zones outside of those identified in the PDP.¹⁵
43. When all of the above is considered I consider Section 3.5.7 of the NPS-HPL exempts Block A from the Interim Definition of HPL.
44. With regard to Block B the issue is whether the NPS-HPL applies to the RLZ. I note 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 decision of the Council adopted this view.
45. Notwithstanding that the NPS-HPL does not prohibit the Block B development, the effects of the proposal on the loss of highly productive farmland (eg 'versatile soils') may still be a matter relied on by other submitters in terms of the policy framework contained in the PWDP. For example SD-04 in the PWDP:

¹⁴ https://www.waimakariri.govt.nz/_data/assets/pdf_file/0013/142240/STREAM-6-RURAL-ZONE-SECTION-42A-REPORT.pdf at [807] p112

¹⁵ At [943] p137

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.

46. In order to hopefully reassure the Panel that the development of Block B for urban development gives effect to the NPS-UD, I have therefore assessed the matter in terms of Section 3.6 of the NPS-HPL having regard to Mr Ford's evidence.
47. 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;*
48. As noted above Policy 2 of the NPS-UD requires the Council to 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. The NPS-HPL however states that the urban rezoning is only required to provide *sufficient* development capacity. In practice, I believe there is a fine line between these two requirements and it comes down to an overall judgement.
49. I note that Mr Buckley considers that large lot residential density does not provide sufficient development capacity (section 3.6(1)(a)) or at least sufficient development capacity (section 3.6(1)(b)) under the NPSUD, as the density is one residential unit per 5,000m² ¹⁶.
50. I think Mr Buckley is missing the point here. If I understand him correctly he is saying that LLR is not the most efficient means of providing capacity compared to say urban intensification, and I would agree with him on that principle. However Policy 2 requires

¹⁶ Section 42A Report Rural Zone at [827] p115.

to consider the matters under Policy 1 which recognises that there are different housing markets operating in an urban environment.

Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:

- (a) have or enable a variety of homes that:
 - (i) meet the needs, in terms of type, price, and location, of different households; and
- (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
- (d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and

51. Large lot residential development is only one segment of the housing market. It meets a housing preference at a certain price point for particular households. Price is affected by supply, location and accessibility. Therefore a more nuanced approach to Policy 2 is needed.

52. I also note criticism of the most recent Housing Capacity Assessment (2023) in Mr Colegrave's evidence for the Spark rezoning proposal and it would be a mistake to underestimate the long term demand for greenfield sites for housing (and industry). Regarding the District level I also note that the same evidence states that there are [also] issues with Waimakariri's feasible capacity estimates, including that 'they reflect out-of-date information, and incorporate housing types and densities that do not match local needs and wants'. Mr Colegrave elaborates on this in his evidence.

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;

53. The options for LLR were assessed through the process of developing the Waimakariri Rural Residential Development Strategy (WRRDS), and Swannanoa was a preferred locational option.

54. There are no other LLR options at the edge of Swannanoa as the settlement is completely surrounded by Class 1-3 soils. 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 and caters to a different market segment.

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.

55. As Mr Ford concludes in his evidence, that Block B has little productive potential. There are no intangible reasons for maintaining a rural zoning and the addition of approximately 36 new houses outweighs the economic benefits of retaining the status quo. He concludes that the net environmental, social and economic impacts of the proposed land use outweigh the costs of the loss of HPL.
56. In my opinion there is a potential conflict in this case between the objectives of the NPS-UD and NPS-HPL. That is between promoting a well-functioning urban environment and ensuring there is sufficient development capacity; and the protection of highly productive land. I note that Policy 2 and Clause 3.2 of the NPS-HPL requires that HPL is managed in an integrated way that considers *the interactions* (my italics) with urban development. *'This encourages local authorities and developers to consider the relationship between the NPS-HPL and the NPS-UD in an integrated and effective manner to enable outcomes that best achieve the objectives and requirements of each national direction instrument'¹⁷. (my underlining). This to me leads back to making an overall judgement referred to above.*
57. This could enable some discretion to planners (and decision makers) to make a judgement on how to balance these potentially competing objectives and requirements according to the circumstances and I would suggest, in achieving the purpose of the Act.
58. The circumstances in this case are:
- i. Block B gives effect to the NPS-UD by promoting a well-functioning urban environment.
 - ii. The land will contribute to providing sufficient development capacity for large lots in the District.;
 - iii. The land cannot support a viable productive primary activity as stated in Mr Ford's evidence;

¹⁷ Ministry for the Environment NPS HPL Guidance on the implantation p42.

- iv. The site would, in my opinion have been a serious contender for rural residential development in the WRRS if a more detailed assessment of the flood risk was undertaken at the time the Strategy was prepared.
59. In summary my opinion is that, 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 the NPS-HPL.

Canterbury Regional Policy Statement

60. The most relevant policy in the CRPS is 6.3.9 which is concerned with Rural Residential Development. Under Policy 6.3.9 rural residential development, further to areas already zoned in district plans as of 1st January 2013, can only be provided for by territorial authorities in accordance with an adopted rural residential development strategy prepared in accordance with the Local Government Act 2002, subject to a list of criteria. A rural residential development area shall not be regarded as in transition to full urban development.
61. While Block A has been identified in the Waimakariri Rural Residential Development Strategy 2019 as a potential Rural Residential area, Block B has not. I discussed the CRPS and its relevant policy framework in my urban growth evidence on behalf of Mr. Cowley¹⁸. I made the point that the rezoning of Block B for LLR is potentially enabled by proposed Policy UFD P3 (2) which provides for new LLR zones outside of the identified areas subject to meeting certain criteria¹⁹. Both the Canterbury Regional Council (CRC ID 316) and Christchurch City Council (CCC, ID 360) have sought, through submissions on the PWDP, the removal of UFD-P3 (3) on the basis that it does not give effect to the CRPS. The submitter lodged further submissions in opposition to these submissions (FS41).
62. Mr McAllister supports the notified Policy (UFD-P3) as it gives effect to the National Policy Statement on Urban Development 2020 (NPS-UD), which is a superior document in statutory terms to the CRPS. My evidence supports this view for three main reasons:

¹⁸ https://www.waimakariri.govt.nz/__data/assets/pdf_file/0035/137789/EVIDENCE-9-FS-41-Planning-evidence-Urban-Growth-Chapter-Cowley-Ivan-Thomson.pdf

¹⁹ Noting that the Officers Report on the Rural Chapter has recommended an amendment to UFD P3 (2) by adding (f) 'Avoidance of the loss of Class 1-3 soils.'

- a. The restrictive policy framework contained in the CRPS is not aligned to the more responsive approach to urban rezoning promoted through the NPS-UD;
 - b. In my opinion the restrictive planning policies of the CRPS have been shown to produce perverse outcomes whereby development proposals that have resource management merit have had to be declined on the basis they would not be giving effect to the CRPS;
 - c. While a Rural Residential Strategy has been adopted by the Waimakariri District Council, the decisions on that Strategy were not subject to the more rigorous Schedule 1 RMA processes or any appeals on their merits. Policy UFD P3 (2) enables proposals outside of the areas identified in the Strategy to be tested on their merits.
63. The CCC does not explicitly appear to oppose UFD P3 in terms of potentially allowing LLR rezoning in areas that are inconsistent with the CRPS. It has expressed a general concern that the PDP “potentially enables development in Greater Christchurch areas in the Waimakariri District that are outside of the future growth areas described in the Future Development Strategy ‘Our Space 2018-2048’ (FDS) and the CRPS”. Its concern with LLR appears to be with the loss of highly productive land. I note above the McAllister land is not HPL as defined in the NPS-HPL. It is exempted under Clause 3.5.7 b(ii) because it is subject to a Council notified plan change to rezone it from general rural to rural lifestyle.
64. The amendments sought by the CRC and CCC have generally been recommended for rejection in the Section 42A Report, and I agree with those recommendations.
65. The CRPS (Policy 11.3.1) sets out the requirements for new subdivision, use and development of land in high hazard areas. *“High hazard areas are flood hazard areas subject to inundation events where the water depth (metres) x velocity (metres per second) is greater than or equal to 1, or where depths are greater than 1 metre, in a 0.2% AEP flood event²⁰”*. The investigation by E2 Environmental²¹ has identified two small areas of Block A, located on 1379 where water levels in a 0.5% AEP flood event are likely to exceed 1m depth. However, the Report’s authors consider that any development on Block A will be able to meet the requirements of CRPS policies on high hazard areas.

²⁰ Canterbury Regional Policy Statement Definitions.

²¹ E2 Environmental: Tram Road Block A, Swannanoa Flood Risk Assessment Page 9.

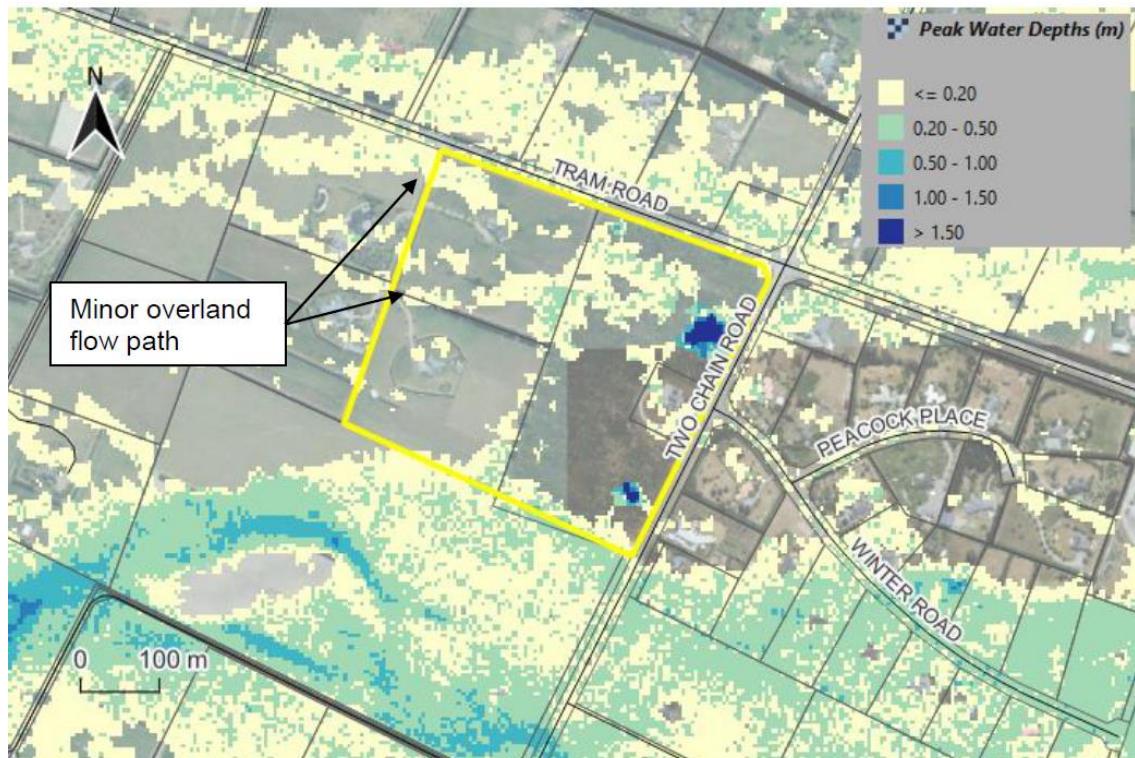


Figure 1 Proposed rezoning of Block A in Swannanoa (highlighted in yellow) with peak flood depths shown for the 0.5% AEP flood event

Figure 4. Extract from e2 Flooding Report

Proposed Waimakariri District Plan

66. As I said above the key provision concerning new LLR Zones is found in UFD-P3: identification/location and extension of Large Lot Residential Zone areas Proposed Waimakariri District Plan;

In relation to the identification/location of Large Lot Residential Zone areas:

1. new Large Lot Residential development is located in the Future Large Lot Residential Zone Overlay which adjoins an existing Large Lot Residential Zone as identified in the RRDS and is informed through the development of an ODP;
2. new Large Lot Residential development, other than addressed by (1) above, is located so that it:
 - a. occurs in a form that is attached to an existing Large Lot Residential Zone or Small Settlement Zone and promotes a coordinated pattern of development;
 - b. is not located within an identified Development Area of the District's main towns of Rangiora, Kaiapoi and Woodend identified in the Future Development Strategy;

- c. is not on the direct edges of the District's main towns of Rangiora, Kaiapoi and Woodend, nor on the direct edges of these towns' identified new development areas as identified in the Future Development Strategy;
 - d. occurs in a manner that makes use of existing and planned transport infrastructure and the wastewater system, or where such infrastructure is not available, upgrades, funds and builds infrastructure as required, to an acceptable standard; and
 - e. is informed through the development of an ODP.
67. The Officers have recommended an additional matter as part of the Rural hearings:
- f. **avoids the loss of LUC class 1 to 3 soils**²².
- (In my opinion, f) could be contrary to the NPS-HPLcl 3.6 which specifies circumstances under which HPL can be rezoned for urban purposes).
68. Block A is within the LLZO and adjoins an existing Large Lot Residential Zone as identified in the [RRDS](#) (western side of Swannanoa). An ODP has been prepared and an assessment of effects undertaken by the relevant technical experts. The ODP and Narrative is attached to my evidence as **Appendices 1 and 2**.
69. An assessment of the rezoning of Block B against UFD P 3 is attached to my evidence at **Appendix 5**.
70. In short I concluded that the proposed rezoning is consistent with the PSDP objectives and policies for LLRZ zones.

Waimakariri Rural Residential Strategy 2019

71. Waimakariri District Council published its reviewed Rural Residential Strategy, prepared under the Local Government Act²³, in June 2019. The potential growth areas are identified in the Strategy as being to the north and west as these directions avoid versatile soils and flood hazard areas more prevalent to the south and east (See **Figure 5** below). 1275 contains some versatile soils (Class 1 and 2 land) whereas the identified growth directions to the north and west do not (they are Class 3 land). All these areas are HPL as defined in the NPS-HPL (except that they are exempt for the reasons detailed in this evidence).

²² Officer's Report Rural Zones page 136

²³ Although I have not been able to verify this in the Document.

72. The submitter gave feedback on the Strategy seeking that the Council ‘*seriously considers the potential for this land as rural residential development and identifies a growth direction to the east incorporating the land at 1275 Tram Road*’. In seeking that a growth direction be provided to the east the submitter engaged an appropriately qualified engineer to complete a preliminary assessment to determine whether the site at 1275 could be feasibility developed for rural residential development. In light of further evidence prepared for this hearing on flood mitigation and soil productivity I consider that a growth direction to the east is not only feasible but preferred.

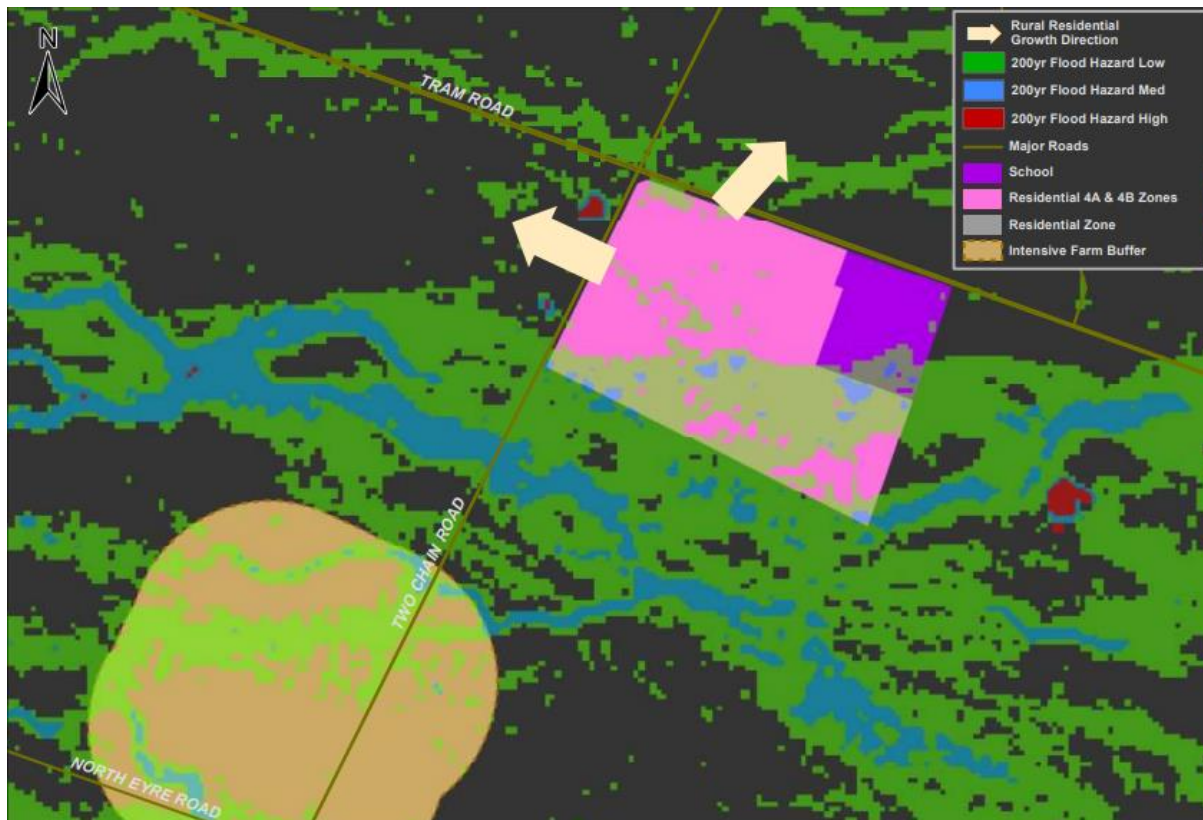


Figure 5 Preferred Growth Directions for Swannanoa (Source Waimakariri Rural Residential Development Strategy 2019 Figure 4).

SUITABILITY OF THE SITE FOR LLRZ

Contaminated Land

73. A Preliminary Site Investigation (PSI) carried out by Momentum Environmental Limited has identified confirmed or likely Hazardous Activities and Industries List (HAIL) activities on the former gravel pits (WDC land). The following potential sources of contamination have been identified:

- A small diesel aboveground storage tank (HAIL A17) at 1401 Tram Road. The risk posed to human health and the environment is considered to be low,

however, contaminants of concern include the total petroleum per hydrocarbons (TPH).²⁴

- Potential contamination within former gravel pits at 1379 Tram Road Council owned land possibly subjected to uncontrolled filling (HAIL G5).

74. Several potential sources of contamination have also been identified on Block B as per the Momentum Environmental Report. For both blocks the Report recommended that Detailed Site Investigations, in terms of the Ministry for the Environment's Contaminated Land Management Guidelines, be undertaken on the former gravel pits prior to any development. The identified HAIL activities/risks do not preclude eventual residential subdivision of either block and do not require any further investigation for the purposes of rezoning.

Geotechnical Assessment

75. A desktop Investigation by PDP concludes that that there are no geotechnical risks that would preclude residential development on either block.

Traffic

76. Mr Carr (Carriageway Consulting Limited) has prepared an ITA for the proposed rezoning for both blocks and has undertaken an assessment of the transport effects in terms of both the Operative and Proposed District Plans. His overall conclusion is that identified non-compliances with the PDP (the dominant planning document) will not give rise to any adverse roading efficiency or road safety effects. Overall it is considered that the traffic generated by the development of the sites can be accommodated on the adjacent roading network without capacity or efficiency issues arising.

77. The ITA confirms that both blocks are well connected by various modes to the immediate area, but private car travel will be the dominant transport mode for the majority of trips that will be generated for employment and most other purposes. This is a consequence of rural residential / LLRZ developments and is not unusual.

78. Swannanoa is somewhat unique because although a small urban settlement, it does have local community facilities including a school and preschool, local domain with cricket pavilion and tennis courts and a public hall. It is also very close to a larger residential area (Mandeville) which includes a local commercial centre (just a 1.5km

²⁴ Momentum Report Page 13 PSI – 937 Two Chain Rd, 1379, 1401, 1419 Tram Rd.

cycling distance away) and sports facilities. Rangiora and Kaiapoi are also relatively close (10km and 13km away respectively).

79. The Council has programmed an upgrade to the cycle/pedestrian path connecting Mandeville and Swannanoa that will enable residents at Swannanoa to have a greater choice in travel modes to services in Mandeville. This has already started (at the Manderville end).The ODP also provides for a shared pedestrian/cycle path that provides safe access to the school and pre-school immediately adjoining Block B (to the west).
80. Access onto Two Chain Road is dependent on obtaining a road connection through the intervening Council owned plantation land. While I understand that Council officers are not opposed to such a link being formed precisely how and when that link might become available is not clear. For example disposal of the land is subject to the offer back provisions on the Ngai Tahu Settlement Act 1998²⁵ and I understand that the plantation enables the Council to claim carbon credits under the ETS.
81. Therefore I see this development occurring in two stages. Stage 1 comprising around 13 lots would have a single access onto Tram Road, and the development of the remaining land would be contingent on road access being provided on to Two Chain Road. Mr Carr is able to support this from a traffic efficiency and safety perspective.

Servicing and Infrastructure

82. An assessment of the availability and capacity of existing services has been undertaken by Survus Limited. I note that a portion of the 1419 and 1379 Tram Road properties are partially located within a community drinking water supply protection zone²⁶, as shown in **Figure 6**. This means that the storage of hazardous materials must be controlled to protect drinking water and I consider that this could be better achieved through a LLRZ rather than a RLZ where agricultural accidental spills could be more likely. In both cases the storage of hazardous substances is a non-complying activity (Part 2 of the PDP.)

²⁵ CT CB 380/217

²⁶ Canterbury Land and water Regional Plan Schedule 1.



Figure 6 Local extent of community drinking water supply protection zone

83. The reports for both Blocks A and B note that the WDC will need to confirm that the existing wastewater network and treatment plant facility have capacity to cater for the additional wastewater flow that will be generated by a future subdivision and provides four potential wastewater network design options. Of these, Option 1 ('STEP) appears to be the most likely as it is in line with the existing wastewater management scheme. Each property would have a privately owned septic tank and pump which would discharge to a pressure sewer main located within the street berm.
84. The proposed rezoning area is mapped as being located within the Mandeville-Fernside water supply scheme, which is a restricted supply. The supply is limited to each property by a restrictor unit and each connection is required to have a tank and pump to supply the property. Each property within the Mandeville Fernside scheme is limited to 2m³/day.
85. The report concludes that both Block A and Block B site can be serviced for wastewater, stormwater, potable water, power, and telecommunications subject to preliminary and detailed design in conjunction with appropriate Council confirmations and consents

being obtained²⁷. I note that the Rural Residential Strategy includes as a 'strength of Swannanoa is *'Potential connectivity to reticulated water and wastewater services; existing capacity in both networks'*.²⁸

Flooding

86. The site (Blocks A and B) is shown in the Waimakariri District Council (WDC) Flood Hazard Maps as being subject to inundation during the 0.5% Annual Exceedance Probability (AEP) . E2 Environmental have provided a Flood Risk Assessment as part of the rezoning proposal (See **Figures 7a and 7b**). Block A has been assessed to be appropriate for development and recommendations have been provided to manage the on-site flood risk.
87. For Block B the E2 report notes that on-site stormwater management will be required to mitigate potential effects of stormwater runoff from the proposed development. Depending upon site specific groundwater levels, these could be managed either via soak holes or rainwater roof tanks²⁹. I do not consider that there will be any adverse effects arising from these mitigation measures and nor do I consider that there is any significant risk to future residents.
88. The Report states that, based on the site's flood risk, the predicted flood risk can be summarised as:
 - a) Generally having slow moving floodwaters across the property with some higher velocities (still less than 1 m/s) in the overland flow paths;
 - b) Having areas of shallow inundation (less than 200 mm water depth), with some relatively minor areas of moderate inundation (200 mm to 500 mm water depth) in the overland flow paths ; and
 - c) Having some areas where development will need to consider flood risk during future design stages.

²⁷ Preliminary Services Design Report, Survus P9

²⁸ Waimakariri-Rural-Residential-Development-Strategy-June-201 p13

²⁹ E2 Report Page 9.

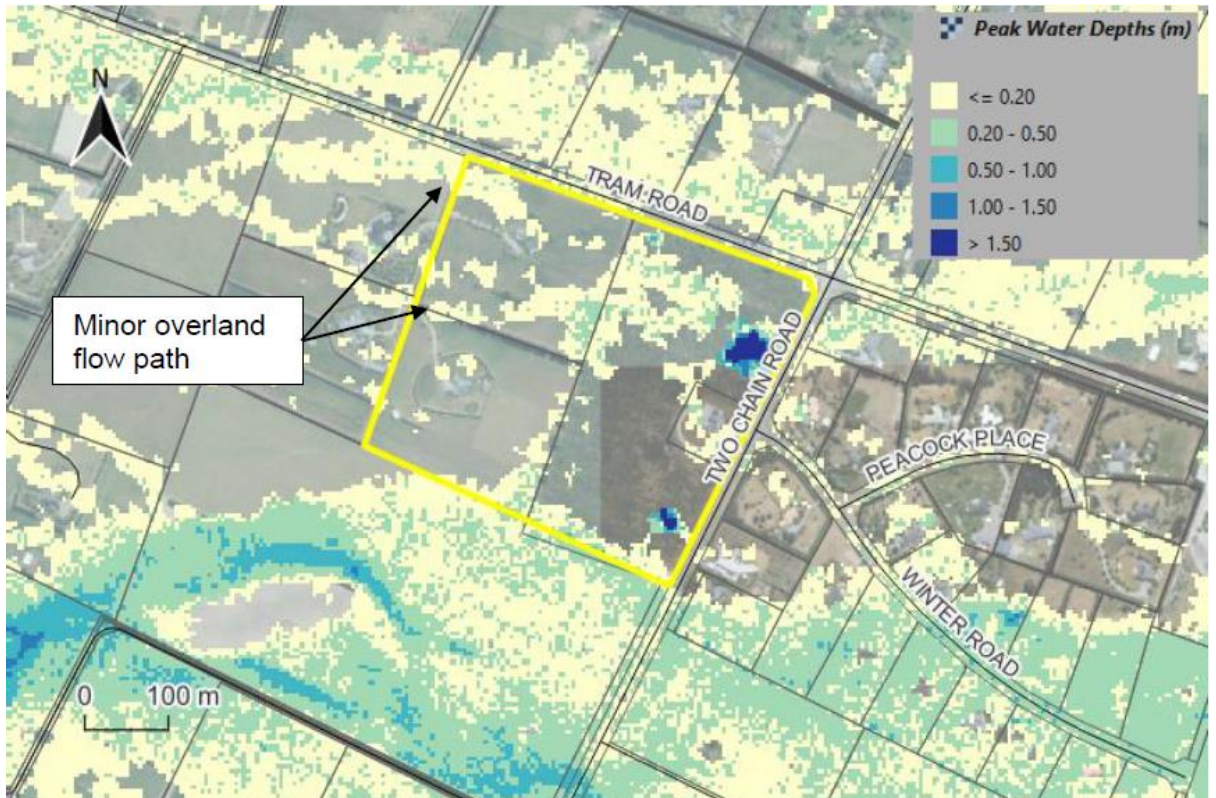


Figure 7(a) Peak water depths (Source E2 Environmental Report for Block A)

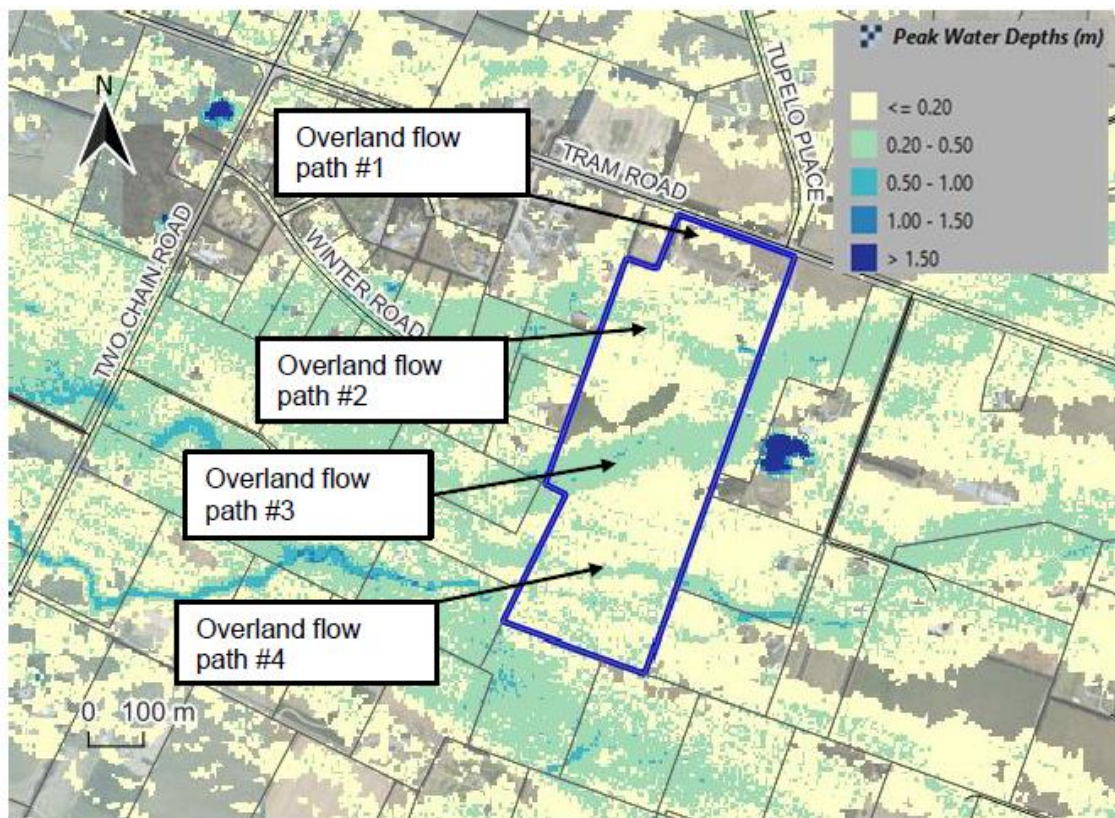


Figure 4 Location of on-site overland flow paths with peak flood depths shown for the 0.5% AEP flood event

Figure 7(b) Peak water depths and overland flow paths (*Source E2 Environmental Report for Block B*)

89. There is one significant overland flow path (# 3) which provides key conveyance for floodwaters across through Block B. The E2 report advises:

In general, building platforms should not be located within any overland flow paths. However, provided floodwaters can flow around the building platform (potentially with large wide swales), they can be located in areas with depths up to 200 mm in the 0.5% AEP flood event. We also recommend that building platforms are offset from water races by at least 10 m to allow for maintenance of water races, and to convey overflows from water races. A plan showing example building platform locations (assuming 20 m x 20 m building platforms) ..(reproduced below) is provided in Appendix B. This plan is provided as proof-of-concept only, and is subject to further assessment and design.

90. The ODP for Block B incorporates these recommendations and the additional ones reproduced below:

- a) Lot sizes that intersect with this overland flow path (#3) are made as large as possible to create space between building platforms for floodwaters to flow.
- b) Building platforms are situated out of, or only on the edge of, the overland flow path (i.e., not in the centre of the overland flow path).
- c) Building platforms are also located in a series aligned with the flow direction of the overland flow path.
- d) Building platforms for lots next to overland flow path #3 are pre-determined by the developer to ensure there is minimal impact on the overland flow paths conveyance capacity. See Figure 8 where building platforms have already been used).

91. Based on the assessment undertaken by e2 I am satisfied that these measures, together with others set out in Section 6 of the e2 report overcome the flood hazard concerns that led to the exclusion of Block B from the Council's Rural Residential Strategy, and subsequent exclusion from the LLRZO in the PDP.

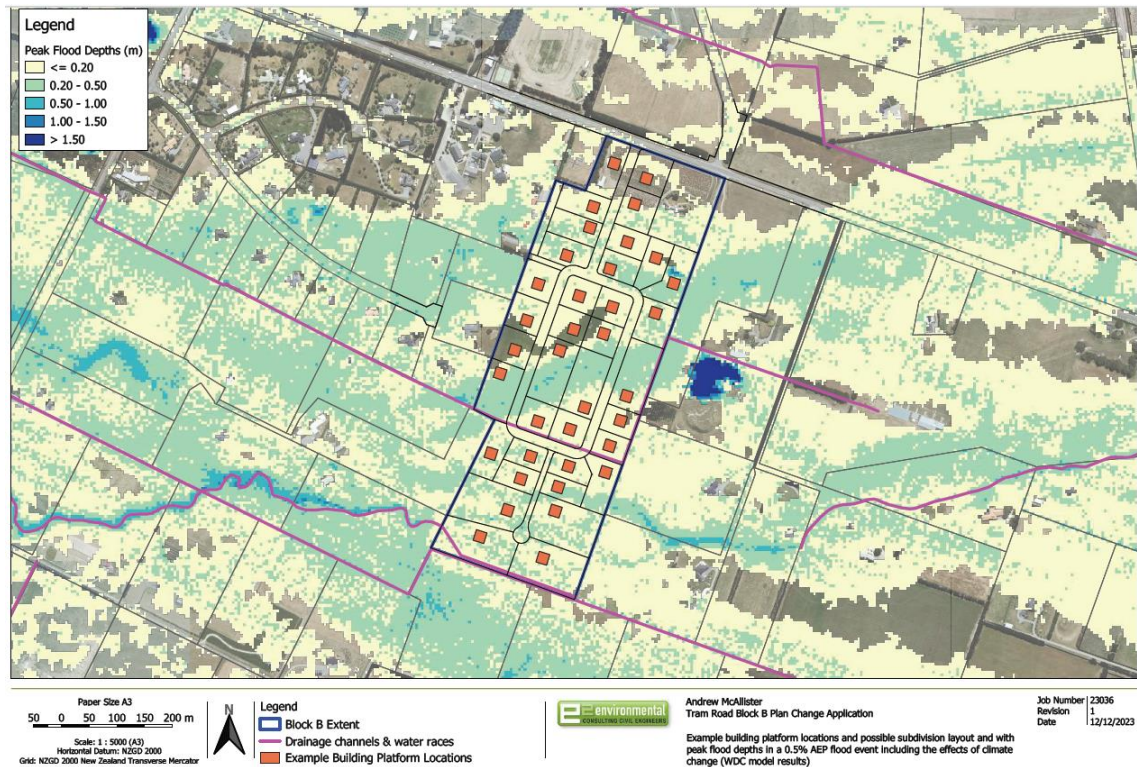


Figure 8 Example existing building platforms (E2 report).

Availability And Demand For LLRZ

92. I do not anticipate that this proposal will add significantly to the overall housing land supply in Waimakariri but it will contribute significantly towards the supply of LLR sections in the District as a whole, and at Swannanoa specifically. The LLRO areas only provide for a total of appx 385 LLR lots across the entire District of which around 100 are provided for in Swannanoa. Not all LLRO areas are the subject of PDP submissions seeking rezoning to LLR (for example the northern Swannanoa rural residential growth direction isn't apart from 1 Tupelo Place). The addition of Block B will help compensate for the likely delay in developing the LLRZO on the other side of Tram Road.
93. The rezoning will also contribute towards competitiveness in the local housing market as well as offering another housing choice. Mr Pringle has provided his assessment on the demand and supply of large lot residential sections in Swannanoa and Mandeville. The price data indicates there is a strong unmet demand for large lot residential sites in Swannanoa, especially in the more affordable 3000m² – 1ha size range.
94. While the development of that part of Block A that is owned by Mr McAllister can be developed quite quickly (9 ha) the remainder of the block (forestry block) may not be

considered for development in the foreseeable future for reasons discussed above. By contrast, the McAllister owned portion of Block A and Block B land is owned by a single land owner who is an experienced developer which means that the land is almost certainly going to be brought to the market sooner.

Climate Change Effects

95. Well positioned new urban development can contribute to a long term reduction in greenhouse gas emissions if private vehicle use can be reduced. However, this may not be such a factor if there is a steady and increasing uptake of private electric vehicles.
96. Private vehicle use reduction is more likely to occur if housing is located close to and is well connected to existing urban facilities and services (shops, community and recreational facilities etc.) and employment areas, including by public transport and active transport modes (walking and cycling). The Site is suitably placed in this regard with respect to local amenities but, as in the nature of rural residential zones in parts of Greater Christchurch, many residents will need to commute to major employment centres and community facilities in Rangiora, Christchurch etc. This is an outcome of a policy that enables low density development in rural areas rather than a result of this specific development.

Effects On Local Amenity

97. 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:
 - a) the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:
 - b) 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
 - c) are not, of themselves, an adverse effect.
98. No submissions have been lodged that raise this issue. However the immediate neighbours to the west of Block B (Swannanoa Preschool and School) have both expressed support for the proposal (see letters of support in **Appendices 8a and 8b**). They "*appreciate the forethought of integrating a cycleway and pathway between the proposed development and Swannanoa Preschool and Swannanoa Primary*

School...which is.... something we believe will be well utilised by our local community.”

The Preschool Board welcomes Mr McAllister’s offer to donate a strip of his land to enable the preschool car park to be enlarged. The Preschool Board has summarised the potential benefits of the rezoning:

This proposed development will provide opportunities to improve our preschool, and particularly our carpark area by:

- The extra space would allow us to adjust the traffic flow/direction (we could explore a one-way route through the carpark area);*
- We would be able to install an additional walking path, which would greatly enhance the safety of our tamariki in the car park.*
- Enhancing the possibility of access outside of Tram Road, a rural arterial thoroughfare, and greater signposting and appropriate infrastructure would be advantageous; and*
- We welcome attracting more whānau to our preschool.*

RESOURCE MANAGEMENT ACT

Part 2

99. There are no matters of National Importance that need to be recognised and provided for under Section 6.
100. 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. 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 farming blocks given their proximity to urban services.
101. Section 7(c), the maintenance and enhancement of amenity values, is also a matter the Panel my want to have particular regard to as the proposed rezoning will change the character of the local area. I have already commented on this above.

Section 31- Integrated Management of Effects

102. 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 timing 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.
103. 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)).

Section 32

104. A Section 32 Assessment for Block B is attached to my evidence as **Appendix 6**. It considers four options including General Residential, which while being potentially more sustainable, would be contrary to current planning policy and inconsistent with the existing and intended rural residential character of Swannanoa. It has only been included for completeness. An assessment for Block A is not considered necessary because its rezoning to LLR would be consistent with current objectives and policies in the PDP.

CONCLUSION

105. The planning decisions surrounding the future of the two blocks vary because of their different status in terms of planning documents. The zoning of Block A LLRZ would be consistent with the PDP and the CRPS but it may not be the case that the entire block will be developed in the short to medium term because of the reserve status and current forestry use of the Council owned land. Block B is not recognised as a future LLRZ but can be developed immediately and is in a slightly superior location in terms of access to services and accessibility to community services.
106. The factors which led to the Council not to include Block B in the Rural Residential Strategy and subsequently LLRO have been fully addressed in evidence/technical

reports and with appropriate mitigation, are not constraints to rezoning. The land is exempted from the NPS-HPL definition of HPL and its productive potential is low. Based on current information I can support Block B as a LLRZ.

107. In my opinion there are no resource management reasons as to why Blocks A and B cannot be rezoned LLR now in order to bring sections to the market. The assessment of effects has addressed all the key policy matters and is consistent and / or gives effect to them. The rezoning will broaden the choice of housing in Waimakariri and Greater Christchurch, in a manner that is consistent with and gives effect to relevant policy documents and the enabling provisions of the Act.
108. Block B will provide for an integrated and sensible additional future area for rural residential development. It can do this in a way that ensures future development is connected and integrated with the existing rural residential development and local facilities, such as the school in Swannanoa.

Appendices:**Appendix 1a** ODP Block A**Appendix 1b** ODP Block B**Appendix 1c** Concept Plan Block A**Appendix 1d** Concept Plan Block B**Appendix 2a** Narrative Block A**Appendix 2b** Narrative Block B**Appendix 3a** McAllister Submission**Appendix 3b** Survus submission**Appendix 4** Assessment against NPS-UD**Appendix 5** Assessment against Proposed District Plan Objectives and Policies**Appendix 6** Section 32**Appendix 7** Survus letter regarding adopting their submission.**Appendix 8** Letters of support for rezoning (Swannanoa school and preschool)**Appendix 9** Letter from Mark Pringle (Bayleys) regarding current availability of LLR sections in and around Swannanoa