A white topographic map with contour lines is overlaid on a solid red background. The map shows a complex terrain with many peaks and valleys, rendered in white lines of varying thickness and spacing.

Section 32AA Planning Assessment

**eliot
sinclair**

Subject

Prepared for Rachel Claire Hobson and Bernard

Whimp

511185

Section 32AA Planning Assessment

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511185

Quality Control Certificate

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Distributed to:	Rachel Claire Hobson and Bernard Whimp Waimakariri District Council		

Planning Assessment for Submission

To Waimakariri District Council
215 High Street
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From Rachel Claire Hobson and Bernard Whimp

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Rachel Claire Hobson and Bernard Whimp ('the Submitters') make this submission to the Proposed Waimakariri District Plan (PWDP). The Submission is to request the rezoning of the sites located at 4 Golf Links Road and 518 Rangiora Woodend Road.

The current zoning of the site under the PWDP for both sites is the Rural Lifestyle Zone (RLZ). We are requesting the sites to be rezoned to the General Residential Zone (GRZ).

This report provides the detailed technical information and Section 32AA assessment required to support the original Submission.

The relief sought is to re-zone the sites of 4 Golf Links Road and 518 Rangiora Woodend Road located within the Waimakariri District.



Signature of Rachel Claire Hobson and Bernard Whimp (or person authorised to sign on behalf of the applicant)

12/12/2023

Date

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- Appendix B. Record of Title**
- Appendix C. National Policy Statement Urban Design Assessment**
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- Appendix E. PSI Report**
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- Appendix G. Urban Design Statement**
- Appendix H. Economic Assessment**
- Appendix I. Traffic Report**
- Appendix J. Flood Impact Assessment**
- Appendix K. Geotechnical Assessment**

1. Introduction

1. Rachel Claire Hobson and Bernard Whimp ('the Submitters') are making a further submission in support of their original submission to the PWDP to rezone their sites located at 4 Golf Links Road and 518 Rangiora Woodend Road to be rezoned from the proposed RLZ to the proposed GRZ. This report provides the detailed technical information and Section 32AA assessment required to support the original Submission.
2. This submission requests that Council as part of the PWDP submission and hearing process rezone the sites from the RLZ to the GRZ. The Outline Development Plan (ODP) as attached within Appendix A identifies the areas for rezoning with stormwater detention areas, greenways and associated areas not intended for residential development. This submission will provide for additional housing supply within the wider Waimakariri District within the outskirts of Rangiora and Woodend. This will contribute to additional land available for residential housing where availability is low.
3. The submission is made on the grounds that there is a current shortfall of residential zoned land which can be used for residential development. There is an increasing housing demand within the Waimakariri District as more people are wanting the opportunity to live outside the Central City. This further expanded on within Section 7.2.1 of this report.
4. Under the notified version of the PWDP the sites would be maintaining a form of rural zoning which would be restricting the level of residential development in regard to density which wouldn't be able to contribute towards the increasing demand for housing supply.
5. The proposal seeks to apply the GRZ to both sites under the PWDP. This will ensure that more land is provided for urban development and would create a natural buffer between the sites remaining with rural zoning. It will also create a cohesive approach with the proposed Medium Residential Zoning (MRZ) to the west of the sites which is in relation to the Bellgrove subdivision which is currently under development.
6. This submission supports the application of the General Residential Standards (GRS) to the entire site which is shown within the supporting specialist reports and that the sites will consist of a well-functioning urban environment.
7. The submission to the PWDP has been assessed against the relevant higher level planning documents such as the Resource Management Act 1991 (RMA), National Policy Statements, National Environmental Standards, the Canterbury Regional Policy Statement, and the PWDP.
8. As part of the submission an ODP has been prepared to provide a high level of certainty that the re-zoning and future residential development of the site will better achieve the objectives of the statutory planning framework.
9. The proposed ODP has considered future servicing for water, wastewater, telecommunications, electricity, and stormwater provisions to confirm existing capacity and feasibility for servicing of the sites. Telecommunications and electricity will be provided to existing adjacent networks.
10. As such, it is requested that the submitters proposed ODP be incorporated within the provisions of the PWDP including the change of zoning in the planning maps, to provide for high amenity and integrated development to occur as well as providing certainty and more than the minimum capacity. Opportunities could be lost otherwise.
11. No changes are proposed in the PWDP other than where specifically noted.
12. The following appendices are attached in support of, and form part of, the full submission:

- Appendix A: Outline Development Plan
- Appendix B: Record of Titles
- Appendix C: National Policy Statement Urban Design Assessment
- Appendix D: Infrastructure Servicing Report
- Appendix E: PSI Report
- Appendix F: Canterbury Regional Policy Statement Assessment
- Appendix G: Urban Design Statement
- Appendix H: Economic Assessment
- Appendix I: Transport Report
- Appendix J: Flood Impact Assessment
- Appendix K: Geotechnical Assessment

2. Site Description

13. The submission site is located at the following addresses with the corresponding legal descriptions.
- 4 Golf Links Road (Lot 2 DP 16884)
 - 518 Rangiora Woodend Road (Part Rural Section 1054)
14. The sites are all held within their own Record of Titles which are attached as Appendix B. 4 Golf Links Road is 9806m² in area whilst 518 Rangiora Woodend Road is 10.29ha. Figures 1 and 2 illustrate an overview of the immediate location of the sites as well as the surrounding environment.



Figure 1. Aerial shot showing the immediate area of 4 Golf Links Road (outlined in red) and 518 Rangiora Woodend Road (outlined in blue) (Source: Canterbury Maps Viewer).



Figure 2. Aerial shot of the surrounding area of 4 Golf Links Road (outlined in red) and 518 Rangiora Woodend Road (outlined in blue) (Source: Canterbury Maps Viewer).

15. The sites have the established suburb of Rangiora to the west of the site as shown within Figure 2. The Cam River (Ruataniwha) is located to the west of the site which then diverts past the submission site to the south.
16. Established rural zoning and sites are located to the south of the site as well as to the north and east. To the west of the site is the current residential development Bellgrove which includes high density residential lots.
17. The submission site is bordered by Rangiora Woodend Road and Golf Links Road which both are classed as primary collector roads as per the 'one network road classification' Waka Kotahi NZ Transport Agency (NZTA). Under the OWDP the roads are classed as limited access roads and under PWDP both are classed as arterial roads.
18. Along Golf Links Road and Marchmont Road the Rangiora golf club is located with its 18-hole golf course.
19. The sites under the PWDP are currently proposed to be within the RLZ as shown in Figure 3.
20. The submission sites have natural hazard overlays that apply under the PWDP. As part of the submission an external flood impact assessment was completed which is expanded on within section 9.5 of this report.
21. Figure 4 shows the overlays that are currently proposed to apply to the submission's sites under the PWDP.

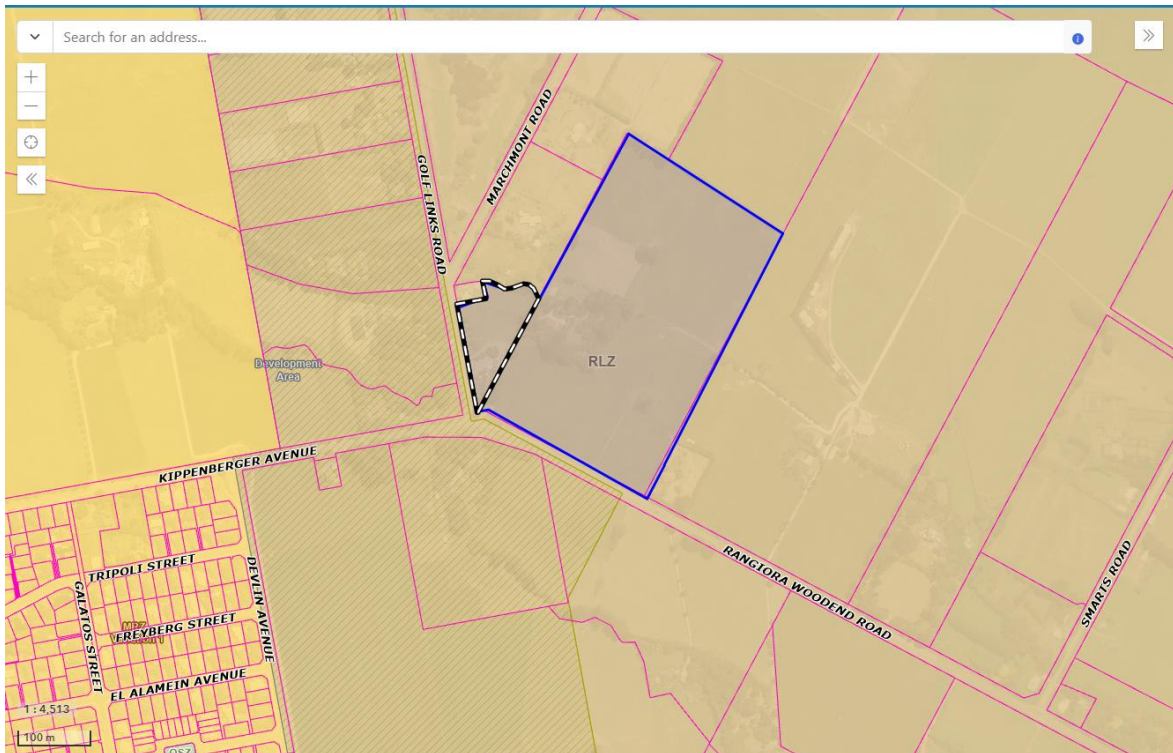


Figure 3. Map showing the proposed RLZ under the PWDP (Source: Waimakariri ISOplan).

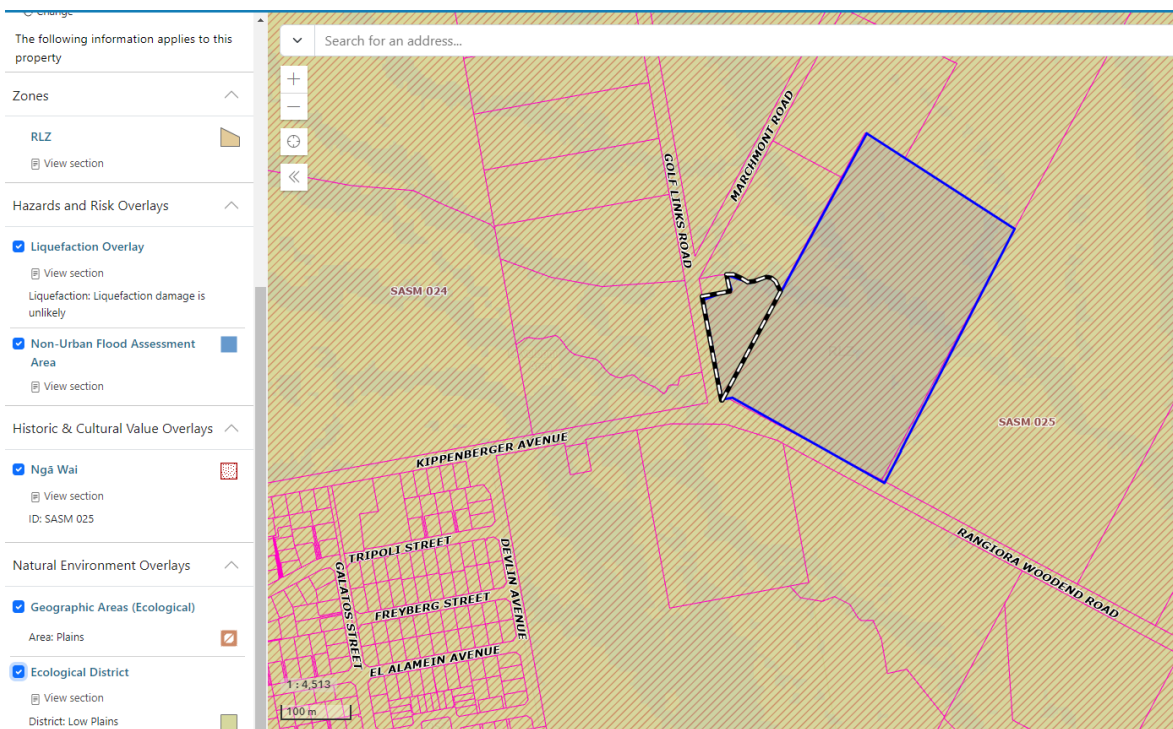


Figure 4. Map showing the overlays proposed for the submission site under the PWDP (Source: Waimakariri ISOplan).

3. Strategic Context

22. In December 2022, Parliament passed the Resource Management Enabling Housing Supply and Other Matters Amendment Act 2022 (EHA). Amongst other matters, the EHA seeks to increase housing supply through directing Tier 1 & 2 Councils to update their District Plans to provide for medium density housing across all urban environments, unless 'qualifying matters' such as natural hazards or heritage are in play.
23. Councils are also required to have a rule book for 10 years that sets district wide rules with regard to sustainability, subdivision, developing land, what can and can't be built and what relevant activities can be undertaken.
24. The PWDP is intended to replace the current Operative Waimakariri District Plan (OWDP) once decisions on the PWDP have concluded. Some rules however will have immediate legal effect as soon as the PWDP is notified pursuant to s86B of the RMA.
25. Through the PWDP council have determined that the submission site will be zoned to the RLZ which would replace the current rural zoning under the OWDP. The submitters request instead is that the GRZ apply to the whole submission site. The zoning under the PWDP is shown in Figure 3.

4. Proposed Rezoning

26. This submission requests that Council as part of the PWDP submission and hearing process rezone the sites from the RLZ to GRZ. This zoning will provide for additional housing supply in a low to medium density capacity within an accessible proximity to the suburbs of Rangiora, Woodend as well as having direct links to Christchurch City.
27. The proposed rezoning from RLZ to GRZ is considered a rational and logical approach to consolidation of the sites that are supported by the extensive detailed reports in respect of infrastructure, servicing connectivity and amenity. This submission provides specialist assessments that support this assertion.
28. The proposed rezoning is considered to be consistent with the National Policy Statement of Urban Development (NPS-UD) and the Enabling Housing Act (EHA). Assessment against the NPS-UD is attached as Appendix C provides consideration of all relevant aspects in respect of a well-functioning urban environment. This submission proposes the inclusion of all of the applicants' site and that it will achieve that well-functioning urban environment.
29. The proposed rezoning will provide for a low to medium density residential development options in accordance with the anticipated GRS. The GRZ has a minimum net site area 500m² per residential unit. The maximum site coverage allowed is 45% of the total net site area.
30. Figure 5 shows the proposed ODP that the submitters request to be implemented as part of this application.

31. The proposed re-zoning has considered future servicing for water, wastewater, telecommunications, electricity, and stormwater provisions by undertaking a preliminary engineering site design to confirm existing capacity and feasibility for servicing the site.
32. The Infrastructure Servicing Report contained in Appendix D states that there is Waimakariri District Council water supply networks within the vicinity of the application site either within Golf Links Road or Rangiora Woodend Road.
33. There is no council network wastewater supply within the vicinity of the application site and the nearest is located within Kippenberger Avenue. The Rangiora Wastewater Treatment Plant (WWTP) is located on Marsh Road. Possible upgrades to existing networks and possible connections are expanded on within Appendix D.
34. An existing council owned natural stormwater channel (Taranaki Stream) runs through the centre of the application site as well as an overland flow path which joins to Taranaki Stream. It is anticipated that stormwater from the north of the application site will discharge into Taranaki Stream and the southern portion of the site discharge to the existing roadside drain along Rangiora Woodend Road. This is also further expanded on within Appendix D.
35. Telecommunications and electricity will be provided to the application site and supply has been confirmed by Chorus and Main power. Further details are provided in the Infrastructure Servicing Report contained in Appendix D.

5. Reasons and Purpose

36. The PWDP was notified on the 17th of September 2021 where then after time for submitting against the PWDP was given which closed on the 26th of November 2021. A summary of those submissions was notified on the 5th of November 2022 and the period for further submissions was until the 21st of November 2022.
37. The submitters proposal is to rezone to GRZ in order to provide a cohesive flow of transitioning from one zone to another. The proposal also allows for a better transition between the proposed residential and rural zoning in a way that considers the landscape, servicing, topography, social and economic impacts to be addressed and catered for.

6. Consultation

38. Consultation has been undertaken with Matt Bacon (planning manager) from Waimakariri District regarding the proposed rezoning. This has included discussions of the feasibility of the rezoning considering the site is outside map A within the CRPS. Discussions have also included possible issues around transport and access with the intersection of Rangiora Woodend Road and Golf Links Road.

7. Statutory Assessment

7.1. Resource Management Act 1991

39. The Resource Management Act (RMA) provides the legislative framework that defines the requirements for submissions to District Plan reviews. As this Submission proposes to include land for re-zoning it is appropriate to address these requirements as they relate to the sites at 4 Golf Links Road and 518 Rangiora Woodend Road.

40. Schedule 1 of the RMA provides the circumstances and requirements of preparation, change, and review of policy statements and plans. Clause 22 of Schedule 1 provides the requirements for changes to the District Plan.
41. Section 74 of the Act sets out the matters to be considered by territorial authorities in the decision making of changes to the District Plan.

74 Matters to be considered by territorial authority

(1) A territorial authority must prepare and change its district plan in accordance with-

- (a) Its functions under section 31; and*
- (b) The provisions on Part 2; and*
- (c) A direction given under section 25A(2); and*
- (d) Its obligation (if any) to prepare an evaluation report in accordance with section 32; and*
- (e) Its obligation to have particular regard to an evaluation report prepared in accordance with section 32; and*
- (ea) a national policy statement, a New Zealand coastal policy statement, and a national planning standard; and*
- (f) Any regulations.*

(2) In addition to the requirements of section 75(3) and (4), when preparing or changing a district plan, a territorial authority shall have regard to –

- (a) Any –*
 - (i) Proposed regional policy statement or*
 - (ii) Proposed regional plan of its region in regard to any matter of regional significant or for which the regional council has primary responsibility under Part 2; and*
- (b) Any –*
 - (i) Management plans and strategies prepared under other Acts and*
 - (ii) [repealed]*
 - (iia) relevant entry on the New Zealand Heritage List / Rarangi Korero required by the Heritage New Zealand Pouhere Taonga Act 2014; and*
 - (iii) Regulations relating to ensuring sustainability, or the conservation, management, or sustainability of fisheries resources (including regulations or bylaws relating to taiapure, mahinga mataitai, or other non-commercial Maori customary fishing); and*
 - (iv) Relevant project area and project objectives (as those terms are defined in section 9 of the Urban Development Act 2020), if section 98 of that Act applies, - to the extent that their content has a bearing on resource management issues of the district; and*

(c) The extent to which the district plan needs to be consistent with the plans or proposed plans of adjacent territorial authorities.

(2A) A territorial authority, when preparing or changing a district plan, must take into account any relevant planning document recognised by an iwi authority and lodged with the

territorial authority, to the extent that its content has a bearing on the resource management issues of the district.

- (3) *In preparing or change any district plan, a territorial authority must not have regard to trade competition or the effects of trade competition.*
42. Section 31 of the RMA outlines the Council functions for giving effect to the Resource Management Act and the Submission has been prepared in accordance with the relevant requirements.
43. Section 32 establishes a procedure to evaluate the appropriateness of the proposed provisions, including objectives, policies, rules and other methods. Noting that Council has provided its own S.32 assessments which do not propose the rezoning of this for any other sites, this report is a further evaluation under S.32AA. A detailed Section 32AA assessment is provided in Section 7 of this report.
44. This submission to request the rezoning of the sites at 4 Golf Links Road and 518 Rangiora Woodend Road from the RLZ to the GRZ addresses the relevant matters of the RMA, including;
- The purpose and reason for the request.
 - The requirement to have regard to the Canterbury Regional Policy Statement.
 - Any management plans and strategies prepared under other Acts.
 - The requirement to take into account any relevant planning document recognised by Te Runanga o Ngāi Tahu lodged with the Council.
 - Provisions of the PWDP.
 - Assessment of Environmental Effects (AEE).
 - Related Planning Documents
45. The submission to rezone the site has been prepared in accordance with the relevant provisions of the Resource Management Act, as described above.

7.2. National Policy Statements

46. There are six National Policy Statements (NPS) which are currently operative. These are:
- (a) New Zealand Coastal Policy Statement
 - (b) Electricity Transmission
 - (c) Renewable Electricity Generation
 - (d) Freshwater Management
 - (e) Urban Development
 - (f) Highly Productive Land
 - (g) Indigenous Biodiversity
47. The relevant National Policy Statements are the NPS-UD

7.2.1. NPS-UD

48. The National Policy Statement on Urban Development 2020 (NPS-UD 2020) applies to all local authorities that have all or part of an urban environment within their district or region. Urban areas are classified into tier 1, 2, and 3. Christchurch is classified as a tier 1 urban environment and includes Canterbury Regional Council, Christchurch City Council, Selwyn District Council and Waimakariri District Council as Tier 1 local authorities. A full assessment of the NPS-UD is provided within Appendix C.

49. It is important to note that despite not being required in order to deliver capacity, council still need to be open to development proposals and rezoning requests in areas that are not anticipated for urban development. Guidance for council on this is found within Policy 8 of the NPS-UD. Subpart 2 – Responsive Planning, 3.8" Unanticipated or out of sequence developments" sets out the below:

(2) Every local authority must have particular regard to the development capacity provided by the plan change if that development capacity:

a) would contribute to a well-functioning urban environment; and

b) is well-connected along transport corridors; and

c) meets the criteria set under subclause (3); and

(3) 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.

50. In terms of (3) above, no such criteria have yet been included in the CRPS as the regional council is currently requesting input into a consultation process that will inform future changes to the CRPS. Therefore, if there are no criteria then it is only the first two matters listed in (2)(a) and (b) that are relevant to this submission. It is however submitted that the proposed increase is "significant" and also meets criteria (2) (a) and (b).

51. In terms of what is classed as 'significant' this has been considered in a number of private plan change requests and S42A reports in the Waimakariri District and other Tier 1 & 2 Districts. The Draft Greater Christchurch Spatial Plan has provided the projected demand for housing development capacity for the period between 2022-2052. With regard to the Waimakariri District as well as the additional districts are shown within Table 1.

District	Feasible Capacity	Feasible Capacity	Demand with Margin	Demand with Margin	Surplus/Shortfall	Surplus/Shortfall
	Medium Term (0-10yrs)	Long Term (0-30yrs)	Medium Term (0-10yrs)	Long Term (0-30yrs)	Medium Term (0-10yrs)	Long Term (0-30yrs)
Waimakariri	5,950	14,450	5,600	13,250	+350	+1,200
Christchurch	94,000	94,000	14,150	37,500	+79,850	+56,500
Selwyn	11,550	24,100	10,000	27,350	+1,550	-3,250
Total	111,500	132,550	29,750	78,100	+81,750	+54,450

Table 1. Sufficiency of housing development capacity to meet projected demand (2022-2052). (Source: Greater Christchurch Spatial Plan).

52. The proposed rezoning is also consistent with the objectives of the NPS-UD through being able to achieve a well-functioning urban environment for people and communities to provide for their needs and is adjacent to the existing suburbs of Rangiora and Woodend whilst also being in close proximity to Christchurch with direct access links.

53. The development would enable a supply of residential land for residential development, thus improving housing capacity and contributing to the housing market and improving housing affordability and supply.

54. It would also create an integrated and strategic residential development that will provide for medium to long term growth and support the reduction in greenhouse gas emissions and climate change.
55. The ODP demonstrates a well-designed cohesive urban environment that is integrated with the surrounding environment and is sympathetic to the existing rural character as well as the existing character of the neighbouring suburbs.
56. The proposed rezoning is a natural and logical development to provide residential capacity to the Waimakariri District and is large enough to support housing capacity but a reasonable size so as not to have significant adverse effects on the existing rural character and amenity to the north and east of the site.

7.3. National Environmental Standards

57. The following National Environmental Standards (NES) are currently operative:

- (a) Air Quality
- (b) Sources of Drinking Water
- (c) Telecommunication Facilities
- (d) Electricity Transmission Activities
- (e) Assessing and Managing Contaminants in Soil to Protect Human Health
- (f) Plantation Forestry
- (g) Freshwater
- (h) Marine Aquaculture
- (i) Storing Tyres Outdoors

58. The NES for Assessing and Managing Contaminants is considered relevant to this submission.

7.3.1. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

59. It is considered that the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES) is the only relevant Environmental Standard for this proposal. The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) came into effect on 1 January 2012.
60. The site is located in a rural zone and has been previously used for rural and residential activities. Council records for the site do not show any previous activity that would indicate that the site has been used for an activity that would potentially contaminate the land. The site is not listed on the Listed Land Use Register (LLUR) on Environment Canterbury's website.
61. A Preliminary Site Investigation (PSI) has been undertaken by Eliot Sinclair (Appendix E) to assess any potential ground contamination. The PSI has assessed the proposal and the associated works area in regard to the requirements of the NESCS.
62. The report has concluded that HAIL activities have historically and currently been carried out on site (HAIL A8, HAIL A10, HAIL A18, HAIL G3 and HAIL I). This land however is suitable for re-zoning under the assumption that all potential HAIL areas are investigated further prior to subdivision and any earthworks taking place.
63. It is recommended for additional detailed site investigation (DSI) in terms of the Ministry for the Environment's Contaminated Land Management Guidelines to be conducted to establish the nature, degree and extent of the contamination.

64. It is also recommended that if any contaminated materials are encountered during any site works within the site that the requirements of the Accidental Discovery Protocol provided within Appendix E be followed.

7.4. Canterbury Regional Policy Statement

65. The Canterbury Regional Policy Statement (CRPS) sets out objectives, policies and methods to resolve resource management issues in Canterbury. An assessment of the CRPS full provisions is provided in Appendix F and a summary provided below.
66. Chapter 5 – Land Use and Infrastructure, addresses resource management issues associated with urban and rural-residential development across the entire Canterbury region. Within Chapter 5, the objectives and policies that include Greater Christchurch are annotated as 'Entire Region' and those which are not relevant to Greater Christchurch are noted as 'Wider Region'. Chapter 6- Recovery and Rebuilding of Greater Christchurch focuses on metropolitan areas of Greater Christchurch. The objectives, policies and methods in Chapter 6 take precedence within the Greater Christchurch area.
67. Chapter 6 of the CRPS had a review undertaken as part of the Our Space 2018-2048: Greater Christchurch Urban Settlement Pattern Update. Proposed change 1 was approved by The Minister for the Environment under a streamlined planning process and was made operative on 28th July 2021. The CRPS is currently going through its consultation process. The main proposed change to Chapter 6 is the introduction of Future Development Areas which are undeveloped areas within the existing infrastructure boundaries of Rolleston, Kaiapoi and Rangiora. The proposed changes within Change 1 to Chapter 6 do not include the submission site.
68. Objective 5.2.1 relates to the Greater Christchurch area so can be applied specifically to the submission site. The proposed rezoning is consistent with Objective 5.2.1 because it will allow for residential development of the site. This would create a well-designed and sustainable residential growth adjacent to Rangiora and Woodend as well as having direct transport links to Christchurch City. The proposal has a housing supply yield of 140. The rezoning and future subdivision will minimise energy use by maintaining a consolidated urban form with the option to extend existing public transport links to reduce car use.
69. Chapter 6 of the CRPS has the purpose of providing a resource management framework for the recovery and rebuilding of Greater Christchurch following the Canterbury Earthquake Sequence. It is now considered that the recovery and rebuilding following the earthquakes has mostly been completed, and now the residential demand is stemming from population growth, rather than specifically related to earthquake recovery.
70. Objective 6.2.2 relates to the urban form and settlement pattern within the Greater Christchurch area and that it is managed through providing sufficient land for rebuilding and recovery needs that would set the foundation of urban growth. The proposed rezoning is consistent with this objective as it would supply a housing yield of 140 dwellings which would contribute towards urban growth of the Greater Christchurch area.
71. Objective 6.2.3 relates to sustainability and that recovery/rebuilding is undertaken within the Greater Christchurch area which for one is able to provide a quality of living and incorporates good urban design. The proposed rezoning is consistent with Objective 6.2.3 because it will allow for residential development of the site. This would create a well-designed and sustainable residential growth adjacent to Rangiora and Woodend as well as having direct transport links to Christchurch City.

72. It is acknowledged that the site is not located within an identified Greenfield Priority Area for development within Greater Christchurch and is not located within the projected infrastructure boundary for Rangiora as detailed in Map A. It is noted that Chapter 6 and Map A have been reviewed by ECan, however no changes were proposed for the submission site and surrounding suburbs which is somewhat inconsistent with the provision of housing choice required by objective 5.2.1 (2b) for the 'entire region' when provided elsewhere. It is therefore noted that any residential growth at the submission site will not be fully consistent with Objective 6.3.1 and any relevant policies where they relate to Map A due to the limiting nature of the projected infrastructure boundary in Map A which was set at the time of the Christchurch earthquakes.
73. The proposed rezoning will enable land to be brought forward for residential development in close proximity to Rangiora and Woodend as well as Christchurch City to meet demand and enable the efficient use of the infrastructure network. The proposal will also encourage sustainable growth by providing a residential development to contribute to alleviating demand. The proposed rezoning, ODP, and any future subdivision will give effect to the principles of good urban design.

8. Section 32AA Assessment

74. The Section 32AA evaluation provided below is in response to Waimakariri District Councils Residential Zones Section 32 Report. A Section 32AA assessment has been undertaken as an amendment to the chapter is sought by the proposed rezoning of the sites at 4 Golf Links Road and 518 Rangiora Woodend Road to GRZ.
75. Section 32AA (1)(b) states that a further evaluation required under this Act must be undertaken in accordance with Section 32(1) to (4).
76. A Section 32 report requires the submitter (and the Council) to evaluate, at a level of detail corresponding to the scale and significance of the anticipated environmental, economic, social and cultural effects.
- The extent to which the objectives of the proposal are the most appropriate to achieve the purpose of the RMA.
 - Whether the provisions (rules) are the most appropriate way for achieving the objective (purpose), by including consideration of any other reasonably practicable options, the efficiency and effectiveness of the provisions in achieving the purpose, and reasons for deciding on the provisions.
77. This submission is not proposing any new objectives or rules to be added to the District Plan; therefore, the objective of the proposal is considered to be the purpose of the rezoning. The purpose of the proposal is to rezone the sites at 4 Golf Links Road and 518 Rangiora Woodend Road from the proposed RLZ to GRZ to allow for residential intensification.
78. Two options have been assessed below; retain the current proposed rural zoning or provide for a rezoning to GRZ.
79. The Quality Planning Guidance note on Section 32 analysis states that the most appropriate option means "suitable, but not necessarily superior". The most appropriate option does not need to be the most optimal or best option but must demonstrate that it will meet objectives in an efficient and effective way.

8.1. Option 1: Retain proposed RLZ under PWDP (status quo)

	Benefit	Cost
Environmental	<ul style="list-style-type: none"> ■ Maintains the rural lifestyle character of the site. ■ No further residential expansion to Rangiora as well as Woodend. ■ No additional capacity for stormwater/wastewater required. ■ Does not offend the CRPS. 	<ul style="list-style-type: none"> ■ A missed opportunity for providing additional residential capacity. ■ No buffer on existing rural and medium density (Bellgrove) sites. No change or improvement to existing reverse sensitivity effects.
Economic	<ul style="list-style-type: none"> ■ No costs to the owners or Council to retain the proposed zoning under the PWDP. ■ No change to National Grid considerations or use of land in corridor. 	<ul style="list-style-type: none"> ■ Does not contribute to housing demand/supply. ■ No additional development contributions or increased rateable income of Council.
Social	<ul style="list-style-type: none"> ■ No social benefit recognised. 	<ul style="list-style-type: none"> ■ Does not contribute to Waimakariri housing stock or contribute to providing increase in population. ■ The continuation of Rural Lifestyle dominated development in all of the rural areas may continue to impact on the ability to undertake rural activities. This would make obtaining land for farming within the district less viable.
Cultural	<ul style="list-style-type: none"> ■ Retains on-site effluent and stormwater discharges to ground. 	<ul style="list-style-type: none"> ■ Does not reduce potential effects on water quality.

80. Option 1, retaining the land as proposed RLZ has relatively even benefits and costs. The benefit of this option would be that the rural character of the site and the outlook for existing surrounding properties would not change. This option would also not contribute to housing and living options within the area.
81. RLZ areas used predominantly for a residential lifestyle within a rural environment on lots smaller than those of the General Rural and Rural production zones, while still enabling primary production to occur is an inefficient use of a resource and inconsistent with Part 2 of the RMA 1991.
82. The costs of doing nothing and retaining the existing and proposed zoning means that there will be no residential development capacity provided on this site, and therefore there will be no wider benefit to the Rangiora and Woodend suburbs. This would be a missed opportunity for the Council to demonstrate additional residential housing capacity in the short, medium, and long term as required by the NPS-UD.
83. The costs outweigh the benefits, and Option 1 is the least preferred option.

8.2. Option 2: Rezone to proposed GRZ under PWDP

	Benefit	Cost
Environmental	<ul style="list-style-type: none"> ■ Further residential expansion to Rangiora as outlined also within the Waimakariri 2048 District Development Strategy. 	<ul style="list-style-type: none"> ■ Loss of rural land. ■ Loss of rural outlook/character.
Economic	<ul style="list-style-type: none"> ■ Provides the most housing capacity and potential for variety in housing choice. ■ Provides income from the greatest number of development contributions and rateable sections for Council. ■ Potential for affordable housing, with a greater number of dwellings available to the market, the less likelihood of significant price increases in the market. ■ Good transport links to the existing employment hub of Rangiora and Christchurch City. ■ Gives effect to the NPS-UD as it contributes to development capacity. ■ Efficiencies in infrastructure cost to develop the site for the greatest number of dwellings. ■ The respective estimated yields are 140 dwellings. ■ Short-medium term employment opportunities during construction. 	<ul style="list-style-type: none"> ■ Economic cost for development of urban infrastructure (services and roading) for landowner. ■ Loss of rural land. ■ Potential to decrease residential intensity momentum in other areas.
Social	<ul style="list-style-type: none"> ■ An integrated development with connections to Rangiora and Woodend suburbs. ■ Is in close proximity to the existing residential development of Bellgrove and Ravenswood. 	<ul style="list-style-type: none"> ■ Increase in traffic along Rangiora Woodend Road and Golf Links Road. ■ Perception of the Rangiora suburb may change due to the expansion.
Cultural	<ul style="list-style-type: none"> ■ Integration of services and treatment resulting in improved water quality in accordance with Mahaanui Iwi Management Plan. 	<ul style="list-style-type: none"> ■ It is considered that there are no cultural costs.

84. Option 2 is the preferred option as identified in this submission because the benefit would be that it gives effect to the Waimakariri 2048 District Development Strategy. From an economic point of view, it will give certainty to areas that are anticipated for residential development and would also be contributing towards the housing supply shortage. The rezoning and development would be formed as a well-functioning urban environment and would meet the NPS-UD.

85. An alternative option if obtaining the requested zoning is not successful is to instead apply the 'Future Urban Development Area' overlay over the submission site. This would be in order to establish that future urban development can be carried out on site at some point within the future.

8.3. Efficiency

86. Option 2, rezoning the site to proposed GRZ has been assessed as the most efficient use of the land and is the most appropriate options when the costs and benefits and all other options are compared. The benefits of Option 2 outweigh the costs meaning that it is the most efficient option, and therefore the most suitable use of the land.

8.4. Risk of Acting or not Acting

87. This submission to the PWDP has provided technical reports to confirm the suitability of the site for the proposed rezoning to GRZ. The information has been provided in as much detail as possible, though final engineering and servicing design is not known at this stage. This would pose a small risk, but any risks will be addressed and dealt with at subdivision consent with a detailed engineering design and approval.
88. There is a risk that acting will, in the short term, the proposed rezoning will be inconsistent with current provisions of the CRPS which is currently under consultation for Greater Christchurch under Chapter 6. This can be managed in conjunction with all other similar sites at the time of the CRPS review under the NPS-UD. The risk is that if Map A does not change and prevents all flexibility, this would not be consistent with the NPS-UD provisions.
89. There is also a risk of not acting, as detailed in Option 1 costs, in that it has been identified that there is insufficient residential capacity in the Waimakariri District and that by not acting, residential demand will continue to increase with a risk of insufficient residential supply of land for housing. The risk of not acting, also is that Council will not meet their requirements under the RMA to meet the needs of future generations and does not meet their requirements of the NPS-UD for providing sufficient residential capacity.

9. Assessment of Actual and Potential Effects on the Environment

90. The assessment of actual and potential effects on the environment (AEE) has been prepared in accordance with the Fourth Schedule of the RMA. The First Schedule, clause 22(2) of the RMA requires '*Where environmental effects are anticipated, the request shall describe those effects, taking into account the provisions of Schedule 4, in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change, policy statement, or plan*'.
91. The following actual and potential effects have been considered as part of the Submission to rezone the site at 4 Golf Links Road and 518 Rangiora Woodend Road from proposed RLZ to proposed GRZ:
- Urban Form and Landscape Amenity
 - Economic
 - Transport
 - Infrastructure and Servicing
 - Natural Hazards

- Health of Land
- Tangata Whenua and Cultural
- Reverse Sensitivity
- Positive Effects

9.1. Effects on Urban Form and Landscape Amenity

92. The proposed rezoning and residential intensification will alter the existing site where the zoning is rural. It will also alter the rural outlook to the adjoining rural land to the north, east and south. The effects on urban form and landscape amenity values are discussed below and the urban design statement is attached as Appendix G.
93. The proposed ODP proposes that the residential intensification areas of the developed site will be located closer to the central recreation reserve, waterway open space corridor and the proposed stormwater management areas.
94. The proposed open space reserve networks within the site are multi-functional and designed to incorporate formal and informal recreational routes, provide amenity, as well as both conveying existing overland flow paths across the site as well as treat stormwater from roading.
95. A series of off- road pedestrian cycle linkages will also utilise the proposed central open space reserves that extend east as well as to the west where a more immediate linkage to residential land use as well as the Rangiora township.

9.2. Economic Effects

96. An economic assessment has been carried out on the proposal and what would the economic impacts be resulting from a rezoning and residential development. The assessment is attached as Appendix H.
97. The assessment has concluded at a minimum the application site being included as a future development area. The site is within an identified boundary of urban land and can therefore support a compact and cohesive urban expansion to Rangiora in the medium-long term. The site will also contribute towards future demand for greenfield developments within an urban environment.
98. As a future development area any potential effects would be assessed/managed within the subdivision and consenting process. It would give effect to the growth strategy for the Rangiora area and also further expansion of the future development area would give certainty to the market that this is where future zoning is anticipated. This would reduce pressure from private plan changes and resource consents.
99. Within the Draft Greater Christchurch Spatial Plan and shown within Section 7.2.1 of this report it has been highlighted that there is an expected demand for housing over the medium to long term period within the Waimakariri District. A projected surplus of +350 over the medium term compared to the projected surplus of +1,200 over the long term shows that there is the potential to contribute more to the medium term over the next 10 years towards the housing supply shortages with this subdivision and future development.

9.3. Effects on Transport

100. The potential transportation effects of the residential development have been assessed in the traffic report attached in Appendix I. The effects on the wider transport network are discussed below.
101. Figures 6 & 7 show that there is a curve in the road at the western edge of the site. Golf Links Road meets Rangiora Woodend Road on the outside of the curve and Rangiora Woodend Road crossed the Cam River west of the intersection. Rangiora Woodend Road then continues as Kippenberger Avenue and then High Street.



Figure 6. Intersection between Rangiora Woodend Road and Golf Links Road facing towards Rangiora. (Source: Google Maps)



Figure 7. Intersection between Rangiora Woodend Road and Golf Links Road facing towards Woodend. (Source: Google Maps).

102. Golf Links Road runs between Ashley Street and Rangiora Woodend Road in the north-east part of Rangiora. It provides access to a number of recreational activities which include a golf course, sport fields, indoor sports centre and show grounds.

103. Figure 8 shows Golf Links Road facing towards to north with the submission site on the right-hand side of the figure. Figure 9 shows Golf Links Road facing the intersection with Rangiora Woodend Road. The submission site is situated on the left-hand side of the figure.



Figure 8. Golf Links Road facing north. (Source: Google Maps).



Figure 9. Golf Links Road facing towards intersection with Rangiora Woodend Road. (Source: Google Maps).

104. The traffic report outlines a number of options in regard to possible access considerations for this submission to rezone and the possible future development of the site.
105. These are discussed further in depth in Appendix G, but do include the following options:
1. Realign Golf Links Road to New Roundabout East of Cam River Bridge.
 2. New Roundabout East of Golf Links Road.
 3. New T-Intersection East of Golf Links Road.
 4. Staggered T-Intersection East of Golf Links Road.

9.4. Effects on Infrastructure and Servicing

106. The infrastructure servicing report is attached in Appendix D with summary of effects detailed below.
107. Council confirms that there is insufficient capacity within the existing council water supply network to service the application site. However, with some upgrades to the existing council water supply network (at the applicants cost), water supply could be provided to the Site.
108. Council have advised that there is no capacity within their existing wastewater network, to service the application site. Upgrades of the council wastewater pressure main between Kippenberger Ave and the Rangiora WWTP would be required to service this development. The wastewater pressure main within Kippenberger Avenue will need to be extended to the site frontage. The wastewater network within the application site can be either a gravity network with a centralised pump station or a Low-Pressure sewer network.
109. Council requires that stormwater treatment and attenuation is provided for the development. To suit the site topography, it is proposed that two stormwater management areas are provided, one to service the north part of the site and one to service the south part.
110. Utility providers have provided high-level comments that the proposed development can be serviced by their network.
111. The ability to service a development on the submission site will be subject to obtaining confirmation from Waimakariri District Council (WDC) at further subdivision and development stage as well as relevant service providers. Sufficient capacity to service the development or if upgrades would be required need to be confirmed.
112. Consultation with WDC and Environment Canterbury (ECan) is recommended to determine if the options listed above would be considered acceptable.

9.5. Effects on Natural Hazards

113. The site has been assessed to determine whether the land is subject to any natural hazards that could pose a risk to either the land or future residential development. The site has been determined that under the PWDP it is within the liquefaction overlay and the non-urban assessment area overlay.
114. A flood impact assessment which is attached as Appendix J has been carried out by Eliot Sinclair which has carried out HEC RAS flood modelling to determine the effects of the proposed development.
115. Pre and post development scenarios were modelled with the pre-development flood depths calibrated against the Waimakariri flood model. The post development model surface includes the new carriageways, stormwater management areas and new lot levels.
116. The comparison between the two scenarios indicates the following flood increase within Rangiora Woodend Road and neighbouring properties.
 - Within Rangiora Woodend Road, there is a flood depth increase of approximately 60mm at the road centreline and up to 100mm at the road edge.
 - Within properties to the North-west, there is a flood depth increase varying between 5mm and 230mm.
 - Within properties to the North and North-east, there is a flood depth increase varying between 5mm and 410mm.

- Within properties to the South of Rangiora Woodend Road, there is a flood depth increase varying between 5mm and 90mm.
117. Accessibility has been considered and even though the above values show an increase along Rangiora Woodend Road, the highest value equates to 0.0165 m²/s which is considered Low Hazard for Children and less than the maximum value for small passenger vehicle stability of 0.3 m²/s.
 118. The Waimakariri District Council has a requirement that a proposed buildings finished floor level must be 500mm above the 200-year flood level in a medium hazard flood area and 400mm above the 200-year flood level in a low hazard flood area.
 119. In accordance with the above areas at the application site with flood depths less than 0.3m are considered low hazard flood areas and with flood depths between 0.3m-1m are considered to be medium hazard.
 120. The post development flood model as shown within Appendix I has maximum flood depths of 0.3m along the carriageways and depths greater than 0.3m within existing waterways. Therefore, it is considered that parts of the site are considered low hazard and parts medium hazard. All residential dwellings as part of a future residential development on site should be 500mm above the 200-year flood level.
 121. A geotechnical assessment of the submission site has also been carried out and is attached as Appendix K. This has concluded that from the results of site-specific investigation and assessment of CPT and borehole records the site is equivalent to TC2 land performance which is generally predicted for the site and purpose of the re-zoning submission.
 122. The geotechnical assessment has also determined that the site is suitable for rezoning from rural to residential land use and that any natural hazards can be mitigated through good development design and practice to ensure the safety of infrastructure, buildings and people.

9.6. Effects on Health of Land

123. A Preliminary Site Investigation (PSI) has been undertaken by Eliot Sinclair (Appendix E) to assess any potential ground contamination. The PSI has assessed the proposal and the associated works area regarding the requirements of the NESCS.
124. The report has concluded that HAIL activities have historically and currently been carried out on site (HAIL A8, HAIL A10, HAIL A18, HAIL G3 and HAIL I). This land however is suitable for re-zoning under the assumption that all potential HAIL areas are investigated further prior to subdivision and any earthworks taking place.
125. It is recommended for additional detailed site investigation (DSI) in terms of the Ministry for the Environment's Contaminated Land Management Guidelines to be conducted to establish the nature, degree and extent of the contamination.
126. It is also recommended that if any contaminated material is encountered during any site works within the site that the requirements of the Accidental Discovery Protocol provided within Appendix E be followed.

9.7. Effects on Tāngata Whenua and Cultural Values

127. The site is identified as being within the Nga Wai cultural value overlay in the PWDP. Within this report under Section 10.1 the Mahaanui Iwi Management Plan (IMP) has been considered and has stated that any future residential development and subdivision to be carried out on site will consult with the relevant Papatipu Runanga.

9.8. Effects on Reverse Sensitivity

128. The potential for reverse sensitivity effects occurs when a change in land use is incompatible with, and causes new conflicts with, existing activities nearby. Typical rural reverse sensitivity effects are typically noise, odour, and dust. The change to residential use as a result of the rezoning request needs to consider the reverse sensitivity effects related to the site's proximity to existing rural activities.
129. It is also noted that there are no existing intensive farming activities (pig or poultry farming) in the vicinity that currently occur that would be of concern in respect of reverse sensitivity effects adjacent to a proposed residential area.

9.9. Positive Effects

130. The proposed rezoning would allow for a potential yield of 140 dwellings.
131. In the case of this site, the rezoning of the land to residential would for a residential development in close proximity to the Rangiora and Woodend suburbs as well as having excellent transport links to Central Christchurch. The efficient location of the site has good transport links to existing employment hubs of surrounding suburbs.
132. The proposed residential growth will be managed through the proposed ODP which ensures that there is adequate vehicle and pedestrian access throughout the site and development.
133. The site is considered suitable for residential rezoning and future development, for the reasons outlined in Section 5, Section 8 and the Assessment of Environmental Effects in Section 9 above.

10. Consistency with other Relevant Planning Documents

134. In accordance with 74(2) the proposed rezoning has been considered in regard of other management plans and strategies. As such the proposal has been assessed against the following relevant planning documents:
 - Mahaanui Iwi Management Plan
 - Waimakariri 2048 District Development Strategy
 - Our Space Strategy

10.1. Mahaanui Iwi Management Plan

135. The IMP was lodged with the relevant Councils on the 1st March 2013, including the Waimakariri District Council. The Resource Management Act contains a number of provisions in regard to Māori interests, including the principles of the Treaty of Waitangi, and gives statutory recognition to Iwi Management Plans.
136. Association between Ngai Tuahuriri Manawhenua and Awa Whenua has been established over many generations and we recognise their role as Kaitiaki. If successful with the re-zoning request further engagement will be sought.
137. The IMP 2013 is a written document, it is an expression of kaitiakitanga which is fundamental to the relationship between Ngai Tahu and the environment. The IMP sets out how to achieve the 'protection of natural and physical resources according to Ngai Tahu values, knowledge and practices' (IMP section 5.1). It identifies a number of issues and associated policies, including subdivision and development guidelines. This promotes early engagement at various levels of the planning process to ensure certain outcomes are achieved within the development.

138. The Mahaanui IMP 2013 has been prepared by the six Papatipu Rūnanga of the takiwā:
- Ngāi Tūāhuriri Rūnanga
 - Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga
 - Te Rūnanga o Koukourārata
 - Ōnuku Rūnanga
 - Wairewa Rūnanga
 - Te Taumutu Rūnanga
139. The site is located within the area covered by the Mahaanui Iwi Management Plan 2013(IMP) and as such it is considered appropriate to assess the application under the IMP, as required under Section 74(2A) of the RMA, to assess any potential effects on Tāngata Whenua vales.
140. The relevant sections and policies to the applications are addressed as follows;

Section 5.1 Kaitiakitanga

141. The objectives of this section of the IMP acknowledge that the Mahaanui IMP 2013 is a Manawhenua planning document for the six Papatipu Rūnanga in the region. It is acknowledged that there is a relationship that the Rūnanga have with the land and water, kaitiakitanga and Treaty of Waitangi. This section of the IMP provides an overarching policy statement on kaitiakitanga and is relevant to all other sections of the IMP.

Section 5.2 Ranginui

142. This section of the IMP addresses objectives and policies for air and provides guidance to the protection and use of air in a manner that respects the life supporting capacity and ensures that it is passed onto the next generation in a healthy state.
143. Air discharges will be changed from rural to residential in nature. This is considered to provide a possible benefit in that residential discharges have less potential to contaminate the air.
144. The IMP identifies that celestial darkness should be protected. The rezoning from rural to residential will increase light sources, such as street lighting. However, given the existing residential use to the west of the site, it is considered that the additional street lighting will not significantly change the light sources and celestial darkness currently in the area.
145. The IMP also identifies the need to support reduction of emissions for climate change mitigation. The proposal is within walking and cycling transport connections to Rangiora and Woodend. This will encourage future residents to reduce the use of private cars and use more sustainable methods of transportation, therefore contributing less to emissions.

Section 5.3 Wai Māori

146. Section 5.3 addresses objectives and policies for fresh water and provides guidance to freshwater management in a manner consistent with Ngai Tahu cultural values and interests. It is recognised that Ngai Tahu and Rūnanga have interests and a relationship with freshwater resources.
147. The site will obtain water supply from the Council reticulated network.
148. A stormwater management area will be developed as part of the subdivision which will provide treatment to stormwater runoff of the future development. This will improve the current stormwater management system on site (straight to ground).
149. It is considered that the application is consistent with the Wai Maori section of the IMP.

Section 5.4 Papatūānuku

150. This section of the IMP addresses objectives and policies of issues of significance in regard to the land. It recognises the relationships and connections between land, water biodiversity and the sea.
151. Consultation and engagement with the relevant Papatipu Runanga will be made within the early stages of the residential development and subdivision to identify any potential cultural issues and if required supply a Cultural Impact Assessment report.

Section 6.3 Rakahuri

152. This section of the IMP addresses objectives and policies of issues and significance to the Ashley River. It recognises the relationship that Ngai Tahu has and the strong mahinga kai associations for Ngai Tahu.
153. The IMP identifies the requirement for protection of the integrity and natural character of the upper catchment from effects associated with land use conversions. The subdivision will not result in changes to the overland flow paths where the Ashley River catchment would be impacted or altered.

10.2. Waimakariri 2048 District Development Strategy

154. The Waimakariri 2048 District Development Strategy was published July 2018 and it outlines the strategic direction that Waimakariri District Council expects the district to go over commercial, industrial and residential development up to 2048.
155. Rangiora remains' the Waimakariri Districts largest town with an estimated population of 19,200 as of June 2022 and an anticipated population of 30,000 by 2048. This equates to approximately 12,000 households. An additional 424 hectares of feasible residential land would be required by 2048 to accommodate this which would consist of existing residential developments as well as new greenfield areas inside and outside the infrastructure boundary.
156. The Waimakariri 2048 District Development Strategy anticipates that future residential growth directions are proposed to the east and west of Rangiora. The submission site is located to the east of Rangiora. These new growth areas have taken into consideration any areas with unacceptable natural hazard risk and areas that hold a particular significant environmental and cultural value.
157. Figure 10 shows the anticipated growth direction for the Rangiora Township. The submission site is circled in red within the figure and this confirms that the site has been included within the anticipated residential growth areas to the east of the Rangiora Township.

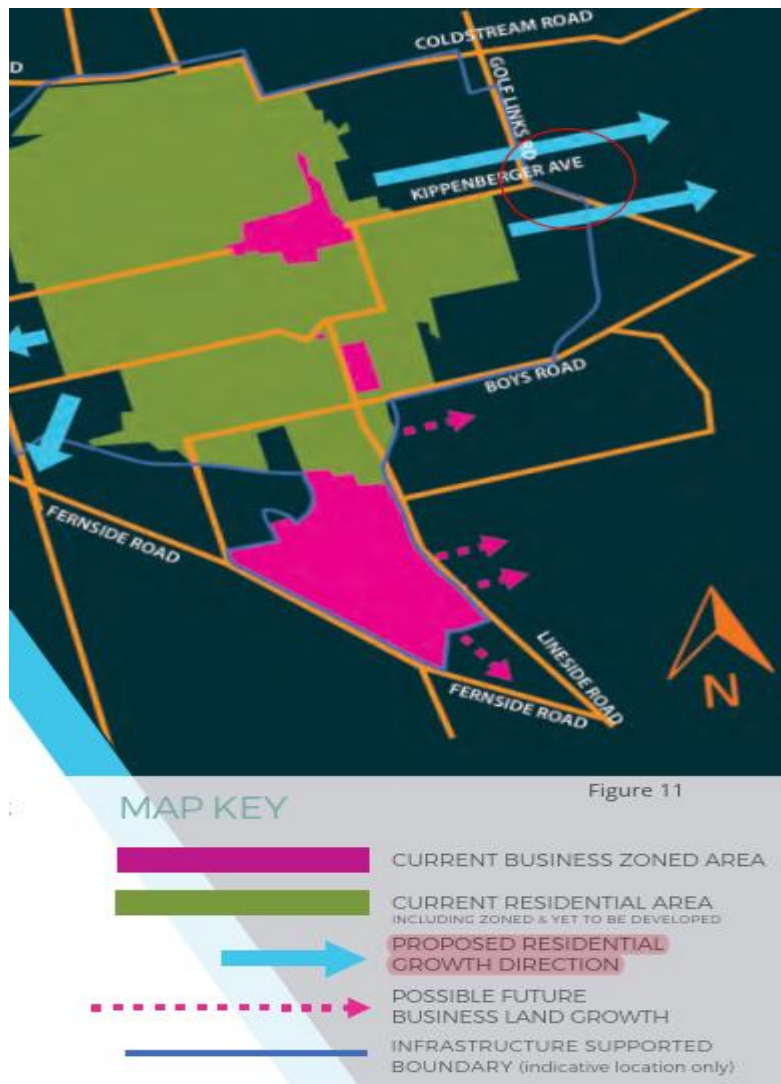


Figure 10. Expected Rangiora growth direction with submission site circled in red. (Source: Waimakariri 2048 District Development Strategy)

10.3. Our Space Strategy 2018-2048

158. Our Space 2018-2048: Greater Christchurch Settlement Pattern Update Whakahāngai O Te Hōrapa Nohoanga (Our Space Update) has been prepared by the Greater Christchurch Partnership. The partnership includes;

- Christchurch City Council
- Environment Canterbury
- Selwyn District Council
- Waimakariri District Council
- Iwi – Te Rūnanga o Ngāi Tahu
- Waka Kotahi New Zealand Transport Agency
- Canterbury District Health Board
- Greater Christchurch Group – the Department of Prime Minister and Cabinet

159. The Our Space Update has been prepared to respond to the changes needed to growth and development of the region and complements the Urban Development Strategy (UDS) with addressing the National Policy Statement Urban Development Capacity 2016. As part of the process the report identifies key strategic issues across a number of planning documents. It provides the high-level guidance about future changes needed to accommodate future growth and development in a sustainable and integrated manner.
160. The Our Space strategy identifies the housing development, targets and sufficiency of capacity for Christchurch, Selwyn and Waimakariri. A shortage of housing capacity was identified in Selwyn, Waimakariri, and Greater Christchurch.
161. The strategy identified addressing the projected shortfall of residential housing, redevelopment in the Waimakariri, providing a range of housing, integrated land use and transport, and supporting investments as the key priority areas for the update.
162. The strategy identified that 36% of housing demand should be met through development of existing greenfield areas in Christchurch, Selwyn and Waimakariri and 19% of demand met through new greenfield development in Selwyn and Waimakariri.

11. Part 2 of the Resource Management Act 1991

163. Section 74 of the Act requires the Plan Change Request to be assessed under the provisions of Part 2 of the Act. Part 2 sets out the purpose and principles of the Act.
164. Section 5 of the RMA outlines that the purpose of the RMA is the promotion of sustainable management of natural and physical resources. Sustainable management is defined as the management of:
 - (2) [...] the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while –
 - (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
 - (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
 - (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.
165. The proposed rezoning will provide for people and communities social, economic, and cultural wellbeing by providing a well-designed and sustainable residential development with transportation, infrastructure and servicing connections. The site has been assessed as an appropriate area for GRZ to promote the sustainable management of natural and physical resources. It is considered that any adverse effects can be avoided, remedied or mitigated therefore resulting in no more than minor adverse effects on the environment.
166. Section 6 identifies matters of national importance to be recognised and provided for. It is considered that none of these matters are relevant to the proposing rezoning.
167. Section 7 relates to 'other matters' which persons must have particular regard to. This submission for rezoning has given particular regard to (a) Kaitiakitanga, (b) the efficient use and development of natural and physical resources, (c) the maintenance and enhancement of amenity values and (f) maintenance and enhancement of the quality of the environment. The submission to rezone the site has had regard to these matters through the consolidation and connectedness of the proposed residential development, the creation of well-designed and high amenity living environments is consistent with the matters in Section 7. The stormwater

management areas and reserves will enhance the amenity values and the quality of the environment of the existing site.

168. Section 8 requires persons to take into account the principles of the Treaty of Waitangi. An assessment of the Mahaanui Iwi Management Plan has been undertaken in Section 11 of this report. It is considered that the proposed rezoning is consistent with the principles of the Treaty of Waitangi.
169. Overall, the submission to rezone the site is considered to achieve the principle and purpose of Part 2 of the RMA.

12. Conclusion

170. Rachel Claire Hobson and Bernard Whimp the submitters are making a submission on the PWDP to rezone the property located at 4 Golf Links Road and 518 Rangiora Woodend Road from the proposed RLZ to GRZ.
171. The purpose of this submission is to allow for the submission site to provide for residential development opportunities that can help contribute towards housing supply demand and shortages in the Waimakariri District.
172. The Section 32 assessment in Section 8 of this report demonstrates that Option 2, rezoning the site to proposed GRZ is the most efficient use of the land and is the most appropriate options when the costs and benefits and all other options are compared. The benefits of Option 2 outweigh the costs meaning that it is the most efficient option, and therefore the most suitable use of the land.
173. The assessment of environmental effects in Section 9 of this report identifies that the rezoning of the land to residential would be in close proximity to the Rangiora and Woodend suburbs as well as having excellent transport links to Central Christchurch. A future residential development at the application site would contribute towards the housing supply shortage and would be able to form a well-functioning urban environment.
174. An assessment of the relevant National Policy Statements, CRPS, PDP and other statutory and non-statutory documents has been undertaken in accordance with Section 74 of the RMA which demonstrates that that the rezoning and any future residential development meets the overall relevant objectives and policies that apply.
175. In conclusion, for the reasons detailed throughout this report, the relief sought is to rezone the property located at 518 Rangiora Woodend Road and 4 Golf Links Road from RLZ to GRZ.

13. Disclaimer

This report has been prepared by Eliot Sinclair & Partners Limited ("Eliot Sinclair") only for the intended purpose as a submission in respect of the PWDP.

The report is based on:

- Desktop Review
- Site Investigations (Undertaken by ES)
- Specialist Reports (Undertaken by ES and external consultants)
- Canterbury Maps Viewer
- Proposed Waimakariri ArcGIS maps
- Proposed Waimakariri Property Search

- Proposed Waimakariri District Plan (PWDP)
- Environment Canterbury (ECan)
- Canterbury Regional Policy Statement
- Waimakariri 2048 District Development Strategy
- Mahaanui Iwi Management Plan
- Our Space Strategy
- Waimakariri PWDP s32 Reports

Where data supplied by Rachel Claire Hobson and Bernard Whimp or other external sources, including previous site investigation reports, have been relied upon, it has been assumed that the information is correct unless otherwise stated. No responsibility is accepted by Eliot Sinclair for incomplete or inaccurate data supplied by other parties.

Whilst every care has been taken during our investigation and interpretation of available data to ensure that the conclusions drawn, and the opinions and recommendations expressed are correct at the time of reporting, Eliot Sinclair has not performed an assessment of all possible conditions or circumstances that may exist at the site. Eliot Sinclair does not provide any warranty, either express or implied, that all conditions will conform exactly to the assessments contained in this report.

The exposure of conditions or materials that vary from those described in this report, may require a review of our recommendations. Eliot Sinclair should be contacted to confirm the validity of this report should any of these occur.

This report has been prepared for the benefit of Rachel Claire Hobson and Bernard Whimp and Waimakariri District Council for the purposes as stated above. No liability is accepted by Eliot Sinclair or any of their employees with respect to the use of this report, in whole or in part, for any other purpose or by any other party.

Appendix A. Outline Development Plan

Appendix B. Record of Title

Appendix C. National Policy Statement Urban Design Assessment

Appendix D. Infrastructure Servicing Report

Appendix E. PSI Report

Appendix F. Canterbury Regional Policy Statement Assessment

Appendix G. Urban Design Statement

Appendix H. Economic Assessment

Appendix I. Traffic Report

Appendix J. Flood Impact Assessment

Appendix K. Geotechnical Assessment