

Evidence 18

Sub 316 F/S 105

Environment Canterbury

### Hearing Summary

Kia ora Koutou ko Jo Mitten toku ingoa

Ki te kaunihera taiao ki waitaha.

My name is Jo Mitten and I'm a Principal Planner in the Integrated planning team at the Canterbury Regional Council.

Thanks for taking the time to read my evidence and for the chance to attend this hearing.

I'm just going to draw you to an amendment I would like to make to my evidence and then I will provide you with a brief summary of my evidence if that's ok.

In terms of my evidence I would like to add an amendment to Paragraph 137, page 26.

I would like to add UFD-P3 after UFD-P2 as follows:

"In my amendments, I have sought that reference to Map A is inserted into UFD-P2, UFD-P3, and UFD-P5, UFD-P7, UFD-P8 and UFD-P10.

I also would also like to amend **Attachment 1: UFD-P7- Mechanism to provide additional Commercial and Mixed Use Zones** on page 32-33. In UFD-P7(4). I would like to remove the words The Future Development Strategy or WDDS and add the words Map A of the CRPS.

|  |       |  |                                     |
|--|-------|--|-------------------------------------|
| UFD-P7<br>Mechanism to provide additional Commercial and Mixed Use Zones | Amend | <b><u>Mechanism to provide additional Commercial and Mixed Use Zones</u></b><br><br>If proposed, ensure any plan change to create new, or expanded existing <u>Commercial and Mixed Use Zones</u> : <ol style="list-style-type: none"><li>1. improve commercial self-sufficiency within the town and the Waimakariri <u>District</u></li><li>2. are commensurate to the population growth forecast for the town subject to the plan change;</li><li>3. consider and address any adverse <u>effects</u> that might undermine other town centres and local centres in the <u>District</u>; and</li><li>4. address any development capacity shortfall as identified in <del>the Future Development Strategy or WDDS</del> <b><u>Map A of the CRPS.</u></b></li><li>5. is informed through the development of an <u>QDP</u>.</li></ol> | Amend to give effect to CRPS Map A. |
|--|-------|--|-------------------------------------|

Moving to my summary of evidence, The Regional Council's submission on Overarching and Part 1 matters generally supported the Proposed Waimakariri District Plan. I agree with Mr Wilson that where submissions were made on other matters that relate to other sections of the proposed plan, they should be dealt with in those sections.

In regard to the Strategic Directions Chapter, I agree with Mr Buckley's recommended changes to Objectives SD-01 and SD-06 as they align with the Canterbury Regional Policy Statement (CRPS). I also agree that submissions focusing on the National Policy Statement for Highly Productive Land (NPS-HP) are best dealt with in other reports.

I have suggested that some wording in Objective SD-02 should remain for consistency with the Canterbury Regional Policy Statement and that specific reference needs to be made to papakāinga housing in Objective SD-05.

The majority of the Regional Council's submission points were focused on the Urban Form and Development Chapter, and this is where most of my evidence is directed. My main concern is that there is no reference to Map A of the Canterbury Regional Policy Statement in the Urban Form and Development Chapter. Map A identifies where future development can occur within Greater Christchurch and was developed through the Greater Christchurch Partnership which Waimakariri District Council were a part of. It was directed through Our Space that the map be implemented into the statutory framework by way of the CRPS. Without reference to Map A in the proposed Waimakariri District Plan, fragmented and out of sequence development could occur.

Another aspect of my evidence in the Urban Development Chapter addresses clarity issues, especially in relation to where new residential development can occur within Greater Christchurch and outside of Greater Christchurch. The minimum necessary amendments to align with Policy UFD-P2(2) with the CRPS would be to ensure that within Greater Christchurch any residential development outside of Map A is avoided and outside of Greater Christchurch that residential development is avoided unless some specific matters are met.

Thank you.