



Submission on Proposed Waimakariri District Plan Variation 1

R■■ Allaway and L■■ Larsen

September 2022

Waimakariri District Council

RESOURCE MANAGEMENT ACT 1991

WAIMAKARIRI DISTRICT COUNCIL

SUBMISSION ON THE PROPOSED WAIMAKARIRI DISTRICT PLAN VARIATION 1

Submitter Details

Name: R■■ Allaway and L■■ Larsen
 Postal address: C/- Aston Consultants Ltd
 Resource Management and Planning
 PO Box 1435
 Christchurch 8140
 Email address: fiona@astonconsultants.co.nz
 Phone Number: 03 3322618
 Mobile Number: 0275 332213
 Contact Person: Fiona Aston

Trade Competition:

Ability to gain a trade competition advantage through this submission - No

Hearing Options:

We do wish to be heard in support of our submission. If others are making a similar submission, we may consider presenting a joint case with them at the hearing.

Specific Provisions to Which this Submission Relates:

All the Proposed Waimakariri District Plan (PWDP) Variation 1, including but not limited to:

District Planning Maps.

General District Wide Matters – Strategic Directions

Area Specific Matters – New Development Areas – West Rangiora Development Area.

Note: R■■ Allaway and L■■ Larsen made a submission on the notified PWDP. Except where this submission provides an update the relief sought, this submission should be read alongside and subject to that earlier submission.



Figure 1: Site subject to the submission (outlined in blue)

Decision we wish the Council to make:

Preferred Relief:

1. Amend Proposed Waimakariri District Plan (PWDP) Planning Maps by rezoning all of the following land from Rural Lifestyle Zone (**RLZ**) to Medium Density Residential Zone (**MDRZ**); or a mix of **MDR zoning** and Large Lot Residential – Specific Control Area Density 2 (**LLRZ D2**), with a minimum net site area 1000m² and minimum average net site area 1500m² (or similar); or a mix of **MDR** zoning and Large Lot Residential (**LLR**); or a mixed density residential zone which enables a wide range of residential lot sizes from **MDR** to

LLR sizes. The large site size will enable a master planned development. An Outline Development Plan can be supplied.

2. The landownership and cadastral information directly affected by this submission is shown in **Table 1** below.

Registered Owner	Address	Appellation Title	Area (ha)
Dale & Jackie May	315 Lehmans Road	Lot 5 DP 83612	4.0000
Mike & Sharon Brown	311 Lehmans Road	Lot 6 DP 83612	4.0450
Paul and Denise Ward	305 Lehmans Road	Lot 7 DP 83612	4.7700
Rick and Lisa Allaway	285 Lehmans Road	Lot 8 DP 83612	4.3320
DA & JM Stewart	271 Lehmans Road	Lot 8 DP 328154	4.0008
WE Radford	267 Lehmans Road	Lot 7 DP 328154	4.0002
Fiona Mules	265 Lehmans Road	Lot 6 DP 328154	4.0690
G & J Billington	263 Lehmans Road	Lot 5 DP 328154	4.0560
Ian Sunckell	261 Lehmans Road	Lot 4 DP 328154	4.3347
ME Vermeulen	259 Lehmans Road	Lot 3 DP 328154	4.4732
RL Mauger	257 Lehmans Road	Lot 2 DP 328154	4.1638
Kenny Moore	255 Lehmans Road	Lot 1 DP 328154	4.1295
Lionel Larsen	201 Lehmans Road	Lot 1 DP 83770	4.004
Jeanette Adriana Allison and Richard William Allison (Rangiora Vet Centre)	181 Lehmans Road	Lot 2 DP 83770	4.057
			58.4352 ha

Table 1. Legal descriptions and ownership of land parcels for which MDR rezoning (or a mixed density zoning or mix of residential density zones) is sought.

3. Amend the West Rangiora Outline Development Plan (ODP) to include the land identified in Table 1 above as Medium Density Residential or a mix of residential density zones as per the relief sought in 1. above.
4. Any consequential, further or alternative amendments to the PWDP and Variation 1 to be consistent with and give effect to the intent of this submission and the submission lodged by the Submitter on the notified PWDP and the interests of the Submitter, including any

changes necessary to give effect to the Enabling Housing Supply and Other Matters Resource Management Amendment Act.

Part 2 – District Wide Matters.

Strategic Directions

SD-03

Urban development and infrastructure that:...

5. *provides a range of housing opportunities, focusing new residential activity within existing towns, and identified development areas in Rangiora and Kaiapoi, in order to **as a minimum** achieve the housing bottom lines in UFD-O1.*

Reasons for the Submission

4. The reasons for my submission are, in summary because
 - a) The preferred relief including the proposed rezoning is both appropriate and necessary to achieve sustainable growth and development of Rangiora and to meet the requirements of the National Policy Statement for Urban Development 2020 (NPS-UD). It is consistent with and gives effects to the Resource Management Act 1991, including Part 2 and Section 32 and the Resource Management Enabling Housing (and other matters) Amendment Act 2021.
 - b) The Site identified in Figure 1 is a logical and suitable location for further urban growth of Rangiora. It adjoins existing urban development on the opposite (east) side of Lehmans Road.
 - c) At present rates of land uptake there is about 4 years vacant land supply in Rangiora. Given it takes 3-5 years to bring land from zoned state to on the market as developed lots, there is some urgency in providing additional capacity. Increased intensification opportunities resulting from MDRZ are anticipated to result in an additional 269 dwellings in Waimakariri in the next five to eight years.¹ This proposal helps address an anticipated shortfall in residential zoned plan enabled land.
 - d) Variation 1 only proposes to rezone 86ha of FDA land (at south west Rangiora and north east Rangiora), with an anticipated yield of around 1000 households and in the ownership of just two major local developers. This favours these existing developers and is inconsistent with the direction of the NPS-UD which, among other things,

¹ Section 32 page 46.

promotes a competitive land market. It is also inadequate to meet Rangiora housing needs in both the short and medium term.

- e) The rezoning will help achieve a compact, and efficient, urban form with connectivity with multiple transport modes and will contribute to a well functioning urban environment.
- f) The proposal for a mix of residential densities, including MDR zoning, will enable a significant master planned urban development which responds to the varying housing needs of the Rangiora locality, and is consistent with the NPS-UD 2020 to enable a variety of homes that meet the needs, in terms of type, price, and location, of different households (Policy 1).
- g) The rezoning is consistent with the NPS-UD 2020 which provides for unanticipated (in RMA documents) plan changes where this adds significant additional development capacity and contributes to a well functioning urban environment.
- h) Adverse effects on the environment arising from the proposed rezoning will be minimal, if any, and can be adequately mitigated.
- i) For all the reasons outlined in the Alloway and Larsen submission on the notified PWDP.
- j) The proposed rezoning and other amendments sought are consistent with and the most appropriate, efficient, and effective means of achieving the purpose of the RMA.



.....
(Signature of applicant or person authorized to sign on behalf of the submitter)

Date: September 9, 2022