

DEVELOPMENT PLANNING UNIT

Submission on Variation 1: Housing Intensification

Clause 6 of Schedule 1, Resource Management Act 1991

Submitter details

(Our preferred methods of corresponding with you are by **email** and **phone**).

Full name: _____

Email address: _____

Phone (mobile): _____ Phone (landline): _____

Postal address: _____ Post code: _____

Physical address: _____ Post code: _____
(if different from above)

Please select one of the two options below:

I **could not** gain an advantage in trade competition through this submission (*please go to Submission details, you do not need to complete the rest of this section*)

I **could** gain an advantage in trade competition through this submission (*please complete the rest of this section before continuing to submission details*)

Please select one of the two options below:

I **am** directly affected by an effect of the subject matter of the submission that:

- A) Adversely affects the environment; and
- B) Does not relate to trade competition or the effect of trade competition.

I **am not** directly affected by an effect of the subject matter of the submission that:

- A) Adversely affects the environment; and
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Submission details

The specific provisions (objectives, policy and rules) of the proposal that my submission relates to are as follows:
(please give details)

My submission is that: *Please indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons (include additional pages as necessary).*

I/we have included: _____ additional pages

I/we seek the following decision from the Waimakariri District Council: *(give precise details, use additional pages if required)*

Submission at the hearing

I/we wish to speak in support of my/our submission

I/we do not wish to speak in support of my/our submission

If others make a similar further submission, I/we will consider presenting a joint case with them at the hearing

Signature

Of submitters or person authorised to sign on behalf of submitter(s)

Signature _____ Date _____

PLEASE NOTE - A signature is not required if you submit this form electronically. By entering your name in the box above you are giving your authority for this application to proceed.

Important information

1. The Council must receive this submission before the closing date and time for submissions.
2. Please note that submissions are public. Your name and submission will be included in papers that are available to the media and public. Your submission will only be used for the purpose of the Plan Change/Variation process.
3. Only those submitters who indicate they wish to speak at the hearing will be emailed a copy of the planning officer's report (please ensure you include an email address on this submission form).

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- It discloses no reasonable or relevant case
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- It contains offensive language
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Send your submission to: Submission
Waimakariri District Council, Private Bag 1005, Rangiora 7440

Email to: developmentplanning@wmk.govt.nz
Subject line: Submission Variation 1: Housing Intensification

Phone: 0800 965 468 (0800WMKGOV)

You can also deliver this submission form to one of our service centres:

Rangiora Service Centre: 215 High Street, Rangiora

Kaiapoi Service Centre: Ruataniwha Kaiapoi Civic Centre, 176 Williams Street, Kaiapoi

Oxford Service Centre: 34 Main Street, Oxford

Submissions close 5pm, Friday 9 September 2022

Please refer to the Council website waimakariri.govt.nz for further updates

**SUBMISSION BY THE NORTHWEST RANGIORA OWNERS GROUP ON VARIATION 1 TO THE
PROPOSED WAIMAKARIRI DISTRICT PLAN IN ACCORDANCE WITH THE RESOURCE
MANAGEMENT ACT 1991**

To Waimakariri District Council
Address Private Bag 1005, Rangiora 7445
Email developmentplanning@wmk.govt.nz

Submitter Details

The Northwest Rangiora Owners Group (The Submitters) comprises the following landowners;

Name(s)	Property Address
Anthony John How and Sarah Jane How	311 West Belt, Rangiora
Gerard Frederick Bassett and Jillian Eleanor Bassett	327 West Belt, Rangiora
Stewart John Gilbert and Phillipa Watkins	331 West Belt, Rangiora
Stuart John Priddy and Karen Leigh Burt	321 West Belt, Rangiora
Stephen Gerard Benyon and Mandy Benyon, James Dennis Woods and Neroli Ann Woods	319 West Belt, Rangiora
Warren and Julie Rogers (Julwaza Limited)	315 West Belt, Rangiora
Richard and Carol Townshend (RP & CG Trustee Company Limited)	335 West Belt, Rangiora
Alan Henry Williams and Sandra Mary Williams	302 West Belt, Rangiora
Chaoting (Vince) Ni and Luyan Qian	310 West Belt, Rangiora
Paul Richard Wanty and Margaret Jill Wanty	312 West Belt, Rangiora
Ian Stephen Davies and Jennifer Ann Davies	324 West Belt, Rangiora
Charles Jacob Alloway and Alexandra Jann Alloway	109 River Road, Rangiora
Paul Andre Kennedy and Julie Kennedy	3 Ballarat Road, Rangiora

Submitter(s) Agents Name Davis Ogilvie & Partners
Contact Person Fred Coughlan (BEMP, Assoc. NZPI, RMLA)
Address for Service PO Box 589
Christchurch 8041
Email Fred@do.co.nz
Phone number (03) 962 8572
Signed:



Hearing

The submitters wish to be heard in support of their submission.

Specific provisions that this submission relates to

The submission relates to Variation 1 to the Proposed Waimakariri District Plan, in particular as it relates to the following properties:

Table 1: Land Relevant to the Submission			
Property Address	Legal Description	Owner	Submitter*
311 West Belt, Rangiora	RS 38007	Anthony John How, Sarah Jane How	Yes
327 West Belt, Rangiora	Lot 4 DP 51736	Gerard Frederick Bassett, Jillian Eleanor Bassett	Yes
331 West Belt, Rangiora	Lot 5 DP 51736	Stewart John Gilbert, Phillipa Watkins	Yes
321 West Belt, Rangiora	Lot 3 DP 51736	Stuart John Priddy, Karen Leigh Burt	Yes
319 West Belt, Rangiora	Lot 2 DP 51736	Stephen Gerard Benyon, Mandy Benyon, James Dennis Woods and Neroli Ann Woods	Yes
315 West Belt, Rangiora	Lot 1 DP 51736	Warren and Julie Rogers (Julwaza Limited)	Yes
335 West Belt, Rangiora	Lot 6 DP 51736	Richard and Carol Townshend (RP & CG Trustee Company Limited)	Yes
302 West Belt, Rangiora	Lot 1 DP 52677 and Lot 2 DP 52677	Alan Henry Williams, Sandra Mary Williams	Yes
310 West Belt, Rangiora	Lot 3 DP 52677 and Lot 4 DP 52677	Chaoting (Vince), Luyan Qian	Yes
312 West Belt, Rangiora	Lot 1 DP 43228	Paul Richard Wanty, Margaret Jill Wanty	Yes
324 West Belt, Rangiora	Lot 2 DP 43228	Ian Stephen Davies and Jennifer Ann Davies	Yes
109 River Road, Rangiora	Lot 4 DP 43228	Charles Jacob Allaway, Alexandra Jann Allaway	Yes
3 Ballarat Road, Rangiora	Lot 6 DP 44328	Paul Andre Kennedy, Julie Kennedy	Yes
336 West belt, Rangiora	Lot 1 DP 59059	Jeremy Raymond Cox, Lynda Jane Cox	No
1 Ballarat Road, Rangiora	Lot 5 DP 44328	Anya Elizabeth Galbraith, Robert Matthew Galbraith	No
5 Ballarat Road, Rangiora	Lot 7 DP 44328	Irene Joy Aitken, Murray John Aitken	No
300 West Belt, Rangiora	Lot 4 DP 41961	Rangiora District Council	No
No Address	Lot 7 DP 43228	Waimakariri District Council	No
105 River Road, Rangiora	Lot 6 DP 43228	Waimakariri District Council	No
*Party to this submission.			

This submission has been prepared by Davis Ogilvie & Partners for and on behalf of the submitters.

It is noted that the submission includes parcels not owned by submitters. This submission may not necessarily represent the views of these landowners, however it was considered appropriate that this submission included these properties in order to ensure a contiguous and consistent pattern of development within the area.

The Submission

1. The Submitters own a number of parcels of land, located at the northwest fringe of the Rangiora urban area, to the south of River Road, East of the Rangiora Racecourse and to the west of Ballarat Road. The land is legally described in **Table 1**.
2. The land held by the submitters is illustrated in **Figure 1** below, a plan identifying the individual parcel owners is further attached as **Appendix 1**.

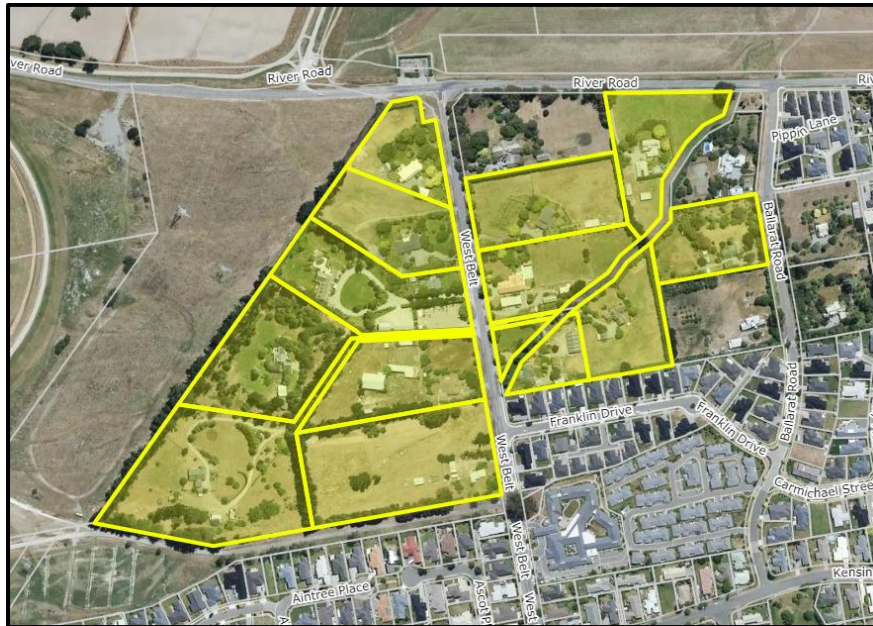


Figure 1: Submitter Properties (GRIP, 2021)

3. The land subject to this submission, inclusive of all land identified in **Table 1** is illustrated in **Figure 2** below;



Figure 2: Properties Relevant to the Submission (GRIP, 2021)

4. In accordance with the operative Waimakariri District Plan the relevant properties are zoned **Residential 4b**. The District Plan describes the Residential 4b zone as the original rural-residential zone implemented in the Waimakariri District, the zone was anticipated to “*provide a living environment within the rural area*”, the zoning recognises public servicing constraints and allows for a 1 hectare average allotment size. **Figure 3** below identifies the extent of the Residential 4b zone in relation to the submission properties.

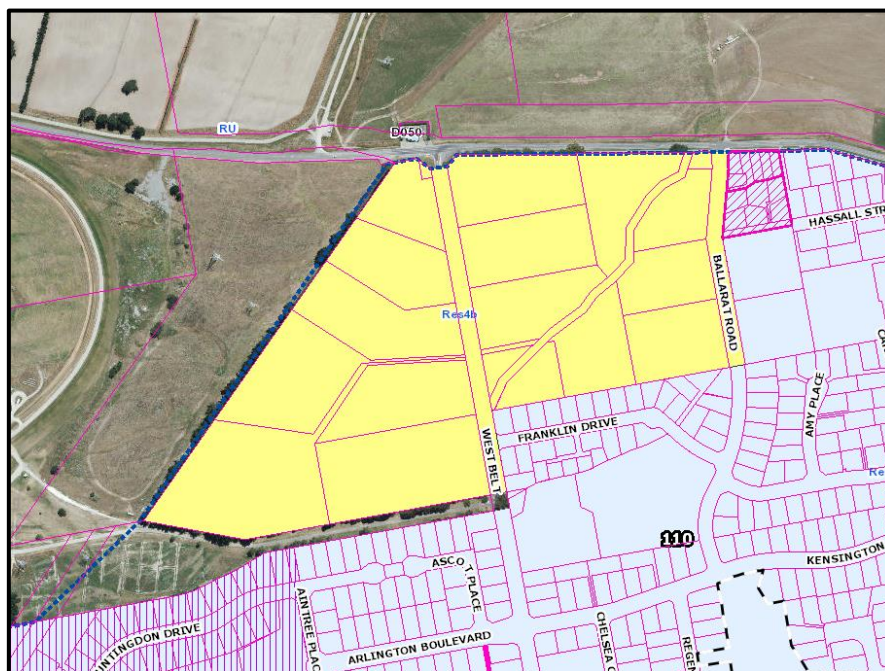


Figure 3: Operative District Plan Zoning of Subject Properties

5. The Proposed Waimakariri District Plan identifies the land as subject to the Large Lot Residential Zone (LLRZ). The Proposed Plan describes the LLRZ as;

“The purpose of the Large Lot Residential Zone is to provide residential living opportunities for predominantly detached residential units on lots larger than other Residential Zones. The Large Lot Residential Zone are located near but outside the established townships. Some opportunity is also provided for rural activities where the effects of these activities will not detract from the purpose, character and amenity values of the residential zone.”

6. **Figure 4** below identifies the extent of the Large Lot Residential Zone in relation to the submission.

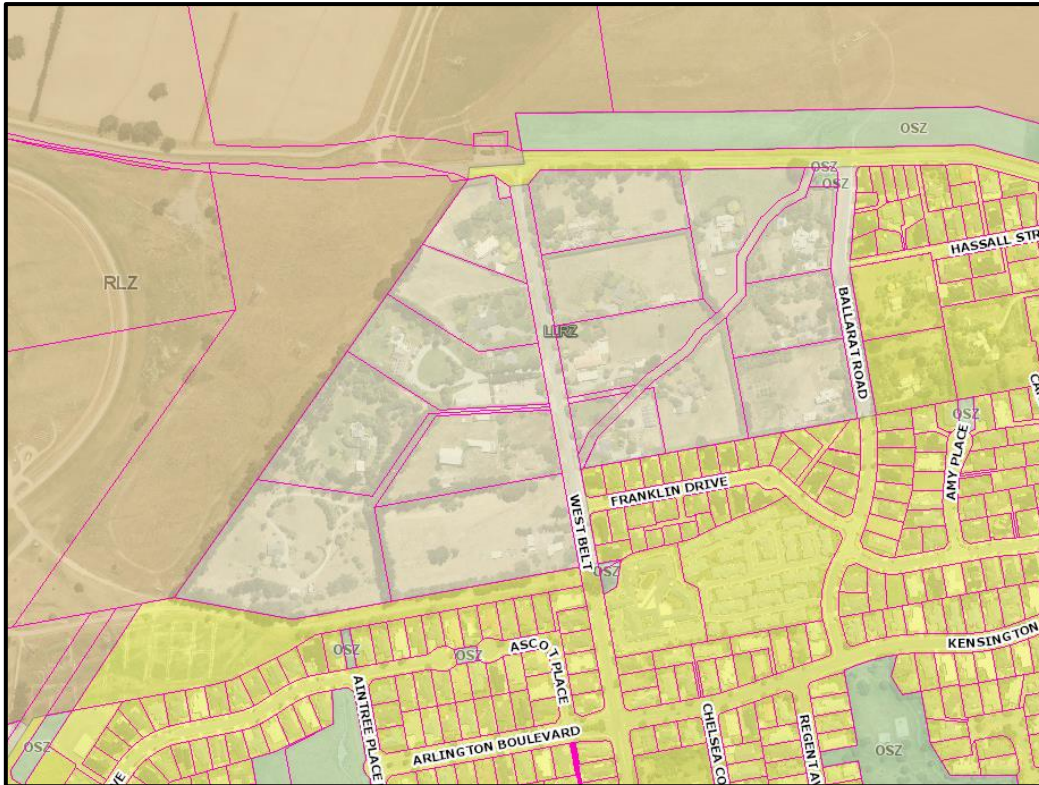


Figure 4: Proposed District Plan Zoning of Subject Property

7. In effect, the Proposed District Plan continues the same underlying zoning provisions and objectives in relation to the subject properties, enabling rural-residential type development. The only significant revision to the proposed zoning standards is an increased density, allowing for 1 dwelling per 0.5 ha, where this was previously 1 dwelling per 1.0 ha.
8. In addition to the proposed LLRZ zoning the Proposed District Plan identifies an overlay titled General Residential Zone Overlay (GRZO), which provides an avenue for rezoning of the land subject to the development of an appropriate ODP. It is the submitters position that the appropriate time for the development and implementation of that ODP is as part of the present Plan Change, as opposed to being deferred to a future certification/rezoning process. Additionally, the avenue for certification is uncertain in relation to this overlay area where it is not identified in any of the new or existing Development Areas identified in the Proposed Plan.
9. In the original submission the submitters held the position that the subject properties were more appropriate to the GRZ zone for the following reasons;
 - The location of the subject properties is more appropriate to the GRZ zone description.
 - The subject properties have a high level of connectivity with the GRZ zoned areas currently identified by the Proposed District Plan and wider amenities.
 - The subject properties can be appropriately serviced at the level of density allowed by the GRZ zone and is appropriate for residential development.

- The GRZ zoning would allow a greater level of residential density within the subject properties.
10. In addition to the prior outlined position, this submission is provided in partial support of Variation 1 to the Proposed District Plan as it would apply to any rezoning resulting from the original submission, with the anticipation that the resultant zoning would be varied from General Residential Zone (GRZ) to Medium Density Residential Zone (MRZ). It is considered that the application of the MRZ zoning to the land is appropriate for the same reasons as those provided in relation to the rezoning of the land from LLRZ to GRZ.
11. In addition to the incorporation of the relevant intensification planning requirements as required by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act, Variation 1 proposes the rezoning of land identified as the South West Rangiora and North East Rangiora development area, with a view to providing for the immediate availability of residential development land.
12. The proposed rezoning strategy reflects the relief sought by the submitters in the original submission on the Proposed District Plan.
13. The submitters therefore seek relief for inclusion of the subject land as part of the rezoning proposed under Variation 1 as the 'North West Rangiora' development area, for the same reasons as those identified by the original submission (attached).

Summary

14. The submitters support Variation 1 insofar as it enacts the incorporation of the relevant intensification planning requirements as required by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act. The submitters propose that the land included in this submission is considered for rezoning alongside the South West Rangiora and North East Rangiora development areas identified in the notified Variation.

Relief Sought

15. For the reasons outlined above the submitters seek the following decisions from Council on Variation 1 to the Proposed District Plan;
- That the properties identified in Table (1) are rezoned from LLRZ to MRZ.
 - That the General Residential Zone Overlay is removed (on the basis that it is no longer required as an ODP will have been agreed and implemented).
 - Such further or consequential relief including amendments to other rules, objectives and policies that may be necessary to achieve the outcomes the submitters seek.

Dated this 9th day of September 2022

Attached;

Appendix 1 – Map Illustrating Submitter Properties

Appendix 2 – Original Submission

DISTRICT PLAN REVIEW

Proposed Waimakariri District Plan - Submission

Clause 6 of Schedule 1, Resource Management Act 1991

Submitter details

(Our preferred methods of corresponding with you are by **email** and **phone**).

Full name: Multiple - Please refer to submission document attached. C/- Fred Coughlan, Davis Ogilvie & Partners Limitec

Email address: fred@do.nz (Phillipa Watkins for the submitters: philipa.watkins@xtra.co.nz)

Phone (Mobile): 0272929239 Phone (Landline): _____

Postal Address: PO Box 589 Christchurch Post Code: 8140

Physical address: Level 1, 24 Moorhouse Avenue Post Code: 8011
(if different from above)

Please select one of the two options below:

☒ I **could not** gain an advantage in trade competition through this submission (go to Submission details, you do not need to complete the rest of this section)

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Submission details

The specific provisions of the proposal that my submission relates to are as follows: *(please give details)*

Please refer to submission documents attached

My submission is that: *(state in summary the Proposed Plan chapter subject and provision of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons) (please include additional pages as necessary)*

Please refer submission documents attached

I/we have included: _____ additional pages

I/we seek the following decision from the Waimakariri District Council: *(give precise details, use additional pages if required)*

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Submission at the Hearing

☒ I/we wish to speak in support of my/our submission

☐ I/we do not wish to speak in support of my/our submission

☐ If others make a similar further submission, I/we will consider presenting a joint case with them at the hearing

Signature

Of submitters or person authorised to sign on behalf of submitter(s)

Signature Thomas Frederic Coughlan

Date 26 / 11/ 2021

(If you are making your submission electronically, a signature is not required)

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Submissions close 5pm, Friday 26 November 2021

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**SUBMISSION BY THE NORTHWEST RANGIORA OWNERS GROUP ON THE PROPOSED
WAIMAKARIRI DISTRICT PLAN IN ACCORDANCE WITH THE RESOURCE MANAGEMENT
ACT 1991**

To Waimakariri District Council
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Email developmentplanning@wmk.govt.nz

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Submitter(s) Agents Name Davis Ogilvie & Partners
Contact Person Fred Coughlan (BEMP, Assoc. NZPI, RMLA)
Address for Service PO Box 589
Christchurch 8041
Email Fred@do.co.nz
Phone number (03) 962 8572
Signed:



Hearing

The submitters wish to be heard in support of their submission.

Specific provisions that this submission relates to

The submission relates to the Proposed Waimakariri District Plan, in particular the proposed zoning of the following properties:

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The Submission

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Figure 1: Submitter Properties (GRIP, 2021)

3. The land subject to this submission, inclusive of all land identified in **Table 1** is illustrated in **Figure 2** below;



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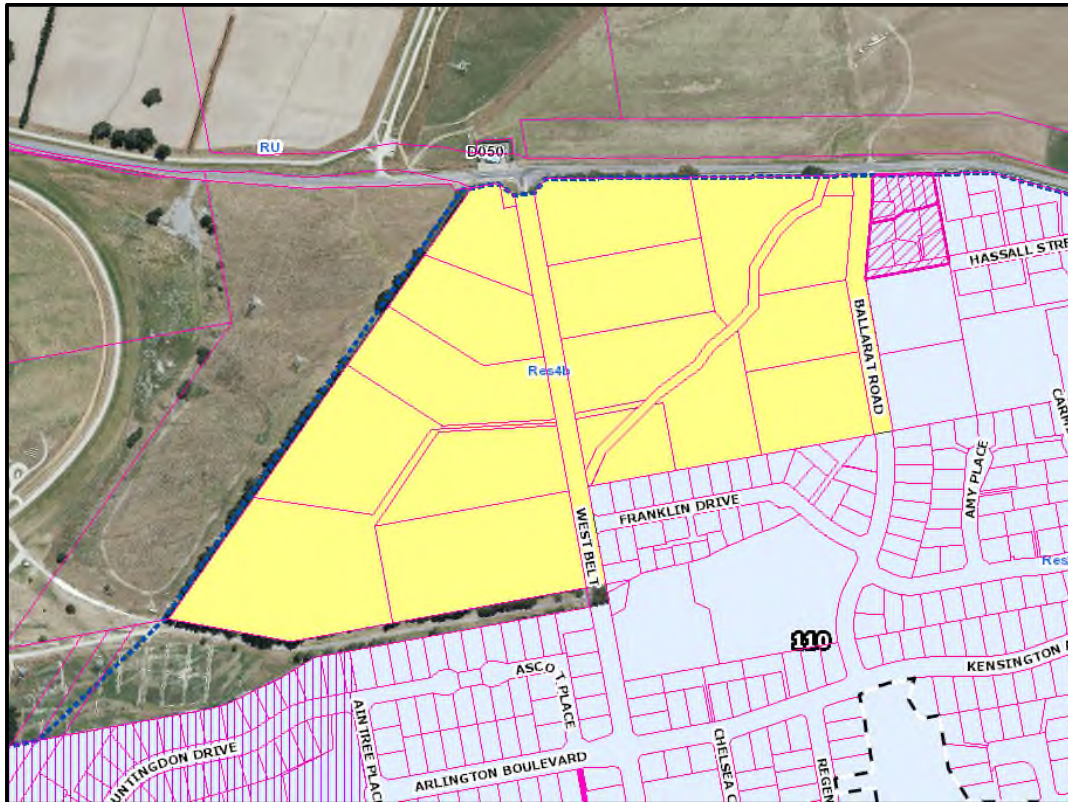


Figure 3: Operative District Plan Zoning of Subject Properties

5. The Proposed Waimakariri District Plan identifies the land as subject to the Large Lot Residential Zone (LLRZ). The Proposed Plan describes the LLRZ as;

"The purpose of the Large Lot Residential Zone is to provide residential living opportunities for predominantly detached residential units on lots larger than other Residential Zones. The Large Lot Residential Zone are located near but outside the established townships. Some opportunity is also provided for rural activities where the effects of these activities will not detract from the purpose, character and amenity values of the residential zone."

6. **Figure 4** below identifies the extent of the Large Lot Residential Zone in relation to the submission.

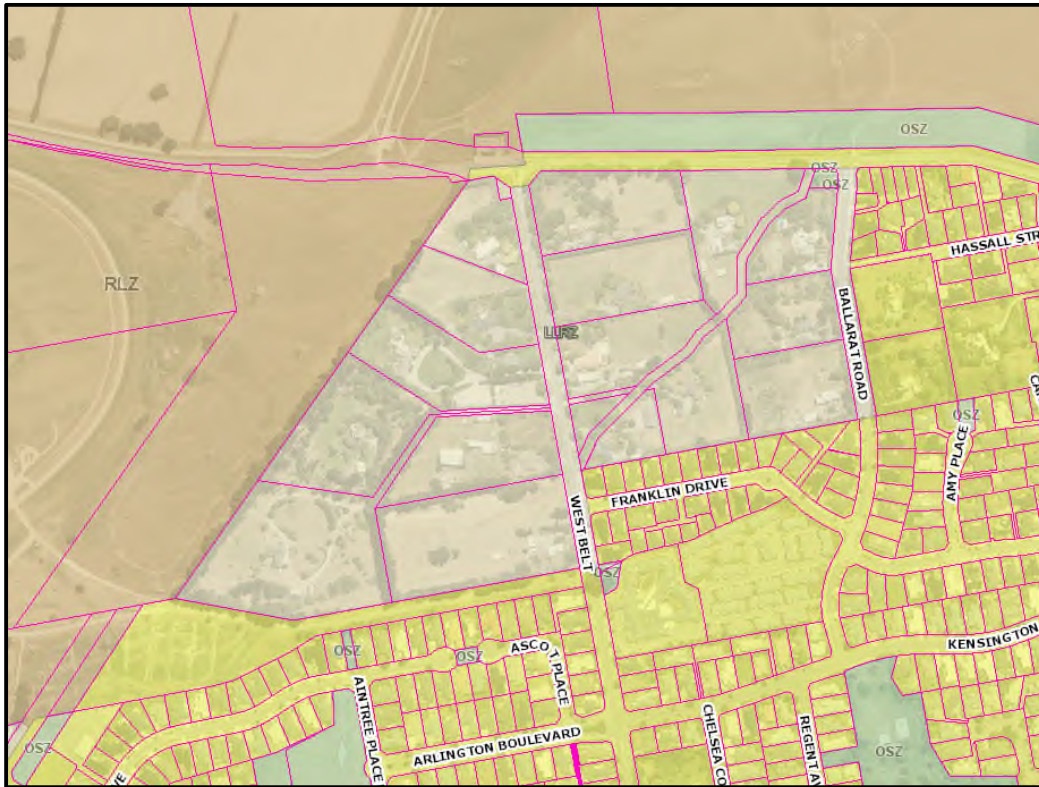


Figure 4: Proposed District Plan Zoning of Subject Property

7. In effect, the Proposed District Plan continues the same underlying zoning provisions and objectives in relation to the subject properties, enabling rural-residential type development. The only significant revision to the proposed zoning standards is an increased density, allowing for 1 dwelling per 0.5 ha, where this was previously 1 dwelling per 1.0 ha.
8. In addition to the zoning the Proposed District Plan identifies
9. It is the submitters position that the proposed LLRZ zoning is not appropriate to the subject properties, and seek the Proposed District Plan should be amended to rezone the subject properties General Residential Zone (GRZ), allowing for a maximum development density of 1 dwelling per 0.06 ha (600 m²). The Proposed Plan describes the GRZ zone as follows;

"The purpose of the General Residential Zone is to provide for residential areas predominantly used for residential activity, with a mix of building types, and other compatible activities that provide for maintenance or enhancement of residential amenity values. Activities provided for include community facilities, health care facilities, places of assembly and other activities that are at a scale and generate a range of effects that is consistent with residential character."

The General Residential Zone makes up the majority of the residential areas in the District, with development at a general suburban density, including the towns of Rangiora, Kaiapoi, Oxford, Woodend, and Pegasus, as well as the development of new greenfield areas."

10. The submitters hold the position that the subject properties are more appropriate to the GRZ zone for the following reasons;

- The location of the subject properties is more appropriate to the GRZ zone description.
- The subject properties have a high level of connectivity with the GRZ zoned areas currently identified by the Proposed District Plan and wider amenities.
- The subject properties can be appropriately serviced at the level of density allowed by the GRZ zone and is appropriate for residential development.
- The GRZ zoning would allow a greater level of residential density within the subject properties.

These matters are outlined in further detail below.

The subject properties are appropriate to the GRZ Zone

11. The subject property is considered appropriate for the GRZ zoning as a result of the properties location and the joint scale of the submitter properties.
12. The proposed District Plan seeks to implement higher order documents including the Canterbury Regional Policy Statement and National Policy Statement for Urban Development Capacity. Generally, these documents provide for increased development densities (intensification) where these increases promote the sustainable use of land and resources.

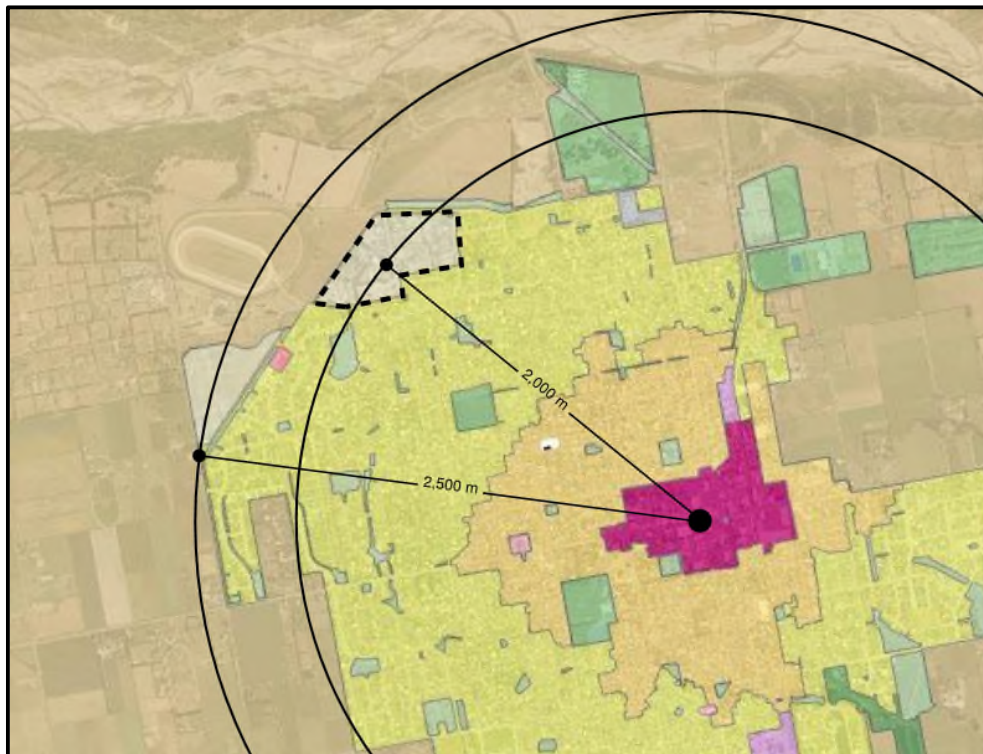


Figure 5: Radial Development Patterns (Subject Properties Outlined Black)

13. As illustrated by Figure 5, the subject properties are located approximately 2,000 m north-west of the Rangiora Town Centre, the overall site is well located within a 2,500 m radius of the town centre and reflects the town centre proximities of existing surrounding GRZ zoned land within the Rangiora urban area. From a spatial planning perspective, the location of subject site considered is contiguous with the existing extents of Rangiora's residential growth and density patterns and proximities to the Rangiora commercial centre.
14. The proposal will result in a loss of LLRZ zoned land in this location, and resultingly a loss of the rural-residential density buffer to the Rural zone. To this extent, it is considered that the nature of the adjoining RLZ land is unlikely to promote any greater adverse effects than those resulting from the current GRZ / RLZ interface which occurs on much of the existing Rangiora urban perimeter.
15. Further, the subject properties provide for a total development area of 20.15 ha, this is considered an appropriate size for development and the provision of servicing measures appropriate to the density sought.
16. It is considered that the location and scale of the subject properties lends to the implementation of an Outline Development Plan (ODP) in relation to infrastructure, connectivity and natural hazards. An ODP would enable effective management of development and infrastructure staging across the properties which are currently held in fragmented ownership. This accords with the current provisions of GRZ-P2 as proposed which relates to an existing overlay (GRZO) allowing for rezoning subject to the development of an ODP and associated plan change. The submitters pose that this ODP can be developed as part of the Proposed District Plan and co-ordinated to avoid the need for the overlay and any duplication of process.

The subject properties have a high level of connectivity

17. The subject property has a high level of connectivity with the existing GRZ zone as identified by the proposed District Plan, adjoining development areas and the existing road network.
18. These connections are illustrated in **Figure 6** below.

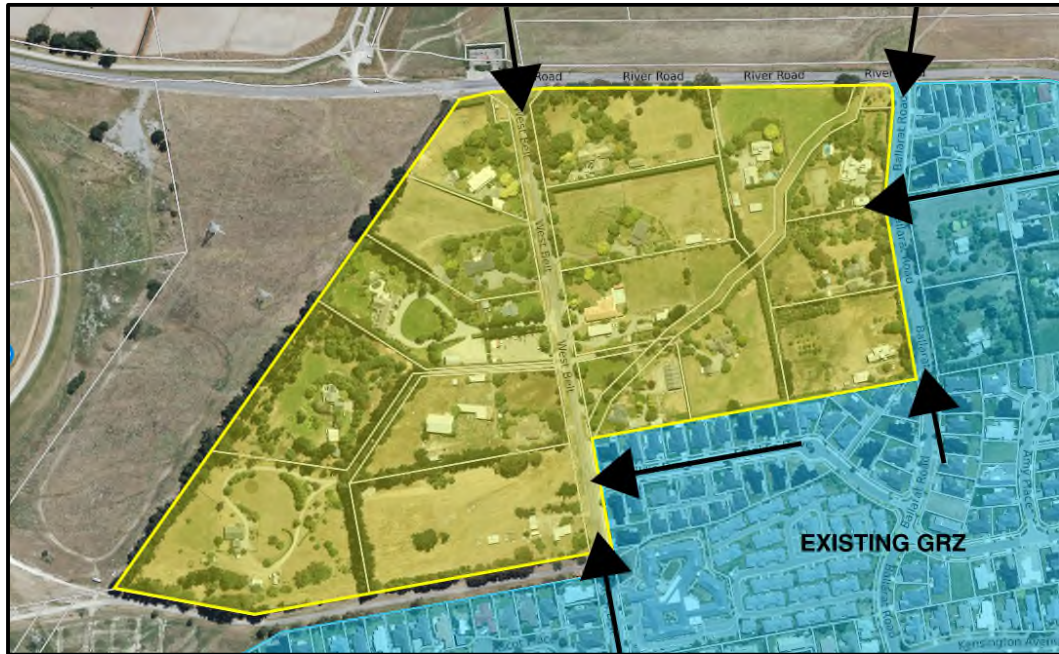


Figure 6: Subject Property Connectivity

19. The location of the subject properties provides efficient transport connections within the existing road network (West Belt / River Road / Ballarat Road) and existing and proposed urban residential areas.
20. The proximity to the Rangiora town centre, which is located approximately 2000 m to the east, is considered to align the subject property with the GRZ zone purpose. It is noted that the subject property lies in closer proximity to the town centre than other locations zoned GRZ.

The subject properties can be appropriately serviced and is appropriate for development

21. The subject property is located in close proximity to existing urban infrastructure and is able to be appropriately serviced for reticulated potable water (subject to appropriate hydraulic modelling), reticulated wastewater (subject to capacity confirmation), reticulated stormwater, power and telecommunications infrastructure.
22. Further details of potential servicing arrangements are outlined in the Servicing Report prepared by Davis Ogilvie, attached as **Appendix 2** to this submission.
23. Earthworks will be required within the road corridors and rights of way to provide for grading and the forming of carriageways. Swales and any stormwater management devices including ponds, swales and rapid soakage/soak pits will require further excavations. Common services trenching will also be required for the installation of horizontal infrastructure including wastewater, stormwater, potable water, electricity and communications reticulation.

24. Parts of the subject property are located within an area identified as affected by flooding in a 0.5% AEP event (1 in 200 year event). The potential extents of flooding across the site have been identified by modelling undertaken by WDC, this modelling is illustrated in **Figure 7** below;



Figure 7: Subject Property Modelled Flood Extents

25. It is considered that the site remains appropriate to development on the basis that a freeboard can be implemented to establish appropriate minimum floor levels within the development to an extent of 400 mm above the 0.5% AEP flood level. It is envisaged that overland flow paths will be retained, either in roads or in natural channels, or be channelised and diverted, to rationalise flows through the site without impacting lots in separate ownership.
26. The subject properties located east of West Belt are listed on the ECan Listed Land Use Register (LLUR) in relation to historical use of the land for orchard activities (HAIL A-10 – Persistent Pesticide Bulk Storage or Use). As part of any future development occurring under the GRZ zoning a Detailed Site Investigation (DSI) will need to be undertaken in relation to the identified land to establish the presence and potential extents of any such contaminants. Due to historical rural use a Preliminary Site Investigation (PSI) will likely be required in relation to land not identified by the LLUR. A copy of the ECan LLUR Report is attached as **Appendix 3**.
27. Geotechnical investigations will be required in order to confirm suitability for development, however local conditions do not suggest this will be a limiting factor.
28. Overall, it is considered that the subject property is feasibly developable in accordance with the GRZ zone provisions.

GRZ zoning will allow a greater level of residential density within the subject properties

29. The rezoning of the subject properties from LLRZ zone to GRZ zone will provide for a significant increase to the residential density of the subject property. This is considered to be of commercial benefit to the land owner and will provide for the social and economic needs of the community.
30. The existing underlying zoning provides for 0.5 dwellings per hectare, noting the requirement for road / ROW access (assume 10% land loss) a simple analysis of the subject site shows a subdivision yield of approximately 36 Rural Residential lots.
31. Based on the GRZ zoning the subject site provides for 0.06 dwellings per hectare and is considered to be able to provide for a maximum yield of approximately 268 lots assuming 20% land loss to roads and infrastructure required for the development.
32. It is considered that the increased yield resulting from a zoning change from LLRZ to GRZ will support the intent of the objectives and policies of the proposed District Plan and the intent of the National Policy Statement on Urban Development Capacity, by advancing residential development which contributes to the Waimakariri .
33. In relation to housing, it is considered that the proposed zoning change will provide for the social and economic needs of both the developer and the residents of the Waimakariri District.

Summary

34. It is the submitters view that the revision of the subject property's zoning as detailed in the proposed District Plan from LLRZ to GRZ is appropriate for the reasons outlined above.

Relief Sought

35. For the reasons outlined above the submitters seek the following decisions from Council on the Proposed District Plan;
 - That the properties identified in Table (1) are rezoned from LLRZ to GRZ.
 - That the General Residential Zone Overlay is removed (on the basis that it is no longer required as an ODP will have been agreed and implemented).
 - Such further or consequential relief including amendments to other rules, objectives and policies that may be necessary to achieve the outcomes the submitters seek.

Dated this 22nd day of November 2021

Attached;

Appendix 1 – Map Illustrating Submitter Properties

Appendix 2 – Servicing Report (Davis Ogilvie)

Appendix 3 – ECan LLUR Report

PRELIMINARY SERVICES REPORT

42205 / WEST BELT, BALLARAT ROAD, AND RIVER ROAD, RANGIORA
/ WEST BELT OWNERS GROUP

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hello@do.nz

Level 1, 24 Moorhouse Avenue, Addington
PO Box 589, Christchurch 8140
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Davis Ogilvie & Partners Ltd

QUALITY ASSURANCE

Title: Preliminary Services Report –
311, 315, 319, 321, 327, 331, 335, 302, 310, 312, 324 West Belt,
3 Ballarat Road, and 109 River Road, Rangiora

Client: West Belt Owners Group

File Location: T:\projects\42s\42205 - West Belt Owners Group\Servicing
Report\211116.gs.41793.West Belt Servicing Report.docx

Version: 1

Date: November 2021

Project No 42205

Prepared By: **Gary Stevenson**
Principal Engineer
BE (Hons), Nat Res, MEngNZ

Signature:



Reviewed By: **Ross Jennings**
Senior Civil Engineer
BE (Hons), Nat Res, MEngNZ

Signature:



DISCLAIMER

This engineering report has been prepared at the specific instruction of the West Belt Owners Group. It outlines the design of the preliminary servicing for a proposed submission to the proposed Waimakariri District Plan for changing designation to residential zone from for 311, 315, 319, 321, 327, 331, 335, 302, 310, 312, 324 West Belt, 3 Ballarat Road, and 109 River Road, Rangiora.

Davis Ogilvie did not perform a complete assessment of all possible conditions or circumstances that may exist at the site. Conditions may exist which were undetectable given the limited investigation of the site and have not been taken into account in the report.

Davis Ogilvie's opinions are based upon information that existed at the time of the production of this document. Assessments made in this report are based on the conditions found onsite and published sources detailing the recommended investigation methodologies described. No warranty is included—either expressed or implied—that the actual conditions will conform to the assessments contained in this report.

Davis Ogilvie has provided an opinion based on observations, site investigations, and analysis methodologies current at the time of reporting. The report cannot be used by any third party without the written approval of Davis Ogilvie. The report cannot be used if there are changes in the referenced guidelines, analysis methodologies, laws or regulations.

Only West Belt Owners Group and the Local and Regional Territorial Authorities are entitled to rely upon this engineering report. Davis Ogilvie & Partners Ltd accepts no liability to anyone else in any way in relation to this report and the content of it and any direct or indirect effect this engineering report may have. Davis Ogilvie & Partners Ltd does not contemplate anyone else relying on this report or that it will be used for any other purpose.

Should anyone wish to discuss the content of this report with Davis Ogilvie & Partners Ltd, they are welcome to contact us on (03) 366 1653 or at Level 1, 24 Moorhouse Avenue, Addington, Christchurch.

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1.0 PURPOSE OF REPORT

This report has been prepared in support of a submission to the proposed Waimakariri District plan. The purpose of this report is to outline the preliminary engineering design concepts to support a request for zone change from the proposed Large Lot Residential Zone (LLRZ) to General Residential Zone (GRZ) for 311, 315, 319, 321, 327, 331, 335, 302, 310, 312, 324 West Belt, 3 Ballarat Road, and 109 River Road, Rangiora.

This preliminary servicing report has been prepared to summarise:

- Existing infrastructure around and within the site
- Flood hazard and potential mitigation
- Proposed conformance to national standards, Waimakariri District Council's (WDC) policies and best practices relating to land development, in particular:
 - Waimakariri District Council Engineering Code of Practice
 - CRC184601 for the discharge of stormwater from the Rangiora Township
 - NZS4404:2010 – Land Development and Subdivision Infrastructure

2.0 PROPOSAL DESCRIPTION AND EXISTING SITE

The thirteen lots making up the East and West Sites currently range in lot area from 0.15 ha to 2.457 ha making up a total area 15.2 ha. Based on a minimum of 15 lots per ha the potential yield from the combined properties could be as many as 228 lots if zoned GRZ. The Sites are currently zoned Res 4b, are residential rural in character and the land grades generally to the east-south-east.

The West Site that is truncated triangular shaped is bounded to the west by rural character land that is gazetted as River Protection New Zealand. The West Site is bounded to the south by the access lot to the Rangiora Harness Racing Club (Racecourse), to the east by West Belt and to the north by 335 West Belt which is also zoned Res 4b.

The East Site is bounded by residential land to the south, West Belt to the west, Ballarat Road to the East and River Road to the north. Three rural residential Res 4b properties adjoin the East Site being 336 West Belt, 1 and 5 Ballarat Road.



Figure 1: Proposed Development Area.

3.0 EXISTING INFRASTRUCTURE

Both the West and East Sites are not currently serviced by municipal sewer with each lot served by a septic tank and disposal field.

There is a 50 mm Waimakariri District Council (WDC) water main in the berm fronting the Site on West Belt. In the road is a 450 mm water rising main that conveys raw water from the Ashley River shallow bore field. On the opposite side of the road in the berm is another 50 mm rider main.

In Ballarat Road there is a 150 mm PVC-u water main that could be utilised for development. In River Road on the southern berm there is a 50 mm PVC rider main.

Stormwater is likely disposed of to ground given the underlying gravels at the Site with overland secondary flow passing through the Site from west to east by a number of overland flow paths.

4.0 EARTHWORKS

The Listed Land Use Register (LLUR) maintained by ECan, documents sites that have had potentially hazardous land uses according to the Ministry for the Environment (MfE) Hazardous Activities and Industries List (HAIL). None of the allotments making up the site are registered with any HAIL activities on the LLUR.

To allow for the stormwater secondary flow network to function correctly parts of the site will require cutting, and/or filling. Earthworks will likely be required to establish one or more stormwater management areas which will include first flush storage and attenuation.

All earthworks will be undertaken in accordance with the requirements of NZS 4431:1989 (Code of Practice for Earth Fill for Residential Development), the WDC and Environment Canterbury.

Final design, volumes, plans and a detailed erosion and sediment control plan will be provided to Council during the engineering approval process for each stage of development.

5.0 SEWER

Subject to capacity checks and Council approval, connection to council sewer could be made to manhole WW004555 at the corner of West Belt and Arlington Boulevard, or to the manhole at end of sewer main WW005791 at Franklin Drive for the Site west of West Belt and to sewer in Ballarat Road for the balance of the Site. The Site can be serviced either by; gravity reticulation, low pressure sewer, or a new site sewer pump station and rising main.

6.0 STORMWATER

Stormwater reticulation will be designed in accordance with the WDC Engineering Code of Practice, CRC184601 for the discharge of stormwater from Rangiora Township, and engineering best practice.

Roof water would likely be discharged to ground and the remainder of the site drained via a traditional system of pipes and inlets to a stormwater management area/s. The SMA/s will treat and infiltrate the first flush to meet the quality requirements of CRC184601 and attenuate to the 2% AEP as required by CRC184601.

We note that the Site lie within multiple intersecting community water supply protection zones. Please refer Figure 2 below.

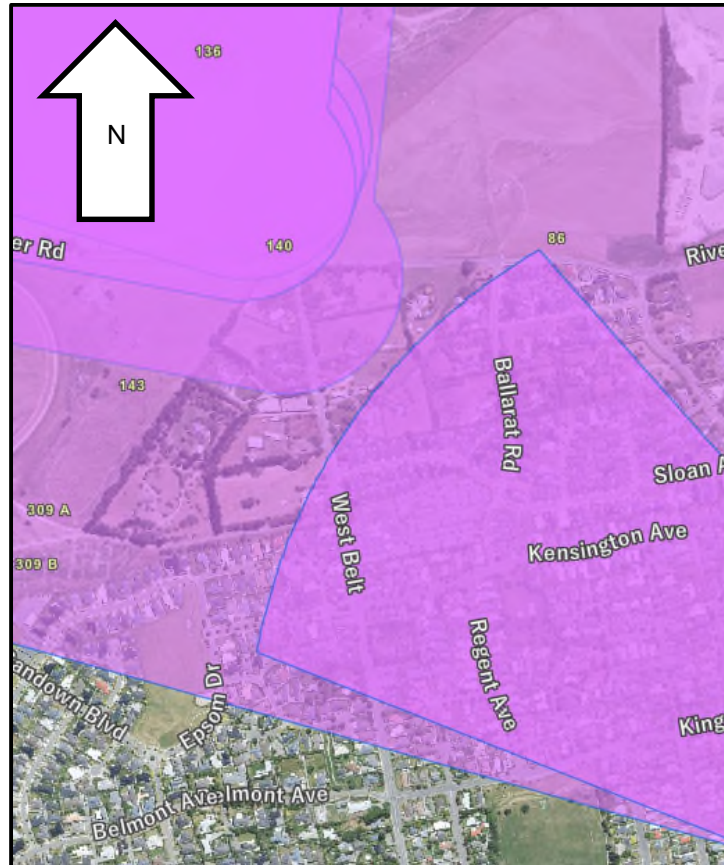


Figure 2: Community Water Supply Protection Zones overlapping the Site

7.0 POTABLE WATER

Subject to capacity checks and Council approval, potable water could be delivered to the Site by extending the 150 mm PVC water main that currently terminates north of Franklin Drive for the Site west of West Belt and by connection to the 100 mm main in Ballarat Road or 150 mm main at corner of River Road and Ballarat Roads.

It is anticipated that Council modelling will confirm that pressure of at least 400 kPa could be provided, subject to extension of reticulation to the development and that SNZ PAS 4509:2008 – New Zealand Fire Service – Fire Fighting Water Supplies Code of Practice (SNZ 4509) requirements can be met.

8.0 FLOODING

The Site is subject to 1 in 200 year flooding with a number of defined overland flow paths as shown on Figure 3 below.

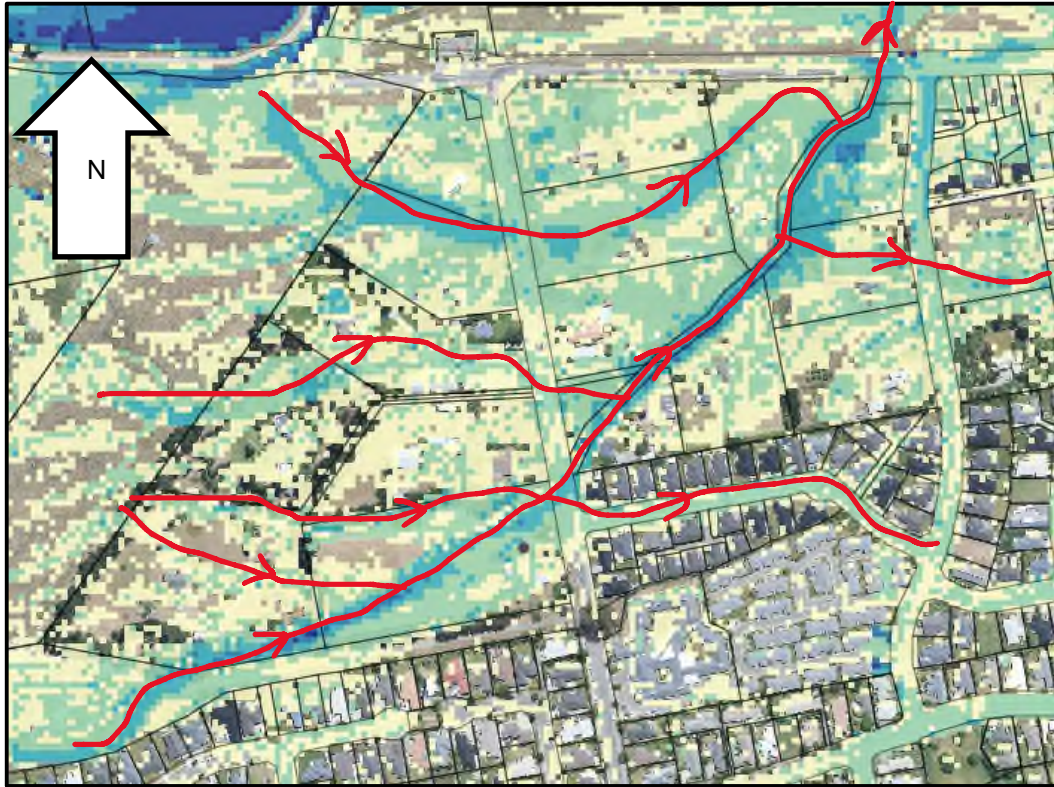


Figure 3: 1 in 200 year flooding and indicative flow paths (ECan)

It is envisaged that overland flow paths will be retained, either in roads or in natural channels, or be channelised and diverted, to rationalise flows through the site without impacting lots in separate ownership.

9.0 POWER AND TELECOM

Mainpower, Chorus and Enable have not been contacted to confirm capacity of their respective networks. However, given the Site location with adjacent services we do not envisage servicing issues.

10.0 ROADING

West Belt is classified as an Urban Collector Road and has a 6 m wide chip sealed carriageway. Drainage is to roadside soak pits for the section of road to the east side between Franklin Drive and River Road and from the racecourse accessway to River Road on the west side. West Belt urbanisation terminates at the access to the Rangiora Racecourse on the west side of West Belt and just north of Franklin Drive on the east side of the road. Power poles are located in the western berm from north of the racecourse accessway to River Road.

Ballarat Road is classed as a local road and has carriageway width of 7.5 m. The eastern side of Ballarat Road is urbanised from Hassall Street north to River Road. The balance of Ballarat Road is not urbanised.

River Road to the north of the Site is classified as a collector road and has a carriageway width of 7 m.

Given the classifications and carrying capacity of the existing roading network there should be adequate capacity to accept GRZ development of the Site.

11.0 CONCLUSION

The proposed zone change from LLRZ to GRZ potentially yielding up to 228 lots at 311, 315, 319, 321, 327, 331, 335, 302, 310, 312, 324 West Belt, 3 Ballarat Road, and 109 River Road, Rangiora can be suitably serviced in accordance with WDC requirements, NZS 4404 and engineering best practice.

A new sewer network will service the development, discharging to the existing gravity sewer network located south of the sites.

A potable water network will be constructed within the proposed development to service the development, with the connection or connections to be determined by hydraulic modelling and pressure information from Council.

It is proposed that stormwater from the site will be discharged to both ground and surface water. To surface water after the first flush is infiltrated to ground via one or more stormwater management areas, and to ground directly from roofs to onsite soak pits.

Subject to capacity checks and Council approvals GRZ development can be accommodated and be constructed in accordance with the WDC ECoP, SNZ 4509, NZS4404:2010, NZS 4431:1989 *Code of Practice for Earthfill for Residential Development*, among others, and best engineering practice.



Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345
Christchurch 8140

P. 03 365 3828
F. 03 365 3194
E. ecinfo@ecan.govt.nz

www.ecan.govt.nz

Dear Sir/Madam

Thank you for submitting your property enquiry from our Listed Land Use Register (LLUR). The LLUR holds information about sites that have been used or are currently used for activities which have the potential to cause contamination.

The LLUR statement shows the land parcel(s) you enquired about and provides information regarding any potential LLUR sites within a specified radius.

Please note that if a property is not currently registered on the LLUR, it does not mean that an activity with the potential to cause contamination has never occurred, or is not currently occurring there. The LLUR database is not complete, and new sites are regularly being added as we receive information and conduct our own investigations into current and historic land uses.

The LLUR only contains information held by Environment Canterbury in relation to contaminated or potentially contaminated land; additional relevant information may be held in other files (for example consent and enforcement files).

Please contact Environment Canterbury if you wish to discuss the contents of this property statement.

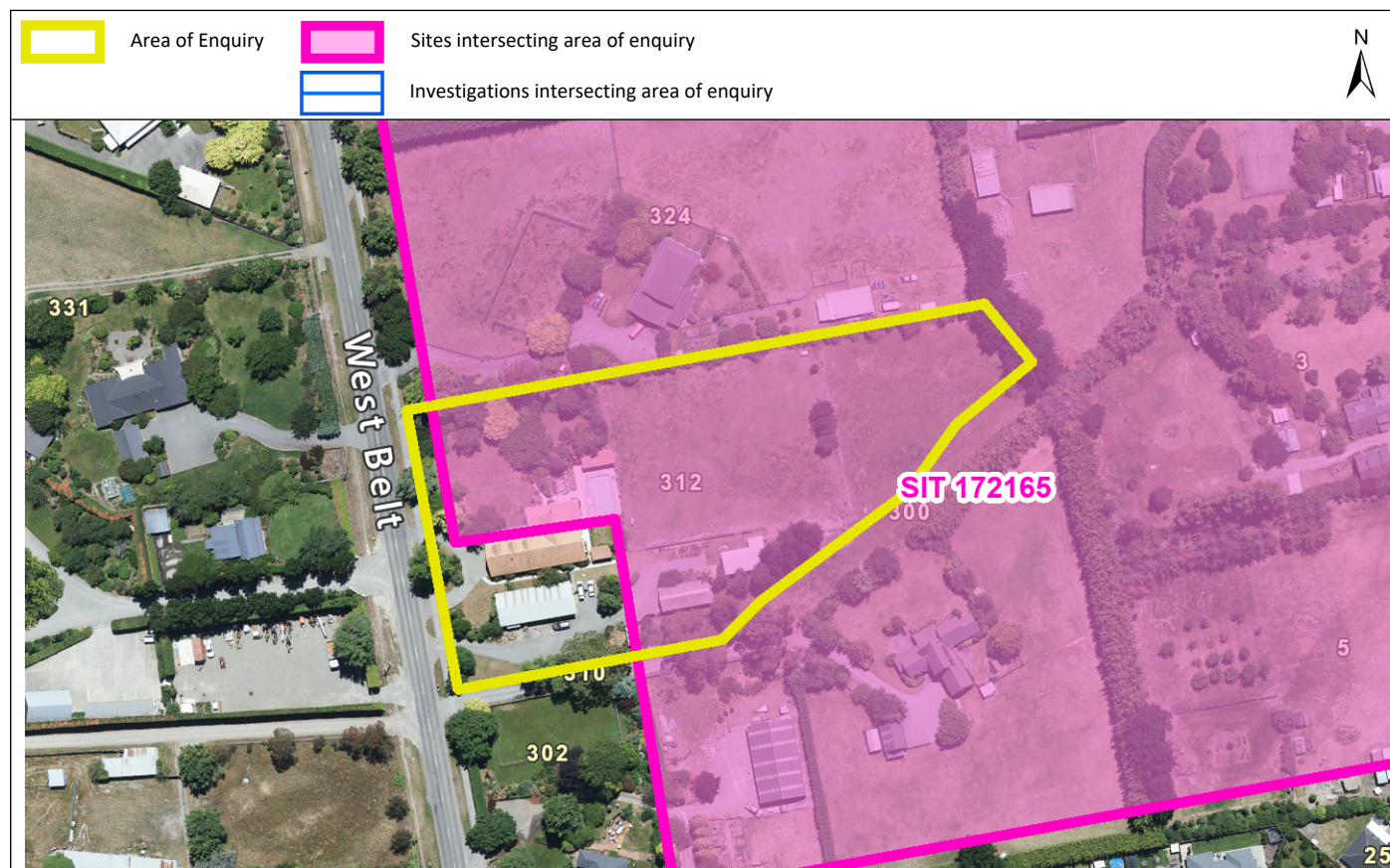
Yours sincerely

Contaminated Sites Team

Property Statement from the Listed Land Use Register

Visit ecan.govt.nz/HAIL for more information or
contact Customer Services at ecan.govt.nz/contact/ and quote ENQ301564

Date generated: 25 November 2021
Land parcels: Lot 1 DP 43228



The information presented in this map is specific to the property you have selected. Information on nearby properties may not be shown on this map, even if the property is visible.

Sites at a glance

 Sites within enquiry area

Site number	Name	Location	HAIL activity(s)	Category
172165	West Belt, River Road & Ballarat Road, Rangiora	West Belt, River Road & Ballarat Road, Rangiora	A10 - Persistent pesticide bulk storage or use;	Not Investigated

More detail about the sites

Site 172165: West Belt, River Road & Ballarat Road, Rangiora (Intersects enquiry area.)

Category: Not Investigated
Definition: Verified HAIL has not been investigated.

Location: West Belt, River Road & Ballarat Road, Rangiora
Legal description(s): Lot 1 DP 43228, Lot 1 DP 468497, Lot 1 DP 52677, Lot 1 DP 59059, Lot 10 DP 468497, Lot 11 DP 468497, Lot 12 DP 468497, Lot 2 DP 43228, Lot 2 DP 468497, Lot 2 DP 52677, Lot 3 DP 43001, Lot 3 DP

468497, Lot 3 DP 52677, Lot 4 DP 41961, Lot 4 DP 43001, Lot 4 DP 43228, Lot 4 DP 468497, Lot 4 DP 52677, Lot 5 DP 44328, Lot 5 DP 468497, Lot 6 DP 43228, Lot 6 DP 44328, Lot 6 DP 468497, Lot 7 DP 43228, Lot 7 DP 44328, Lot 7 DP 468497, Lot 8 DP 44328, Lot 8 DP 468497, Lot 9 DP 44328

HAIL activity(s):

Period from	Period to	HAIL activity
1941	1975	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

Notes:

12 Feb 2017	This record was created as part of the Waimakariri District Council 2016 HAIL identification project.
27 Jul 2017	Survey Response: No knowledge of former spray regime indicated Survey Property Address: 312 West Belt Survey Response File: C17C/112932
27 Jul 2017	Survey Response: No knowledge of former land use indicated Survey Property Address: 3 Ballarat Road Survey Response File: C17C/114450 C17C/118523
27 Jul 2017	Survey Response: No knowledge of prior land use indicated Survey Property Address: 13 Hassall Street Survey Response File: C17C/113851
27 Jul 2017	Survey Response: Copper and organophosphate based pesticides used. Survey Property Address: 302 West Belt Survey Response File: C17C/114411
27 Jul 2017	Survey Response: Current owner purchased 2015. No knowledge of prior spray regime Survey Property Address: 1 Ballarat Road Survey Response File: C17C/111253
27 Jul 2017	Survey Response: No knowledge of prior land use indicated Survey Property Address: 5 Ballarat Road Survey Response File: C17C/114882
27 Jul 2017	Survey Response: Current owner purchased in 1981. No knowledge regarding prior spray regime Survey Property Address: 6 Ballarat Road Survey Response File: C17C/115113 and C17C115114
27 Jul 2017	Survey Response: No knowledge of prior land use indicated Survey Property Address: 61 Enverton Drive Survey Response File: C17C/112915
21 Aug 2017	Area defined from 1941 to 1975 aerial photographs. A10 - Persistent pesticide bulk storage or use was noted in aerial photographs reviewed.
28 Aug 2017	The owners (2017) of 4 and 6 Ballarat Road stated that apples and pears were grown at the orchard. Their home was built in 1982 after subdivision.
6 Sep 2017	Survey Response: No knowledge of former land use indicated Survey Property Address: 3 Hassall Street, Rangiora Survey Response File: C17C/156578



Investigations:

There are no investigations associated with this site.

Disclaimer

The enclosed information is derived from Environment Canterbury's Listed Land Use Register and is made available to you under the Local Government Official Information and Meetings Act 1987.

The information contained in this report reflects the current records held by Environment Canterbury regarding the activities undertaken on the site, its possible contamination and based on that information, the categorisation of the site. Environment Canterbury has not verified the accuracy or completeness of this information. It is released only as a copy of Environment Canterbury's records and is not intended to provide a full, complete or totally accurate assessment of the site. It is provided on the basis that Environment Canterbury makes no warranty or representation regarding the reliability, accuracy or completeness of the information provided or the level of contamination (if any) at the relevant site or that the site is suitable or otherwise for any particular purpose. Environment Canterbury accepts no responsibility for any loss, cost, damage or expense any person may incur as a result of the use, reference to or reliance on the information contained in this report.

Any person receiving and using this information is bound by the provisions of the Privacy Act 1993.