

**BEFORE THE ENVIRONMENT COURT
CHRISTCHURCH REGISTRY**

**I TE KŌTI TAIAO O AOTEAROA
KI ŌTAUTAHĪ**

ENV-2025-CHC-

IN THE MATTER

the Resource Management Act 1991

AND

an appeal under clause 14(1) of the First
Schedule of the Act

BETWEEN

MICHAEL JOHN MCCORMICK

Appellant

WAIMAKARIRI DISTRICT COUNCIL

Respondent

**NOTICE OF APPEAL TO ENVIRONMENT COURT
AGAINST DECISION ON PROPOSED WAIMAKARIRI
DISTRICT PLAN**

Dated: 21 August 2025

Saunders & Co
Solicitor: Chris Fowler
PO Box 18, Christchurch
03 379 7690
chris.fowler@saunders.co.nz

TO: The Registrar
Environment Court
Christchurch

Name of appellant

1. Michael John McCormick (the **Appellant**) of Loburn, North Canterbury .

Decision appealed against

2. This is an appeal against a decision (the **Decision**, being the decision to which this appeal relates) of the Waimakariri District Council (the **Respondent**) on two submissions (the **Submissions**) by the Appellant to the Proposed Waimakariri District Plan (the **Proposed Plan**).
3. The Appellant is a person who made a submission on the Proposed Plan.

Trade competition

4. The Appellant is not a trade competitor for the purposes of section 308D of the Resource Management Act 1991.

Date of receipt of decision

5. The Appellant received notice of the decision on or about 12 June 2025.

The part of the Decision being appealed

6. The Appellant is appealing that part of the Decision which rejected the Appellant's Submissions on the Proposed Plan seeking:
 - 6.1. To identify approximately 5.7 ha at 59 Dixons Road, Loburn, legally described as Lot 1 DP 50043 and 4 ha at 125 Boundary Road, Ashley legally described as Lot 2 DP 317111 (the **Properties**) as subject to the Large Lot Residential Zone Overlay (**LLRZO** or **LLRZ Overlay**).

Reasons for the Appeal

Appellant's Submissions

7. The Appellant's Properties are situated to the North of Rangiora Township, North Canterbury and have road frontages to Dixons Road to the north and Boundary Road to the east. Together the Properties comprise approximately 9.7 ha. The Properties are zoned Rural Lifestyle Zone (**RLZ**) and the Appellant's Submissions requested that the Properties be subject to the LLRZ Overlay. The Properties are shown below, shaded yellow.

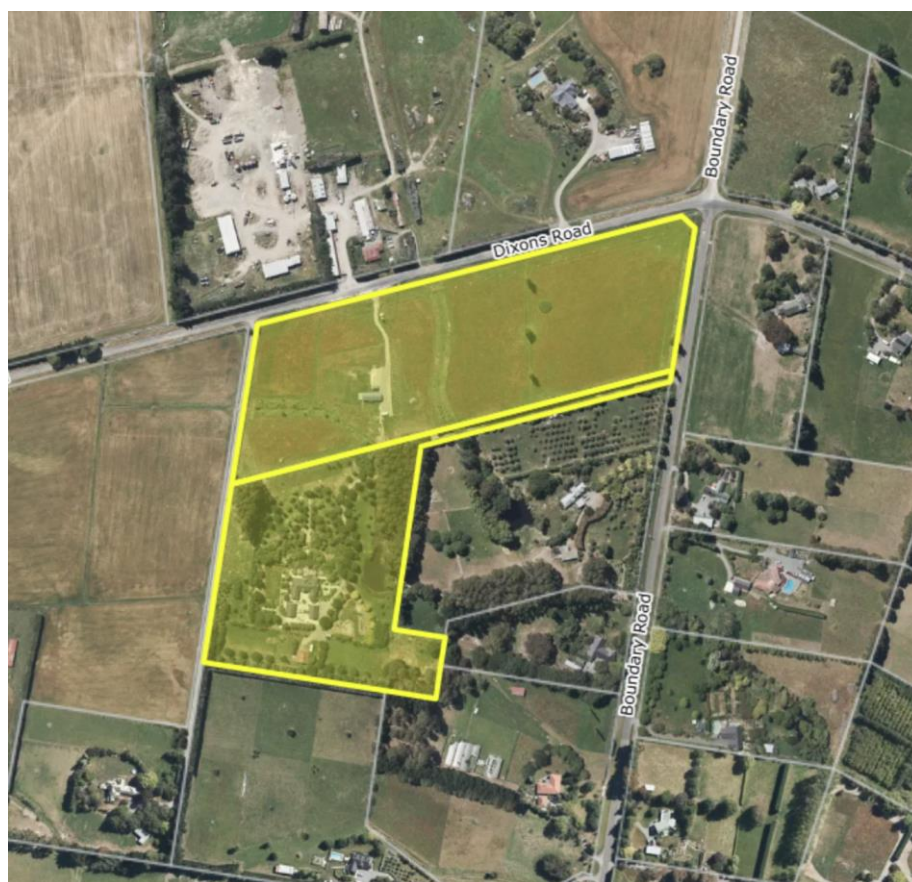


Figure 1: Plan showing location of the Properties with road frontages to Dixons Road to the north and Boundary Road to the east.

Officer Report recommendation

8. The s42A Officer's Report: Hearings Stream 12C Rezoning Large Lot Residential Zone, dated 23 May 2024 (**Officer Report**) at section 5.5.13, page 60, responded to the Appellant's Submissions as follows (emphasis added):

[291] I am generally supportive of the concept for the proposed rezoning of the parcels of land between Dixons, Cones, Boundary, and Fawcetts Road from RLZ to LLRZ Overlay. However, no technical information

or an ODP has been provided the area of land generally meets the LLRZ assessment criteria in Appendix N. I recommend that the land retain its RLZ zoning until such a time that the submitter can provide the following information:

- *An ODP that aligns with the requirements of SUB-P6;*
- *Provide an engineered design for a reticulated wastewater system;*
- *Prove that there is sufficient pressure within the water supply network for firefighting purposes;*
- *Provide engineered stormwater design to attenuate flow to predevelopment levels and protection of the overland flow paths;*
- *Provide a transportation assessment and implement any upgrades to the network where required; and*
- *Incorporate setbacks into subdivision design in line with RLZ-BFS5 associated with the poultry operation on Boundary Road and the gravel crushing plant at 90 Dixons Road.*

[292] I recommend that the submissions from Michael John McCormick [271.1] ... be accepted in part.

Hearings Panel recommendation on Submission

9. Recommendation Report 1 – Introduction, Procedural Matters, Report Format, Approach to Recommendations and Summary of Overarching Recommendations, dated 12 June 2025, states (emphasis added):

[72] If we do not refer to an individual submission or group of submissions on a particular matter addressed during the relevant hearing, or discuss the reasons for our recommendations in relation to it, that is because, having reviewed the submissions alongside the written and oral evidence and representations from submitters, any joint witness statements produced through expert conferencing and the commentary, recommendations and reasoning in the relevant s42A Report and associated Reply Report, we have accepted (and accordingly adopted) the s42A report author's final recommendations to us. This means that our recommendation reports must be read in conjunction with each relevant s42A Report and Reply Report. Those s42A Reports and Reply Reports are part of the public record and are available on the Council website. We acknowledge the information provided in the submissions which was considered in the report authors' advice to us in their s42A and Reply Reports.

[73] Our recommendation reports, accordingly, take the form of an 'exceptions' report.

10. Recommendation Report 34 – Hearing Stream 12C Rezoning Requests – Large Lot Residential Zones dated 12 June 2025, does not address the Submissions of

the Appellant. Given that Recommendation Report is in the form of an 'exceptions' report, it follows that the Hearings Panel accepted the Officer Report recommendations, including that the Appellants' Submissions be accepted in part.

11. The Respondent subsequently adopted all of the recommendations of the Hearings Panel regarding submissions on the Proposed Plan at a meeting of the Council on 24 June 2025.

Appellant's response to the Hearings Panel recommendation

12. The LLRZ Overlay is a mechanism to identify areas where future Large Lot Residential Zones may be appropriate.¹
13. The Section 32 report - Rural, dated 18 September 2021 (Section 5.3, page 32) discusses the Overlay areas as follows (emphasis added):

It is acknowledged that there are objectives and policies within the Urban Form and Development Chapter that address land that is either:

- ...
- *Identified as potentially suitable for a change in zoning (to occur by way of a plan change) from general Rural Zone or Rural Lifestyle Zone to a Large Lot Residential Zone to accommodate areas of future rural residential development. These areas are identified as Overlay areas.*

14. The s42A Officer's Report: Hearings Stream 12C Rezoning Large Lot Residential Zone, dated 23 May 2024, states:

[54] ...Chapters 3.5 and 5.3 of Rural s32 report discuss circumstances in which the LLRZO areas can be considered for rezoning. The s32 framework anticipated that where sufficient information was later provided that these areas could be rezoned. Where information has not been provided that these areas would remain as an overlay, unless there is a technical reason that makes the site unsuitable for development.

15. The above commentary indicates that there is a distinction between the information required for land to be identified as LLRZO and the information required for land to be rezoned LLRZ.

¹ S32 Report – Rural, dated 18 September 2021, Section 3.5 page 27

16. The Officer Report is generally supportive of the concept of rezoning of the parcels of land between Dixons, Cones, Boundary, and Fawcetts Road from RLZ to LLRZ Overlay. The Officer Report at paragraph [291] (quoted above) refers to the information required for land within the GRZ to be identified as subject to the LLRZ Overlay.
17. The Appellant was not seeking rezoning to LLRZ and did not understand that the information referred to in the Officer Report was required to support identification of the Properties as LLRZ Overlay.
18. In addition, the Officer Report at paragraph [291] (quoted above) also refers to "LLRZ assessment criteria in Appendix N" however it is unclear what document is being referred to as Appendix N to the Officer Report does not include LLRZ assessment criteria.
19. Further, the Appellant considers that this level of information is not necessary to support a submission seeking LLRZ Overlay because, as mentioned above, LLRZ Overlay is simply a mechanism to identify areas where future Large Lot Residential Zones may be appropriate. The expectation for such land is that a plan change application to rezone the land to LLRZ would follow at some point in the future.
20. Accordingly the information required to support LLRZ Overlay should be materially less than the information required to support a submission seeking rezoning to LLRZ.

Provision of information required to prove suitability of LLRZ Overlay

21. The Appellant considers that the information required to show that LLRZ Overlay is suitable for the Properties can be provided through the appeal process.
22. The Appellant has already commissioned a geotechnical assessment for 59 Dixons Road. Furthermore, the Appellant has received letters from the Hurunui District Council confirming the availability of water, as well as confirmation from MainPower regarding electricity for the additional nine lots that could be created on the Properties under LLRZ.

23. The Appellant seeks dialogue with the Respondent to discuss provision of the further information required to satisfy the Respondent that LLRZ Overlay is appropriate for the Properties.

LLRZ Overlay is better than other alternatives

24. The Appellant considers that GRZ with an LLRZ Overlay is a better outcome for these Properties than GRZ without an LLRZ Overlay.
25. The relief requested by the Appellant achieves a better resource management outcome for the following reasons:
- (a) The Hearings Panel has already concluded that it is generally in support of the concept of identifying the Properties as subject to the LLRZ Overlay, when the appropriate reports are provided;
 - (b) The proposed identification of the Properties as subject to LLRZ Overlay will:
 - (i) identify the Properties as an area where future Large Lot Residential Zoning may be appropriate;
 - (ii) enable a future plan change application to rezone the Properties from GRZ to LLRZ;
 - (iii) provide some assistance in meeting the significant demand for LLRZ in the district; and
 - (iv) assist the Respondent to more accurately assess future capacity of large lot residential development in district.
 - (c) The proposed identification of the Properties as subject to LLRZ Overlay through an appeal process is more efficient alternative options to secure large lot residential development of the site such as a non-complying subdivision resource consent process or rezoning via a LLRZ plan change process without the benefit of a LLRZ Overlay.
 - (d) Overall, the proposed LLRZ Overlay will better achieve and implement the objectives and policies of the Proposed Plan, the Canterbury Regional Policy Statement and the National Policy Statement for Urban

Development 2022, and will also better address the statutory tests at section 32 and Part 2 of the Act.

Relief sought

26. The Appellant seeks the following relief in relation to the Properties (being approximately 5.7 ha at 59 Dixons Road, Loburn, legally described as Lot 1 DP 50043 and 4 ha at 125 Boundary Road, Ashley, legally described as Lot 2 DP 317111):
- (a) Identify the Properties as subject to the Large Lot Residential Zone Overlay.
 - (b) Any further or other relief as may be just or necessary to address the matters raised in this appeal.

Attached documents

27. The Appellant attaches the following documents to this notice:
- (a) a copy of the two Submissions filed by Appellant.
 - (b) a copy of the Notice of Decision notified by the Respondent dated 12 July 2025;
 - (c) a copy of Officer Report: Hearings Stream 12C Rezoning Large Lot Residential Zone, dated 23 May 2024; and
 - (d) a list of names and addresses of persons to be served with a copy of this notice.

DATED this 21st day of August 2025



C S Fowler
Counsel for the Appellant

ADDRESS FOR SERVICE OF APPELLANT:

Saunders & Co
131 Victoria Street
Christchurch

Telephone: 021 311 784 or (03) 288 2192
Email: chris.fowler@saunders.co.nz
Contact Person: Chris Fowler

Note to appellant

You may use this form for any appeal for which you cannot identify a prescribed form.

You must lodge the original and 1 copy of this notice with the Environment Court. The notice must be signed by you or on your behalf. You must pay the filing fee required by regulation 35 of the Resource Management (Forms, Fees, and Procedure) Regulations 2003.

Your right to appeal may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.

Advice to recipients of copy of notice of appeal

How to become a party to proceedings

If you wish to become a party to the appeal, you must,—

- (a) within 15 working days after the period for lodging a notice of appeal ends, lodge a notice of your wish to be a party to the proceedings (in form 33) with the Environment Court and serve copies of your notice on the relevant local authority and the appellant; and
- (b) within 20 working days after the period for lodging a notice of appeal ends, serve copies of your notice on all other parties.

You may apply to the Environment Court under section 281 of the Resource Management Act 1991 for a waiver of the above timing requirements (*see* form 38).

Your right to be a party to the proceedings in the court may be limited by the trade competition provisions in section 274(1) and Part 11A of the Resource Management Act 1991.

Advice

If you have any questions about this notice, contact the Environment Court in Auckland, Wellington, or Christchurch.

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: M [REDACTED] McCormick

Email address: mike@mightymgt.co.nz

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)
- ☐ **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 of the proposal that my submission relates to are as follows: *(please give details)*

I would like our property at 59 Dixons Road, Ashley to be included in the LLRZ overlay.

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)*

Refer attached submission:

I/we have included: 3 additional pages

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

Change the zoning overlay of my property to LLRZ from RLZ.

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

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 District Plan review process.
3. Only those submitters who indicate they wish to speak at the hearing will be emailed a copy of the planning officers report (please ensure you include an email address on this submission form).

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious
- 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: Proposed District Plan Submission
Waimakariri District Council
Private Bag 1005, Rangiora 7440

Email to: developmentplanning@wmk.govt.nz

Phone: 0800 965 468 (0800WMKGOV)

You can also deliver this submission form to one 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 26 November 2021

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

Currently our property at 59 Dixons Road is located immediately adjacent the proposed new LLRZ zone.

I think it makes more sense to include our property in this LLRZ overlay as Boundary Road is the logical border of this zone.

Adjacent to our 59 Dixons Road property is 125 Boundary Road, which we also own and this is also adjacent the new LLRZ zone. It would be logical to include both 59 Dixons Road and 125 Boundary Road in the LLRZ overlay.

We are going to have the LLRZ immediately adjacent, so it would be a better use of our land to be LLRZ as otherwise we will be living directly adjacent this proposed zone, so we are better to be included also.

There would be no adverse effects on the neighbours as to the west the zoning would be LLRZ anyway and to the north and east the road is the buffer. The properties to the east are already 2ha blocks as opposed to 4ha (as they were subdivided circa 1970s), so I don't see any negative impact on neighbours if we also had a smaller lot size. I believe our neighbours at 119 Boundary Road would also be agreeable to rezoning their site.

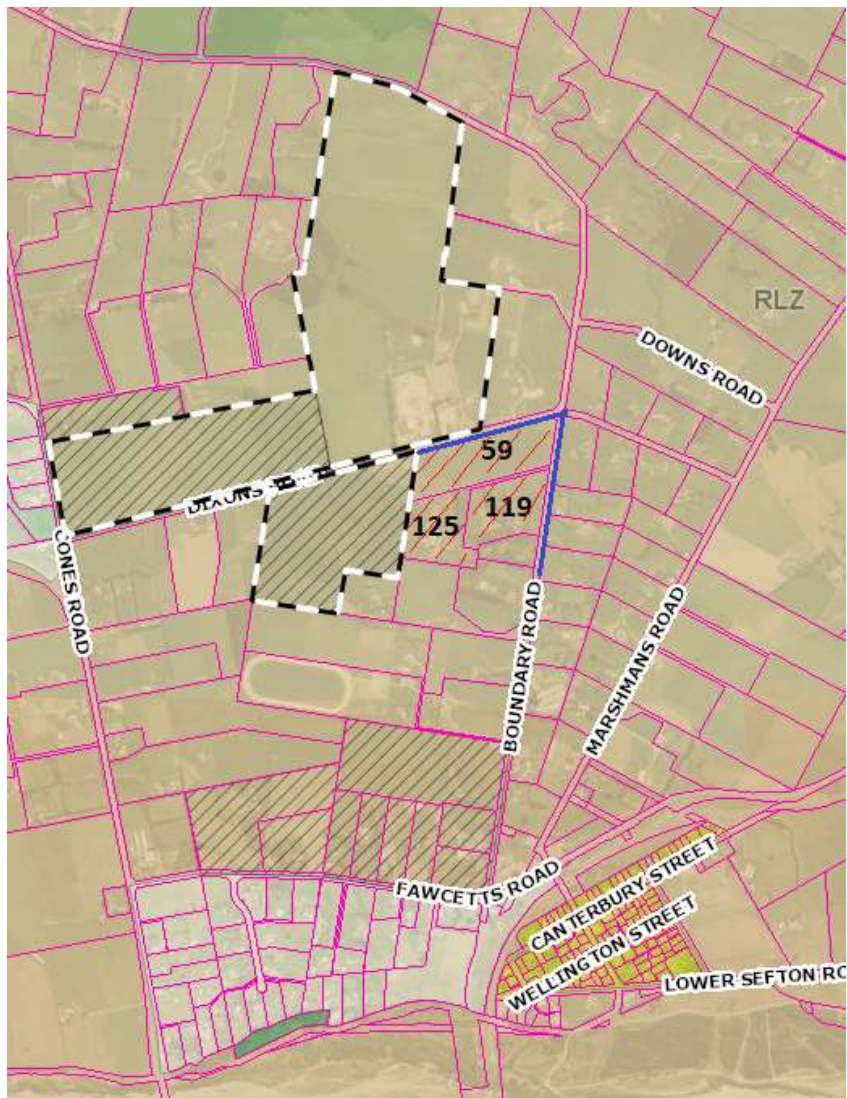
There is scope for the LLRZ zone to include all properties bounded by Dixons Road, Cones Road, Fawcetts Road and Boundary Road i.e. the whole block should be LLRZ, not just bits to the North West and the South; better to include the whole block including the middle. The natural boundary would be Dixons Road, Cones Road, Fawcetts Road and Boundary Road as mentioned. That would be planning for the future as opposed to having some LLRZ to the north (Dixons Road) and some to the south (Fawcetts Road).

Other advantages:

- **Reserves:** Ample scope for creating reserves, particularly by fencing off waterways and enhancing them with native plantings. We have been working on this in recent years to beautiful the waterways and attract more wildlife and improve the ecology of the area.
- **Farming Buffer:** The farming buffer is still retained north of Dixons Road. Dixons Road itself would be the delineation point. Concentrating the LLRZ overlay within the Dixons Road, Cones Road, Fawcetts Road and Boundary Road area would be more logical than spreading north of Dixons Road I would have thought.
- **Traffic Management:** In terms of traffic our site at 59 Dixons Road is a corner site and has a frontage of approximately 500 metres so there is ample access to the site and any increased traffic would be negligible considering there are two street frontages to work with. It would be no more of an issue than the area immediately adjacent to the west of us which has been included in the LLRZ overlay. Our driveway to 125 Boundary Road could also be utilised in future subdivision; the multiple access points dilute the traffic as opposed to having congestion concentrated in one area.

- **Flooding:** Flooding is not an issue as there are fenced off areas that have been landscaped with native plantings which would not be built on and the natural contour of the land means flooding is kept in controlled areas and away from potential building platforms.
- **Better Land Utilisation:** Allow existing owners the choice to downsize when the need arises and stay in the area, at the same time allowing for the creation of additional lots which can be occupied by newcomers. They aren't making any more land, so better to utilise what we have in a better way, particularly this close to Rangiora.
- **High Market Demand:** There are a number of benefits in including our property in the LLRZ overlay. It would provide a larger potential pool of future LLRZ sections which better caters for the high demand for lifestyle blocks in the area. The close proximity to Rangiora means that there is less travel time for future land owners, which is better from an environmental point of view. Concentrating a larger number of households nearer Rangiora would seem to make sense rather than having a multitude of larger 4ha lifestyle blocks spread over productive farmland. Previously purchasers did not have the choice of smaller holdings in many instances and this has led to the unnecessary fragmentation of productive farmland. Had the purchasers had the choice of smaller lifestyle blocks they most likely would have purchased these sites rather than copious 4ha blocks. Long term there must be scope to connect to the new sewer system that is being connected to Loburn Lea.
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The diagram below shows our properties 59 Dixons Road and 125 Boundary Road. Both of these sites are immediately adjacent the LLRZ overlay to the immediate west. You can see how geographically we are adjacent the new overlay and at the same time Dixons Road and Boundary Road are a distinct buffer to neighbours.



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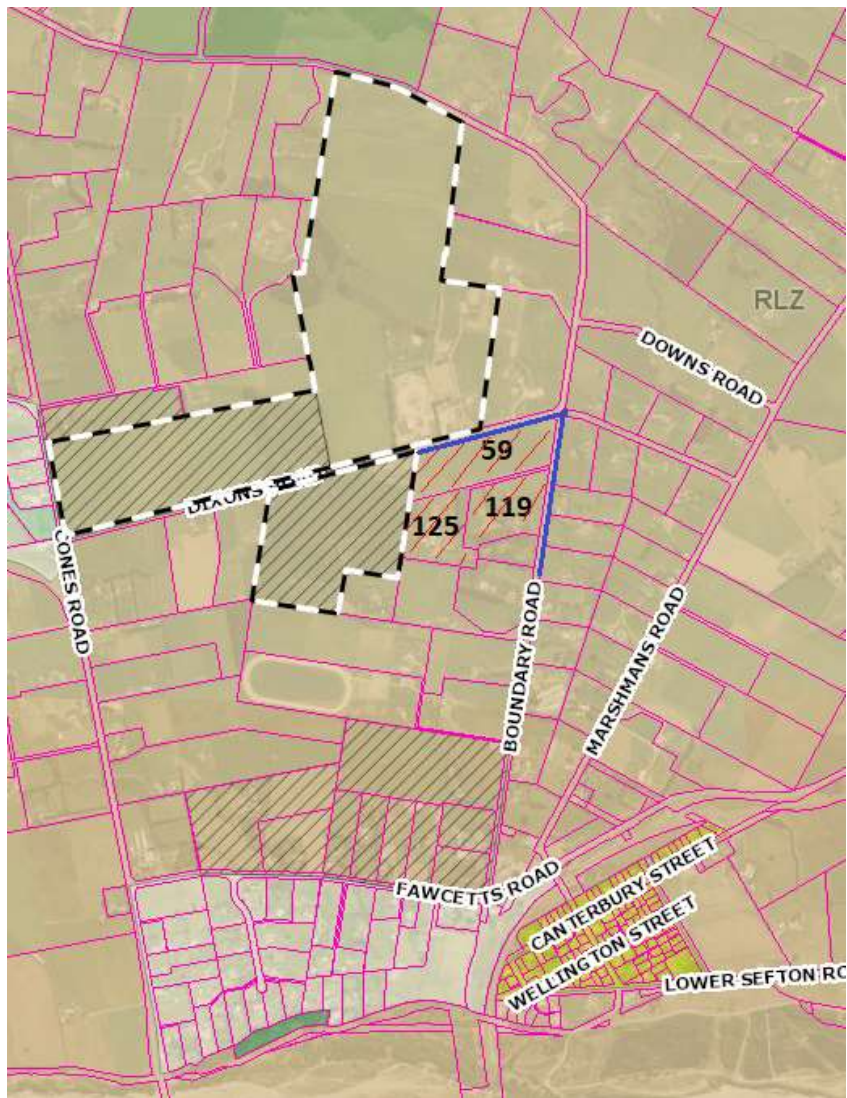
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RESOURCE MANAGEMENT ACT 1991

Public Notice of Decisions on Proposed Waimakariri District Plan, Variation 1 (Intensification Planning Instrument), Variation 2 (Financial Contributions) and recommendations on Notices of Requirements

Date of Public Notice: 12 July 2025

Pursuant to Clauses 10(4)(b), 11 and 102 of Schedule 1 of the Resource Management Act 1991 (RMA), Waimakariri District Council (Council) gives public notice that it has made its decisions on the provisions and matters raised in submissions and further submissions on the Proposed Waimakariri District Plan (PDP), Variation 1 (Council's Intensification Planning Instrument relating to housing intensification) and Variation 2 (Financial Contributions).

Council resolved at the Council meeting on 24 June 2025 to accept all the recommendations of the:

- PDP Hearing Panel (appointed to hear and make recommendations on the PDP) including on all Notices of Requirements;
- Independent Hearings Panel (IHP) (appointed to hear and make recommendations on Variation 1).

Pursuant to clause 9 of Schedule 1 of the RMA, Council also gives public notice of its recommendations in respect of provisions included in the PDP pursuant to clause 4(5) Schedule 1 of the RMA and decisions in respect of provisions included in the PDP pursuant to clause 4(6) of Schedule 1 of the RMA.

The PDP is amended in accordance with Council's decision from the date of this Notice.

The Decisions Reports and Decisions Version may be viewed online at:

- <https://www.waimakariri.govt.nz/council/district-development/district-plan-review>; or
- at the Council office and at any of the Council Libraries (Rangiora, Kaiapoi and Oxford).

A person who made a submission on the PDP including Variation 2 may appeal the Council's decision to the Environment Court within 30 working days of the service of the notice of decisions. The appeal period closes at 5pm on 22 August 2025. A copy of the appeal must be served on the Council (via developmentplanning@wmk.govt.nz).

There is no right of appeal to the Environment Court against any decision of Council on Variation 1.

Pursuant to Clauses 20 and 103 of Schedule 1 of the RMA Council also gives public notice that on 14 July 2025 the recommendations of the IHP on Variation 1, as accepted by the Council, are incorporated into the district plan and become operative.

Decisions of the requiring authorities with designations within the district plan will be notified following the process set out in Clause 13 Schedule 1 of the RMA.

For further enquiries, please contact developmentplanning@wmk.govt.nz

OFFICER'S REPORT FOR:

Hearing Panel

SUBJECT:

**Proposed Waimakariri District Plan: Hearing
Stream 12C Rezonings Large Lot Residential
Zones**

PREPARED BY:

Mark Buckley

REPORT DATED:

23 May 2024

DATE OF HEARING:

24 June 2024



WAIMAKARIRI
DISTRICT COUNCIL

Executive Summary

1. This report considers submissions received by the District Council in relation to the relevant objectives, policies, rules, definitions, appendices and maps of the Proposed Plan as they apply to Rezonings Large Lot Residential Zone. The report outlines recommendations in response to the issues that have emerged from these submissions.
2. There were a number of submissions and further submissions received on rezoning associated with the Large Lot Residential Zone. The submissions received were diverse and sought a range of outcomes. The following are considered to be the key issues in contention in the chapter:
 - Provision of sufficient large lot residential properties,
 - Consideration of the Rural Residential Development Strategy against the Proposed Plan,
 - Wider natural hazard implications and sustainable development,
 - Loss of rural production potential associated with rezonings, and
 - Infrastructure constraints in the Mandeville/Swannanoa and Ohoka areas.
3. This report addresses each of these matters, as well as any other issues raised by submissions.
4. Large Lot Residential Zone is also subject to a number of consequential amendments arising from submissions to the whole of the Proposed Plan and other chapters.
5. I have recommended some changes to the Proposed Plan to address matters raised in submissions and are summarised below:
 - The removal of some LLRZ overlay areas;
 - Proposed new LLRZ overlay areas; and
 - Approval of some rezoning requests.
6. Having considered all the submissions and reviewed all relevant statutory and non-statutory documents, I recommend that the Proposed Plan should be amended as set out in **Appendix A** of this report.
7. For the reasons set out in the Section 32AA evaluation and included throughout this report, I consider that the proposed objectives and provisions, with the recommended amendments, will be the most appropriate means to:
 - achieve the purpose of the RMA where it is necessary to revert to Part 2 and otherwise give effect to higher order planning documents, in respect to the proposed objectives, and
 - achieve the relevant objectives of the Proposed Plan, in respect to the proposed provisions.

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Interpretation

8. Parts A and B of the Officer's reports utilise a number of abbreviations for brevity as set out in Table 1 and 2 below:

Table 1: Abbreviations

Abbreviation	Means
District Council	Waimakariri District Council / territorial authority
Operative Plan	Operative Waimakariri District Plan
Proposed Plan	Proposed Waimakariri District Plan
Zones	
RLZ	Rural Lifestyle Zone
LLRZ	Large Lot Residential Zone
LLRZO	Large Lot Residential Zone Overlay
GRUZ	General Rural Zone
SETZ	<i>Settlement Zone</i>
General Abbreviations	
DSI	Detailed Site Investigation
GHG	Green House Gas Emissions
HPL	Highly Productive Land
LLUR	Listed Land Use Register
MGB	Mandeville Growth Boundary
MIMP	Mahaanui Iwi Management Plan
NES-CS	National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011
NESETA	National Environmental Standards for Electricity Transmission Activities 2009
NPS	National Planning Standards
NPS-UD	National Policy Statement on Urban Development 2020
NPS-HPL	National Policy Statement on Highly Productive Land 2022
PNPS-NHD	Proposed National Policy Statement for Natural Hazard Decision making 2023
PSI	Preliminary Site Investigation (soil contamination)
RMA	Resource Management Act 1991
RPS	Operative Canterbury Regional Policy Statement
RRDS	Rural Residential Development Strategy
SMA	Stormwater Management Area
WWTP	Wastewater Treatment Plant

Table 2: Abbreviations of Submitters' Names

Abbreviation	Means
CCC	Christchurch City Council
CIAL	Christchurch International Airport Limited

Abbreviation	Means
ECan	Environment Canterbury / Canterbury Regional Council
RIDL	Rolleston Industrial Development Limited

In addition, references to submissions includes further submissions, unless otherwise stated.

1 Introduction

1.1 Purpose

9. The purpose of this report is to provide the Hearing Panel with a summary and analysis of the rezoning and general submissions received on the Hearings Stream 12C Rezoning Large Lot Residential Zone chapter and the related Strategic Directions objectives and to recommend possible amendments to the Proposed Plan in response to those submissions.
10. This report is prepared under section 42A of the RMA. It considers submissions received by the District Council in relation to the relevant strategic directions' objectives, appendices and maps as they apply to the Hearings Stream 12C Rezoning Large Lot Residential Zone chapter in the Proposed Plan. The report outlines recommendations in response to the key issues that have emerged from these submissions.
11. This report discusses general issues or topics arising, the original and further submissions received following notification of the Proposed Plan, makes recommendations as to whether or not those submissions should be accepted or rejected, and concludes with a recommendation for changes to the Proposed Plan provisions or maps based on the preceding discussion in the report.
12. The recommendations are informed by the advice provided by the District Council's Senior Transportation Engineer Shane Binder; servicing, and geotechnical and hazards advice provided by Consultant Senior Civil Engineer John Aramowicz and the District Council's Network Planning Team Leader Chris Bacon; and the evaluation undertaken by the author.
13. In preparing this report the author has had regard to recommendations made in other related s42A reports. The reports include the s42A Strategic Directions, s42A Urban Form and Development, s42A Rural Zones, s42A Residential Zones (draft), and s42A Development areas.
14. This report is provided to assist the Hearings Panel in their role as Independent Commissioners. The Hearings Panel may choose to accept or reject the conclusions and recommendations of this report and may come to different conclusions and make different recommendations, based on the information and evidence provided to them by submitters.
15. This report is intended to be read in conjunction with Officers' Report: Part A – Overview which contains factual background information, statutory context and administrative matters pertaining to the district plan review and Proposed Plan.

1.2 Author

16. My name is Mark Thomas Buckley. My qualifications and experience are set out in **Appendix Q** of this report.
17. My role in preparing this report is that of an expert planner.
18. I was not involved in the preparation of the Section 32 Evaluation Reports for the Whaitua Nohonoho / Residential Chapter (including the Large Lot Residential Zone or the RRDS).
19. Although this is a District Council Hearing, I have read the Code of Conduct for Expert Witnesses contained in the 2023 Practice Note issued by the Environment Court. I have complied with that

Code when preparing my written statement of evidence and I agree to comply with it when I give any oral evidence.

20. The scope of my evidence relates to Hearings Stream 12C Rezoning Large Lot Residential Zone chapter. I confirm that the issues addressed in this statement of evidence are within my area of expertise as an expert policy planner.
21. Any data, information, facts, and assumptions I have considered in forming my opinions are set out in the part of the evidence in which I express my opinions. Where I have set out opinions in my evidence, I have given reasons for those opinions.
22. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

1.3 Supporting Evidence

23. The expert evidence, literature, legal cases or other material which I have used or relied upon in support of the opinions expressed in this report includes the following:
- Rural Residential Development Strategy 2019 (RRDS);
 - RRDS Preliminary Assessment;
 - RRDS Secondary Assessment;
 - Mandeville San Dona Groundwater Assessment;
 - Desktop Assessment of Starvation Hill Fault Hazard;
 - Mandeville Wastewater Modelling – Proposed District Plan Update,
 - 2014-NZEnvC119 Richard Black VS Waimakariri District Council, and
 - 2024 NZEnvC83 Blue Grass Limited and Others VS Dunedin City Council.
24. The above listed documents are appended to this report and will be available on the Council website.

1.4 Key Issues in Contention

25. A number of submissions and further submissions were received on the provisions relating to Hearings Stream 12 C Rezoning Large Lot Residential Zone chapter. The submissions received were diverse and sought a range of outcomes;
26. I consider the following to be the key issues in contention in the chapter:
- Provision of sufficient large lot residential properties,
 - Consideration of the Rural Residential Development Strategy against the Proposed Plan,
 - Wider natural hazard implications and sustainable development,
 - Loss of rural production potential associated with rezonings, and
 - Infrastructure constraints in the Mandeville/Swannanoa and Ohoka areas.

27. I address each of these key issues in this report, as well as any other issues raised by submissions.

1.5 Procedural Matters

28. At the time of writing this report there has not been any pre-hearing conferences, clause 8AA meetings or expert witness conferencing in relation to submissions on this Large Lot Residential Zone.

29. I have taken into account the following pre-hearing reports and Joint Witness Statements attached to Joint Witness Statements in Hearing Stream 12¹ when preparing this report:

- Joint Witness Statement on Urban Environment dated 26 March 2024,
- Joint Witness Statement on Urban Growth and Development dated 26 March 2024.

¹ <https://www.waimakariri.govt.nz/council/district-development/proposed-district-plan-hearings/hearing-streams/hearing-stream-12>

2 Statutory Considerations

2.1 Resource Management Act 1991

30. The Proposed Plan has been prepared in accordance with the RMA and in particular, the requirements of:

- section 74 Matters to be considered by territorial authority, and
- section 75 Contents of district plans,

31. There are a number of higher order planning documents and strategic plans that provide direction and guidance for the preparation and content of the Proposed Plan. These documents are discussed in detail within the Section 32 Evaluation Report: Residential Zones.

2.2 Section 32AA

32. I have undertaken an evaluation of the recommended amendments to provisions since the initial section 32 evaluation was undertaken in accordance with s32AA . Section 32AA states:

32AA Requirements for undertaking and publishing further evaluations

(1) A further evaluation required under this Act—

(a) is required only for any changes that have been made to, or are proposed for, the proposal since the evaluation report for the proposal was completed (the changes); and

(b) must be undertaken in accordance with section 32(1) to (4); and

(c) must, despite paragraph (b) and section 32(1)(c), be undertaken at a level of detail that corresponds to the scale and significance of the changes; and

(d) must—

(i) be published in an evaluation report that is made available for public inspection at the same time as the approved proposal (in the case of a national policy statement or a New Zealand coastal policy statement or a national planning standard), or the decision on the proposal, is notified; or

(ii) be referred to in the decision-making record in sufficient detail to demonstrate that the further evaluation was undertaken in accordance with this section.

(2) To avoid doubt, an evaluation report does not have to be prepared if a further evaluation is undertaken in accordance with subsection (1)(d)(ii).

33. The required section 32AA evaluation for changes proposed as a result of consideration of submissions with respect to Hearing Stream 12C Large Lot Residential Rezoning is contained within the assessment of the relief sought in submissions in section 5 of this report, as required by s32AA(1)(d)(ii).

2.3 Trade Competition

34. No consideration of trade competition has been given with respect to Hearing Stream 12C Large Lot Residential Rezoning.
35. There are no known trade competition issues raised within the submissions.

3 Consideration of Submissions and Further Submissions

3.1 Overview

36. There are 97 submissions requesting rezoning of land, generally RLZ, to LLRZ. Some of the rezoning submissions have not included any or sufficient information for them to be considered for direct rezoning to LLRZ. Where relevant these have been rezoned as LLRZO until such time that the relevant information has been provided. The application of the LLRZ Overlay is discussed later in this report.
37. Some of the rezoning submissions have requested the change in zoning of large areas of land that involve multiple titles. As Council has not received any submissions in support or in opposition from those land owners that may be affected, it cannot be assumed that they were aware of the rezoning request across their property.

3.1.1 Report Structure

38. Submissions on Hearing Stream 12C Large Lot Residential Rezoning raised a number of issues which have been grouped into sub-topics within this report. Some of the submissions are addressed under a number of topic headings based on the topics contained in the submission. I have considered substantive commentary on primary submissions contained in further submissions as part of my consideration of the primary submission(s) to which they relate.
39. In accordance with Clause 10(3) of the First Schedule of the RMA, I have undertaken the following evaluation on both an issues and provisions-based approach, as opposed to a submission-by-submission approach. I have organised the evaluation by considering all the rezoning submissions on an area-by-area basis and the provisions in accordance with the layout of chapters of the Proposed Plan as notified.
40. As there are a number of contextual issues that apply to large Lot Residential Development in section 4 of this report I have provided a general assessment of the Regional Policy Statement, National Planning Standards, other relevant statutory documents and general comments on hazard mitigation and servicing. I have then assessed individual submissions seeking rezoning outcomes to either LLRZ or LLRO zoning/overlays.
41. Due to the number of submission points, this evaluation is generic only and may not contain specific recommendations on each submission point, but instead discusses the issues generally. This approach is consistent with Clause 10(2)(a) of Schedule 1 to the RMA. Specific recommendations on each submission / further submission point are contained in **Appendix B**.
42. The following evaluation should be read in conjunction with the summaries of submissions and the submissions themselves. Where I agree with the relief sought and the rationale for that relief, I have noted my agreement, and my recommendation is provided in the summary of submission table in **Appendix B**. Where I have undertaken further evaluation of the relief sought in a submission(s), the evaluation and recommendations are set out in the body of this report. I have provided recommended amendments in response to submissions as **Appendix A**.
43. This report only addresses definitions that are specific to this topic. Definitions that relate to more than one topic have been addressed in Hearing Stream 1.

3.1.2 Format for Consideration of Submissions

44. For each identified topic, I have considered the submissions that are seeking changes to the Proposed Plan in the following format:
- Matters raised by submitters;
 - Assessment; and
 - Summary of recommendations
 - Section 32AA evaluation.
45. The recommended amendments to the relevant chapters and rezoning are set out in in **Appendix A** of this report where all text and planning map changes are shown in a consolidated manner.
46. I have undertaken a s32AA evaluation in respect to the recommended amendments in my assessment.
47. In these cases, recommendations in relation to these further submissions reflect the recommendations on the relevant primary submission.

3.1.3 General Further Submissions**Angus Robertson Mechanical Limited (FS135)**

48. A further submission was received from Angus Robertson Mechanical Limited [FS135] in opposition to his original submission [3.1]. His original submission was on SNAs and supported the listing of SNAs except for his property. The further submission opposed the restriction on subdivision of rural areas and wanted Eyrewell to be included in areas that allow LLRZ². The further submission has no relationship to the original submission from Angus Robertson Mechanical Limited. I have not considered the further submission any further.

² The further submission is confusing as the first part wants Eyrewell designated as an exclusion zone for urban development, but later states that Eyrewell needs to be included.

4 Large Lot Residential Framework and Issues

4.1 Rural Residential Development Strategy (RRDS)

49. The District Council adopted a Rural Residential Development Strategy (RRDS) in 2019. The RRDS provides a framework for the future provision of land zoned for rural residential (Residential 4A and 4B)³ purposes in the Operative Waimakariri District. The strategy identified growth locations for rural residential development to meet a projected demand of approximately 385 rural residential households over the preceding 10 years. The strategy did not rezone land in its own right. It identified growth locations that were at the time considered suitable for rezoning (Appendix C).
50. The RRDS followed a seven-step process in its development, with an additional Step 8, being the strategy implementation that informed the District Plan review⁴.
51. The identification of future rural residential areas was informed by key environmental, social and infrastructure constraints and opportunities at a District level. The assessment of suitable areas was subjected to a two-stage assessment of constraints. The first part of the preliminary assessment was used to filter out those properties where a more detailed assessment was required as part of the second stage.
52. Factors considered for the second stage of assessment included:
- the location of any historic and archaeological sites;
 - biodiversity sites and biodiversity values;
 - versatile soils and soil drainage;
 - intensive farms and irrigation areas;
 - slope of land;
 - natural hazards including fault lines, liquefaction susceptibility areas, tsunami evacuation areas, flooding risks, overland flow paths, and groundwater levels;
 - major electricity pylons and other infrastructure assets such as wastewater ponds.
53. The second stage assessment excluded Ohoka and Gressons Road⁵ from the short list. It should be noted that some of the assessments were undertaken prior to recent investigations.
54. As an outcome of the RRDS, those properties that were identified were included in the Proposed Plan as LLRZ Overlay Zones. Chapters 3.5 and 5.3 of Rural s32 report discuss circumstances in which the LLRZO areas can be considered for rezoning. The s32 framework anticipated that where sufficient information was later provided that these areas could be rezoned. Where information has not been provided that these areas would remain as an overlay, unless there is a technical reason that makes the site unsuitable for development.

³ Residential 4a is equivalent to LLRZ under the National Planning Standards.

⁴ Figure 1 of RRDS page 5.

⁵ Despite Gressons Road being excluded as part of the second stage assessment it was included in the RRDS due to the exclusion of Mandeville as a result of groundwater resurgence

55. It should be noted that the RRDS, as non-statutory document developed under the LGA (2002), has been given statutory status through Policy 6.3.9 of the RPS. This was highlighted by the Environment Court in the decision⁶ of Richard Black vs Waimakariri District Council (**Appendix O**). I consider that the wording of Policy 6.3.9 is clear in that only those areas identified in the RRDS can be considered for rezoning to LLRZ. My interpretation is that this also includes the application of the LLRZ Overlay within the Greater Christchurch area, in that the District Council was potentially providing for those properties to be rezoned LLRZ in the future. Given that the Proposed Plan must give effect to the RPS (s75(3)(c) RMA), then my evaluation of rezoning submissions is framed on the basis those areas identified within the RRDS inside the Greater Christchurch area can be considered for rezoning. Properties outside of the Greater Christchurch area can be considered for rezoning or have the overlay apply, as they are not subject to the RPS Chapter 6 provisions, and in particular Policy 6.3.9.

4.1.1 Legislative context - Large Lot Residential Zone

National Planning Standards

56. The National Planning Standards include LLRZ as a residential zone. The LLRZ description is:

“Areas used predominantly for residential activities and buildings such as detached houses on lots larger than those of the Low density residential and General residential zones, and where there are particular landscape characteristics, physical limitations or other constraints to more intensive development” [emphasis added].⁷

Regional Policy Statement

57. The RPS defines rural residential activities as “*residential units outside the identified Greenfield Priority Areas and Future Development Areas at an average density of between 1 and 2 households per hectare*”. The Proposed Plan minimum allotment area for Large Lot Residential is 2,500m² with a minimum average of 5,000m². The minimum average would equate to 2 households per hectare and therefore meet the RPS definition for the Greater Christchurch area for rural residential activities.
58. The RPS defines rural residential as “*zoned residential development outside or on the fringes of urban areas which for primarily low-density residential activities, ancillary activities and associated infrastructure*”⁸.
59. The RPS sets out that rural residential development “*is typified by clusters of small allotments usually in the size range of up to 2 hectares zoned principally for residential activity*” and have often been developed to provide an edge to urban areas and provide a sympathetic transition between the urban area and the rural hinterland or marks an appropriate limit to the extension of full urban development.⁹

⁶ Para [76] and [77] of decision

⁷ National Planning Standards: Zone Framework Standard, page 36.

⁸ Pg 244 RPS

⁹ Policy 5.3.1 - Principal reasons and explanation, page 50.

60. The Objectives and Policies of Chapter 6 of the RPS apply to those parts of the district that are inside the Greater Christchurch area as defined by Map A of the RPS. Those areas outside of the Greater Christchurch area are considered under Chapter 5 of the RPS. It should be noted that Objective 5.2.1 and Policy 5.3.1 apply to the entire district and have been considered alongside those objectives and policies of Chapter 6 within Greater Christchurch.

4.1.2 Background to Large Lot Residential Zone

61. The Operative District Plan included a Residential 4A and Residential 4B Zone. These zones are described by the Operative District Plan as being *“low density residential sites in a rural setting”*. The key difference between the 4A Zone and 4B Zone relates to lot sizes. Residential 4A has an average lot size of 0.5ha and Residential 4B Zone an average of 1ha. The Proposed Plan responded to the RRDS by implementing the LLRZ for rural residential activities (Residential 4A & 4B) as a single rural residential zone. Residential 4A and 4B within the area is also covered by the Special Purpose Zone Kāinga Nohoanga and is within the LLR Precinct. The minimum average lot size of 0.5ha (5,000m²) was continued into the Proposed Plan, as it was the preferred rural residential lot size¹⁰ and consistent with the RPS definition of rural residential activities.
62. The Proposed Plan Residential Chapter s32 identifies the Large Lot Residential Zone as rural residential development at a lower density within rural surroundings.¹¹
63. Boffa Miskel (2018) Waimakariri District - Rural Character Assessment Report identified:
- “the preference for future rural residential development to be located where there is already a high density small rural lots, or adjacent to existing settlements and villages (regardless of their zoning). Concentration of small rural lots/rural residential subdivision in particular locations rather than allowing sporadic fragmentation of the rural land, will serve to protect the open productive rural character while providing for areas of settlement with a more ‘residential’ rural character.”¹²*

Is Large Lot Residential Zone Urban?

64. The RPS definition of ‘Urban activities’ includes residential units (except rural residential activities) at *“a density of more than one household unit per 4 ha of site area”*.¹³ It can be inferred from the definition of rural activities in Greater Christchurch that a density of 4ha or greater is ‘rural’.
65. The RPS defines urban as a *“concentration of residential, commercial and/or industrial activities, having the nature of town or village which is predominantly non-agricultural or non-rural in nature”* [emphasis added].
66. The NPS-UD defines urban environment as *“any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that:*
- *is, or is intended to be, predominantly urban in character; and*

¹⁰ Survey of Residential 4 Zones and San Dona Olive Groves Households 2018

¹¹ Page 4

¹² Section 3.0, para[2] page 43

¹³ RPS, page 252.

- *is, or is intended to be, part of a housing and labour market of at least 10,000 people” [emphasis added].*
67. The NPS-HPL includes large lot residential as an urban zone within the definition of ‘urban’¹⁴. For the purpose of this report the NPS-HPL was only considered for those properties within the GRUZ as it is only applicable to general rural or rural production zoned land¹⁵.
68. The impacts on versatile soils was considered across both RLZ and GRUZ zones¹⁶. Those properties inside the Greater Christchurch Area were given a lesser consideration given that Policy 6.3.1 of the RPS does not recognise the protection of versatile soils within the Greater Christchurch area, as against Policy 5.3.2(1)(c) that applies to the wider region (i.e. outside of Greater Christchurch)¹⁷.
69. The Greater Christchurch Spatial Plan, which is a document to have regard to, maps urban areas, urban areas recently zoned/consented and future urban areas. Existing LLRZ in Greater Christchurch has been mapped as part of the existing urban area.
70. I note that the LLRZ is not a relevant residential zone under the RMA for which the MDRS applies.
71. In my opinion, the LLRZ is ‘urban’. Accordingly, I have considered the rezoning requests in this report in terms of their suitability to be an urban zone and within an urban area.

4.1.3 Outline Development Plans

72. Policy SUB-P6, sets the criteria for outline development plans within the Proposed Plan. The policy is based on the requirements of Policy 6.3.3 of the RPS¹⁸.
73. All ODPs supplied as part of rezoning requests will be reviewed in this report in line with the relevant criteria listed in Policies UFD-P3 and SUB-P6.

4.2 Housing Development Capacity and Effects on Rural Land

74. Mr Yeoman has provided an economic assessment of submissions associated with rezoning for LLRZ (**Appendix J**). Mr Yeoman notes that the amount of growth accommodated in LLRZ (Res4A and 4B) has decreased over time¹⁹. Based on his assessment he estimates that the estimated large lot residential housing demand would conservatively be 30-40 per annum²⁰. Although he did note that the NPS-UD does not require that housing capacity be provided in a specific zone or in a specific location²¹. This demand could be provided elsewhere in the district²².
75. In response to evidence from Mr Stuart Ford²³, Mr Yeoman was asked to provide some commentary regarding the potential impacts of rural residential development (Large Lot

¹⁴ NPS-HPL, clause 1.3 (1) - Interpretation

¹⁵ NPS-HPL clause 3.4(1)(a)

¹⁶ S42A Rural Zones officer report

¹⁷ Wider region is identified as being that part of the region outside of the Greater Christchurch area (pp. 43).

¹⁸ <https://waimakariri.isoplan.co.nz/draft/rules/0/301/0/107642/0/229>

¹⁹ Para [2.17(d)]

²⁰ Para [2.18]

²¹ Para [2.16]

²² Para 2.30 of Mr Yeoman’s evidence Appendix J

²³ Prosser [224] and Survus [250]

Residential Zoning) on land pricing of neighbouring rural land. This issue was identified in the Rural Zoning report as an issue driving rural lifestyle subdivision²⁴. The reliance of subdivision of rural land into lifestyle blocks and corresponding subdivision into large lot residential for retirement savings is a common theme from individual submitters within the district²⁵.

76. With regard to the impacts of rural residential development (Large Lot Residential Zoning) on neighbouring rural land, Mr Yeoman has advised :

“Broadly, economic theory suggests that land values are linked to the net benefits that an owner can expect to receive from the land. This includes both the net benefits during the time that they hold the land and the net benefits from the disposal of the land. The value derives from both financial benefits/costs and also non-financial benefits/costs.

In terms of rural land I consider that

- 1. Generally, most of the value will be associated with financial benefits and costs associated with operating rural production (i.e. the net profit received each year) and the potential sale of the operation as a going concern to the next farmer.*
- 2. However, there will also be non-financial benefits/costs which will include natural amenity (i.e. climate, outlook, etc) from living in the area, which will impact the value of the farmland.*
- 3. Also, in the case of Waimakariri rural land there will be benefits associated with having access to urban amenities (i.e. a wide range of community services, schools, health, etc) and jobs (there will be many people living on farms that have jobs off-farm, which is high paid).*
- 4. Furthermore, in the case of land very close to urban boundaries there will also be value associated with the chance that the land could be used for higher value uses – i.e. rural lifestyle, LLRZ, or urban subdivision.*

For rural land in Waimakariri that is close to LLRZ or urban boundaries I would expect that the values associated with 3 and 4 would be significant.”

77. Mr Yeoman has gone on to provide an example of how he thinks that land development into residential affects farm prices:

“Hypothetically, lets say we have a rural parcel that is surrounded by other rural parcels but is close to an urban boundary. At that this point in time the landholder would expect that there is a probability (maybe close to zero) that this rural land may be needed for urban use in the future, and if this occurs the owner will receive a sale price for the land that is higher than normal farm land which is not close to the urban boundary. Now all else being equal, if the neighbouring property is zoned LLRZ then I would expect that the landholder of the still rural land would observe this change and would reasonably believe that the probability of his land also being upzoned would now be higher (maybe small) and I would expect that the market would also take this information into consideration. Therefore, the land value would likely increase. However, I would expect that the values in 1-3 will still make up most of the value of the land

²⁴ Para [833] Rural Zones s42A officers report.

²⁵ E.g. evidence of John Waller, Julie and Paul Wyatt.

and that 4 would be a small addition. I would expect that this value will not make rural production unsustainable, at least not until the probability of rezoning is much higher.

As an example, this phenomenon should also be observed in the FDA area, which is rural land but with a much higher probability of rezoning occurring. In this case the value of 4) above will make up most of the value of the land, and there would be no way that a farmer could financially buy this land and operate a viable farm. Basically, it is sitting as landbank until it is needed, and any rural production is incidental and in most cases not relevant to the landholders purpose for holding the land.²⁶

78. In my opinion, the increase in land prices has an effect on future land use. Ongoing land fragmentation within the general rural and rural lifestyle has contributed to an increase in rural land prices, which is reflected in Mr Yeoman's comments above.

4.3 Greater Christchurch Spatial Plan

79. In my opinion, the Greater Christchurch Spatial Plan (GCSP) is a matter to have regard to²⁷ when assessing Large Lot Residential rezoning proposals that fall inside the Greater Christchurch area as LLRZ is an urban residential zone. The GCSP is not a relevant consideration for rezoning requests outside of the Greater Christchurch area (for example: Ashley and Oxford). Greater Christchurch includes parts of three territorial authorities: Christchurch City, Selwyn District and Waimakariri District.
80. In 2022, the Greater Christchurch Partnership and the Crown established an Urban Growth Partnership for Greater Christchurch – the Whakawhanake Kāinga Komiti. This is a partnership of central government, local government and mana whenua. The GCSP sets out the partners' shared vision for the future of Greater Christchurch.
81. The GCSP satisfies the requirements of a future development strategy (FDS) under the National Policy Statement on Urban Development. This includes setting out how well-functioning urban environments will be achieved, and how sufficient housing and business development capacity will be provided to meet expected demand over the next 30 years.
82. The overarching directions of the Spatial Plan include a focus on targeted intensification in centres and along public transport corridors, along with the prosperous development of Kāinga nohoanga on Māori Land and within urban areas.
83. While the overarching direction is to focus on targeted intensification, the GCSP does acknowledge that 'greenfield' areas will continue to be part of how we accommodate more people and provide a range of lifestyle choices²⁸. Therefore, to achieve the overarching direction while still providing for greenfield opportunities Greenfield development criteria has been provided in the GCSP as follows:

To achieve this, successful future greenfield development needs to:

²⁶ Email dated 1 May 2024 (Appendix I)

²⁷ pursuant to s74(2)(b)(i) of the RMA

²⁸ My emphasis

- 1. Be well connected with employment, services and leisure through public and active transport networks*
- 2. Be integrated with existing urban areas*
- 3. Meet a need identified by the latest Housing and Business Development Capacity Assessment*
- 4. Be at the right scale, density and location to minimise impact on highly productive land and existing permitted or consented primary production activities.*

84. Where relevant I have assessed these GCSP criteria as part of my assessment of rezoning submissions.

4.4 Natural Hazard Considerations

85. Since the development of the RRDS, the regional and district councils have undertaken a review of and update of natural hazards in the district²⁹. The review of natural hazards has updated flood modelling, included coastal flooding³⁰ (storm surges and groundwater inundation), tsunamis and fault rupture.
86. One major issue that will affect the consideration of LLRZ development within the Mandeville/Swannanoa/Ohoka areas is the high flood risk associated with the existing areas of Silverstream/Kaiapoi and Clarkville, which is reflected in the engineering comments received from the Council's Engineer Mr Aramowicz (**Appendix D**)³¹. The dwellings between Island Road and State Highway 1 (the older houses in the area) are extremely susceptible to flooding risk, with estimated flooding depth of 0.5 to 1.1m (Figure 2).
87. Groundwater resurgence has been an ongoing issue within the Ohoka and Mandeville area for decades³². Council commissioned a groundwater assessment for the Mandeville and San Dona area on top of other previous investigations (**Appendix G**). The report addresses a series of questions around the interrelationship between groundwater resurgence and the additional of water into the local area (Figure 1).

²⁹ <https://waimakariri.maps.arcgis.com/apps/instant/portfolio/index.html?appid=c6bc05f87d4f47ecae975e5241657913>

³⁰ Noting that the modelling was based on a 1m sea level rise, while the updated advice has increased sea level rise of 2m.

³¹ Para [8] Appendix D

³² New Zealand Journal of Agriculture Vol 80, Issue 4 pg 353, dated 15 April 1950, noted undercurrents as an issue affecting land practices in the area.

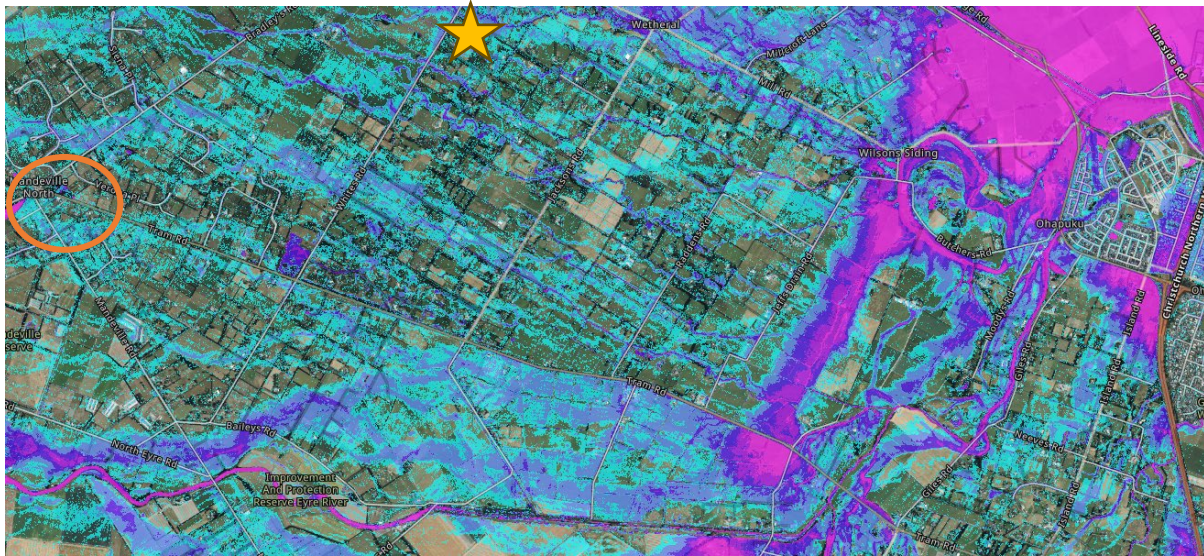


Figure 1: Extent of localised flooding risk associated with a 200-year event from Mandeville/Ohoka through to Silverstream/Kaiapoi and Clarkville³³

Natural Hazards Flood Model

200 Year Localised Flooding

Value

0.1 - 0.25 m
0.25 - 0.50 m
0.50 - 0.75 m
0.75 - 1.00 m
1.00 m+

NB. Mandeville located in red circle, Ohoka is yellow star

88. The Starvation Hill fault line has not been fully investigated by either the Regional or the District Council. As part of the submission for rezoning of 3025 and 3065 Oxford Road a desk top study was undertaken by GNS on behalf of Council (**Appendix H**). The report confirms that the Starvation Hill Fault should be considered as an active fault and that the fault deformation zones should be treated the same way as the fault avoidance zonation.

4.5 Rural Production Considerations

89. The loss of Rural Production land has been a common theme in submissions³⁴ in relation to the Rural Zones in the Proposed Plan. This was identified as a critical issue during community

³³ Localised event was used to better demonstrate the impact of local rainfall rather than breakout of the Ashley River.

³⁴ In particular Hort NZ [269.121] and Federated Farmers [414]

consultation early in the review process for the District Plan³⁵. In part this issue was also discussed in the s42A Rural Zones officer report³⁶.

90. National concerns associated with the loss of rural production land has subsequently led to the development of the NPS-HPL. Council has considered the loss of HPL in the Proposed Plan through the proposed amendments in Objectives and Policies as detailed in the s42A officer reports for Strategic Directions, and the Rural Zones, and as detailed in Planning Officer memos to the Commissioners³⁷.
91. It should be noted that there are some large land holdings within the RLZ that are on LUC Class 1 to 3 soils that could potentially be considered as being highly productive. However, due in part to legacy provisions within the previous operative district plans, there is an expectation that rural land owners can subdivide down to 4ha. The Rural Production report identified minimum areas required for various agricultural land uses, with 10ha being considered the minimum production area³⁸. The report summary did note that increasing the minimum lot size would have a positive effect by reducing capital land gain and encouraging future buyers to purchase land for productive rather than lifestyle reasons.
92. When considering rezoning submissions, I have taken into account the existing productive land use and the size of the land parcels. While recognising that some of the large land holdings have been rezoned RLZ and can for all intents and purposes subdivide down to 4ha, in my opinion it is important that large land parcels are retained in the eastern part of the district where the LUC Class 1 and 2 soils are located, thereby providing for land based primary production in accordance with the NPS-HPL. In addition to this, I am also aware that large primary production land holdings have issues around reverse sensitivity effects associated with smaller neighbouring lifestyle blocks. However, I acknowledge that this assessment is not able to be informed by the methodology that the regional council will use to map highly productive land.

4.6 Mahaanui Iwi Management Plan

93. The Mahaanui Iwi Management Plan (MIMP) is an expression of kaitiakitanga and rangatiratanga from the six Papatipu Rūnanga with mana whenua rights over the lands and waters within the takiwā from the Hurunui River to the Hakatere River, and inland to Kā Tirititi o Te Moana – an area that encompasses the Waimakariri District. It is first and foremost a planning document intended to assist Papatipu Rūnanga participate in all aspects of natural and environmental management. It provides a comprehensive suite of objectives and policies that identify values, priorities and processes that should be followed in the restoration and protection of the natural environment, as well as the planning and development of urban areas. It has been a key background document to inform the development of the Proposed District Plan.
94. Issue P4 of the MIMP states that Subdivision and development can have significant effects on tāngata whenua values, including sense of place, cultural identity, indigenous biodiversity,

³⁵ Section 2.6 of Rural S32 Report

³⁶ Section 3.22 of S42A Rural Zones Officer Report

³⁷ Memos dated 30 June and 22 July 2023.

³⁸ Table 2 in Macfarlane Rural Business, 2018. Waimakariri District Plan Review: Rural Production Advice-Rural Land Zoning.

mahinga kai, and wāhi tapu and wāhi taonga, but can also present opportunities to enhance those values.

95. The rezoning of rural land to enable rural residential development is an important issue to Ngāi Tahu in the Waimakariri catchment. Increasing the density of residential uses of land can put further strain on the quality and quantity of freshwater resources, and increase the risk to wāhi tapu and wāhi taonga. There are four silent files in the Waimakariri catchment, clustered in the lower catchment area, indicative of the significance of wāhi tapu values. Conversely, development activities can also enhance cultural landscape values, including indigenous biodiversity, as evidenced by the extensive wetland developments as part of the Pegasus township.
96. Policies 4.1, 4.2 and 4.3 MIMP provide direction for process guidance, basic principles and design guidelines and are to be read in conjunction with the Ngāi Tahu Subdivision and Development Guidelines. Given the context of potential high groundwater levels in some areas of the district where rezoning submissions to LLRZ apply, I consider that the following guidelines have are particularly relevant where these issues have been identified:

WAI3.5 To address the potential risk to groundwater resources as a result of sewage/wastewater disposal by advocating that:

- (a) Any new rural residential or lifestyle block developments connect to reticulated sewage network, install community reticulated sewage systems, or establish a common disposal site;*
 - (b) Existing small rural residential villages that currently rely on individual septic tanks should be connected to a community reticulated system; and*
 - (c) Where individual septic tanks on farms or lifestyle blocks are used, the preference is a wastewater treatment system rather than septic tanks.*
97. Where relevant I have assessed the MIMP as part of my assessment of rezoning submissions.

5 Submissions Assessments

98. The submissions assessment is based on the rezoning requests. The rezoning requests have been grouped into general geographic areas; these are:

- Mandeville;
- Ashley;
- Ohoka;
- Fernside;
- Oxford;
- Woodend/Waikuku; and
- Kaiapoi/Rangiora.

99. Small single property requests have been grouped together and addressed in the relevant geographical area. This has been done to better enable integration of considerations around any constraints.

5.1 San Dona Rezoning Requests

5.1.1 Matters raised by submitters

100. There are 42 submissions in relation to rezoning at San Dona (submissions listed in 5.1.4). Of these 40 have requested rezoning of San Dona from RLZ to LLRZ and two have requested that the RLZ zoning is retained. Associated with the submissions are 17 further submissions in support of the rezoning request from RIDL [FS82]. There is one further submission in opposition to the submitter's initial submission due to the fact that they have sold the property [FS2].

101. There are a number of submissions from the San Dona submitters that relate to other matters in the Proposed Plan, most of these were either supportive or were neutral on the basis that it did not affect San Dona.

102. The submitters have provided a number of assessments, including planning, infrastructure, flood impact assessment and natural hazard risk assessment.

103. The existing area comprises 117 properties, and the rezoning request to LLRZ would enable these to subdivide down to an average of 5,000m². This could result in between 2 to 3 lots being created from each existing property³⁹, although no confirmed figure was supplied in the supporting reports. Given the fact that most of the existing properties are greater than 1.5ha in size, there is potential for an additional 220 lots to be developed⁴⁰.

³⁹ Taken from section 3 of Infrastructure report.

⁴⁰ Assumed that 110 lots are above the 1.54ha minimum (0.04ha needed for accessway based on Table TRAN-7).

5.1.2 San Dona Background

104. San Dona is located to the immediate north of Mandeville and comprises 207.6ha of flat LUC Class 3 land. The San Dona area comprises two large areas of land located near the intersection of Bradley and Tram Roads (Figure 2). The lots within San Dona are generally between 1.2 and 2.2ha in size, although most are 1.5ha or greater in size.
105. San Dona was established between 1995 to 1999 under the Transitional District Plan to enable an intensive economic olive grove horticulture development. The covenant was applied to each property to protect the retention of the olive trees, the covenants have subsequently expired, resulting in some properties owners removing trees.
106. Although San Dona is within the Mandeville Growth Boundary⁴¹, due to the differing allotment sizes, San Dona has been rezoned RLZ from Rural⁴² in the Proposed Plan. The RLZ zoning aligns with the initial proposal that the development was an economically viable primary production activity.



Figure 2: San Dona area, Mandeville (red outline).

⁴¹ Due to the District Council's concerns around the rapid growth of the Mandeville area, a growth boundary (Mandeville Growth Boundary) was established around Mandeville. The Mandeville/Swannanoa area had developed progressively since 1983 through to 2011 through a series of Council initiated plan changes, private plan changes and resource consent applications.

Given the rapid growth of Mandeville, Council undertook a plan change (PC32) to introduce a growth boundary around Mandeville. An appeal on the decision of the growth boundary was heard to extend the boundary to the north to incorporate farmland was heard in August 2013 with a decision to dismiss the appeal in May 2014 (2014-EnvC-119). The outcome of the decision meant that Objective 18.1.2 (subsequently renumbered to 18.1.3) and Policy 18.1.2.1 (subsequently renumbered to 18.1.3.1) and Map 167 be amended. (

⁴² San Dona retained its rural zoning due to the Economic Use Criteria in the Transitional District Plan

5.1.3 Assessment

107. The planning assessment provided for the rezoning request considered a number of statutory documents in their assessment. The assessment focused on the NPS-UD, NPS-HPL, NESS, the RPS and an s32AA assessment.
108. The assessment of the NPS-UD by the agent noted that the proposed rezoning met a number of objectives and policies. They noted that it would provide for additional housing and development opportunities (Objective 2), at 15km it is connected to Rangiora and Kaiapoi (Objective 3(b), it will meet the communities needs for larger allotments (Objective 4), and it can integrate with existing infrastructure (Objective 6(a and b)).
109. I do not agree that the proposed rezoning is consistent with NPS-UD objectives listed in the planning assessment. There is no evidence to support that the creation of large lots improves housing affordability (Objective 2), given that the median sale price is \$1.37 million for Mandeville/Ohoka compared to \$670,000 in Rangiora⁴³. While the benefits of increased land supply contribute in part to housing affordability, it is not the only factor that contributes towards this⁴⁴.
110. The assessment of the proposed rezoning with respect to Objective 3 states that area is well served with public transport and that additional development will encourage further public transport. No evidence was presented to support this claim. An assessment of transport issues was undertaken by Council and consulting engineers found that the opposite was in fact the case, as there is no provision for public transport to be provided for the area⁴⁵.
111. Engineering assessments completed as part of s42A reporting conclude that there is no provision for additional growth in the San Dona area within the wastewater and roading network. This is opposite to the claim that the proposed rezoning and subsequent development would be able to integrate with existing infrastructure in the assessment of Objective 6(a & b).
112. The Eliot Sinclair planning assessment also noted the proposed rezoning would meet Policy 1 being a well-functioning urban environment. Amending the zoning would enable properties to reduce in size from approximately 1.5ha down to 0.5ha. While the change would result in more sections, it would mean a reduction in variation of section size within the district. I do not agree that increasing housing development within the rural environment would enable people to have good accessibility to jobs, community services and public transport. The proposed rezoning does not support the reduction in greenhouse gas emissions, as there is no public transport or local services and this would necessitate more private vehicle trips, increasing emissions, compared to residential development adjoining existing urban centres.
113. The proposed rezoning does not meet the test of Policy 8, as the area was considered during the development of the RRDS⁴⁶. The RRDS hearing panel did not recommend intensification of San Dona due to drainage/flood management, wastewater and water provision.

⁴³ Based on Realestate NZ sales data for previous 12 months.

⁴⁴ Section 4 Housing affordability Inquiry. NZ Productivity Commission, March 2012.

⁴⁵ Mr Binders memo Appendix F Part 1

⁴⁶ Rural Residential Development Strategy Hearing Panel Recommendation Report May 2019.

114. Eliot Sinclair assessed the proposed rezoning against the NPS-HPL, noting that until mapped Clause 3.5(7) applies. Because the area is proposed to be rezoned RLZ, that the NPS-HPL is not applicable. This conclusion is supported by Councils memo on the NPS-HPL dated 30 June and 22 July 2023.
115. Eliot Sinclair provided a list of the operative NESs. Of these only the NES-CS was assessed. Eliot Sinclair noted that Council records did not show any previous activities that could potentially contaminate the land, but noted that the area was listed in the ECan Land Use Register (LLUR) as being potentially contaminated. They noted that the rezoning application in itself does not result in a subdivision and that any contamination assessment would be required at subdivision or dwelling construction stage. Given that olives trees can typically suffer from the same plant diseases and pest as other horticultural crops, it is likely that the herbicides and pesticides that are commonly used elsewhere would be used in San Dona⁴⁷.
116. The Eliot Sinclair report noted that the San Dona development was similar to Mandeville, and that the reason for it not being included in the RRDS were issues associated with flooding and stormwater and wastewater constraints. They stated that these issues had been addressed. Council's Engineer Mr Aramowicz assessment below notes that this is not the case and that there is no capacity in the existing network for any development at San Dona. The planning assessment stated that San Dona met the requirements for rural residential in Policy 6.3.9 Rural Residential Development of the RPS, I do not agree with this assessment as the area cannot be serviced effectively with wastewater and stormwater (6.3.9(3)), supporting community infrastructure (6.3.9(5)(f)), avoiding reverse sensitivity effects on adjacent rural activities (6.3.9(5)(g))⁴⁸, and having an outline development plan (6.3.9(6)).
117. No detailed assessment of the objectives and policies within the Proposed Plan was undertaken to establish whether the existing site and proposed rezoning better met the RLZ or LLRZ provisions.
118. No ODP has been provided as part of the rezoning support information as required by Policy 6.3.3 RPS and Policy SUB-P6 in the Proposed Plan. It should be noted that Transpower 66kV line runs through the eastern edge of the San Dona area, which will reduce the potential for the area to be developed.
119. It should be noted that San Dona was within the Mandeville Growth Boundary because it generally contained properties that were closer to Residential 4B than the surrounding RLZ sized properties and is also part of the Mandeville/Swannanoa wastewater scheme. While rezoning of San Dona might contribute towards people and communities providing for their social, economic and cultural wellbeing and for their health and safety, it does not contribute towards a well-function urban environment.

Servicing

120. The existing stormwater from the area either discharges to on-site soakage or to roadside drains. Despite acknowledging that there are flooding issues at the site, the report recommended

⁴⁷ It is recognised that Olive Trees are more robust than other horticultural crops and probably have less of a need for, or use lower volumes of herbicides and pesticides.

⁴⁸ There are two intensive horticulture operations, one poultry and two dairy farms immediately adjoining the San Dona area

onsite soakage for any new development. There is no stormwater mitigation proposed that adequately addresses the need for stormwater neutrality within the site. Councils' Engineer stated that *"there is a risk that disposal of stormwater into ground may not be possible in all scenarios, and that increased rates of stormwater runoff from a LLRZ land use may lead to increased problems with groundwater resurgence and surface flooding to downstream properties in Silverstream/Kaiapoi"*.

121. Councils Engineer noted that there was no capacity within the stormwater and wastewater network for the proposed rezoning. It is noted that the existing wastewater network in San Dona is a STEP system⁴⁹, which is subject to infiltration during flood events.

Flooding

122. The Eliot Sinclair report on flooding assessment modelled an increase in flooding depth of between 5mm to 200mm across various properties, and 50mm on the roads and 100mm on the road edges. Eliot Sinclair did not propose any appreciable mitigation measures to mitigate flooding hazard in San Dona and did not assess the effects of flooding on downstream properties.

123. Councils Engineer noted that groundwater resurgence and flooding is an issue for Mandeville, San Dona and Ohoka.

Natural Hazards

124. Groundwater resurgence is an issue for the Mandeville/San Dona/Ohoka area. The Eliot Sinclair report relies on recent and proposed upgrades to existing stormwater channels to address the issue. Councils proposed works are not intended to eliminate the flooding from the area, but seek to balance this with increased risk on downstream properties. Groundwater resurgence as an issue has not been addressed, and is likely to increase given climate change fluctuation in rainfall⁵⁰.

Other Issues - Transport

125. A transport assessment was undertaken as part of the Planning report (Section 12.3) and Section 7 of the Infrastructure report. The assessment noted that the new development was "strategically located to minimise strain on existing road network". It noted that the existing road network was insufficient, and that the local authority would need to invest in expanding or upgrading the roads.

126. The traffic assessment from Eliot Sinclair was reviewed by WSP and the following feedback was received:

- Existing internal roads are only 5m wide, which is insufficient for the potential 2,400 vpd,
- Report noted that the District Council would upgrade the roads⁵¹,
- No s32AA assessment was undertaken around traffic impacts, and

⁴⁹ Relies on a water pump in an existing septic tank to pump into a low-pressure line. Septic tanks are still required to be desludged.

⁵⁰ Jacobs, 2023. Mandeville San Dona Groundwater Assessment. A report for Waimakariri District Council.

⁵¹ 2024-34 LTP does not include any budget for widening San Dona lanes.

- Reference was made to “intelligent transport systems to optimise flow” without an explanation as to what it is.

127. Councils Senior Transportation Engineer also reviewed the transport assessment and the feedback from WSP and noted that there was no specific assessment of traffic generation undertaken, that there is no funded public transport, walking or cycling provisions proposed, that the cumulative effects on the transport network were not assessed. Private Plan Change 31 (Ohoka) evidence noted that there is limited capacity in the roading network before failure of the Tram Road/State Highway 1 interchange⁵².

5.1.4 Summary of recommendations

128. I do not support the rezoning request given the following major constraints associated with the proposed rezoning and future development of the land:

- The proposed rezoning is not consistent with the NPS-UD;
- Rezoning would be inconsistent with the RRDS and supporting RPS policies;
- No assessment against the provisions of the Proposed Plan was undertaken;
- No ODP has been provided;
- There is insufficient capacity within Councils wastewater and stormwater network for any development of the area;
- Groundwater resurgence is an issue for the area and has not been adequately addressed to cater for new development; and
- The transport assessment was inadequate and assumes that public transport will become available, and no provision has been made for active transport options⁵³.

129. I recommend that the submissions from Marie Jarvis and David O’Neill-Kerr [105.1]; and C/- WDC [304.1], be **accepted**.

130. I recommend that the submissions from CA and GJ McKeever [111.1]; Timothy and Kimberley Broad [134.1]; Ken and Carey Howat [144.1]; John Stevenson [162.169]; Todd Kirk and Anna Denise Halliday [170.1]; Allan and Melisa Mabey [177.1]; Belinda van der Monde and Allan Smith [197.1]; Evans Corporate Trustee Limited as trustee for the Evans No 4 Trust - Richard Shaun Evans Director [203.1]; Georgina Alice and Richard John Hancox [204.1]; Drew and Sarah Harpur [243.1]; Chloe Chai and Mark McKitterick [256.1]; Linda Melhuish and Andrew Radburn [258.1]; Gary Robert Marshall [302.1]; David and Robyn Burrows [331.1]; Andrew Giles [343.1]; Erin Reeve and Harry Matthews [35.1]; Michael and Barbara Liddicoat [352.1]; DC and DA Bartram [359.1]; John Gregory [36.1]; Robert Derek Jose [374.1]; Steven and Leisa Williams [375.1]; Allan Wilkinson [376.1]; John Victor Mudgway [378.1] and [378.2]; Michael and Jo Tyree [381.1] and [381.2]; Dylan and Karen Sumers [382.1] and [382.2]; Ray and Karen Harpur [388.1]; Winston Smith [39.1]; Bonghee and Moonok Cho [396.1] and [396.2]; John, Raelene, Darron and Rachelle Reekers

⁵² Generally agreed by both parties. Noting that Mandeville and Ohoka both feed into the State Highway 1 interchange at Clarkville

⁵³ Mr Binder Appendix F

[398.1]; Patrick Shepherd and Jeanette Colman [401.1]; Malcolm Stewart and Pauline Janet Robertshaw [404.1]; Keith Godwin [418.1]; Paul Zimmerman [88.1]; and Murray and Bev Fane [97.1], be **rejected**.

131. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.

5.2 Ashworth Road, Ohoka Rezoning Request

5.2.1 Matters raised by submitters

132. Mark and Melissa Prosser submitted [224.1] and [224.2] a submission to rezone 73ha of farm land proposed to be zone Rural Lifestyle Zone into Large Lot Residential Zone (Figure 3). The rezoning would yield approximately 115 large lot residential lots with an average allotment area of 5000 m². The property has an existing resource consent (RC205106) to subdivide into 4Ha allotments.
133. Supplementary information was provided on geotechnical matters, contaminated land, soils, infrastructure, traffic, urban design, landscape, economics, agricultural productivity, ecology and stormwater.

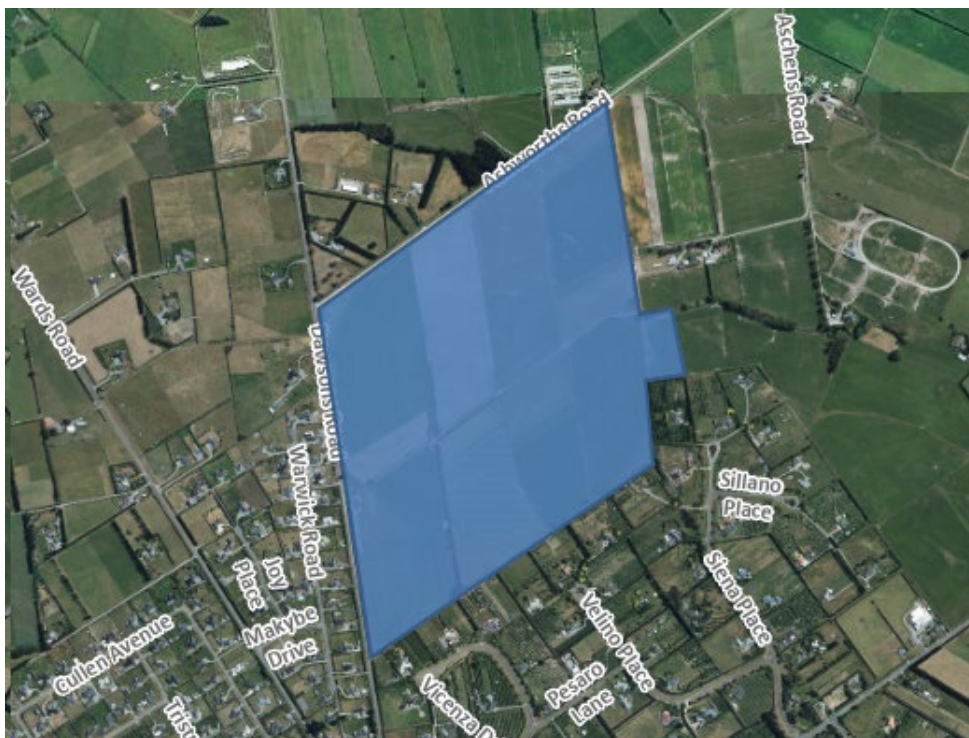


Figure 3: 2 Ashworth Road , Ohoka (Blue property)

5.2.2 Assessment

Planning

134. The proposed rezoning area was assessed as part of the RRDS review in 2019. The hearings panel for the RRDS review declined the submission from Mark and Melissa Prosser on the basis that it was outside of the MGB which was implemented to address sprawl issue, and impacts from groundwater resurgence. Because the site has already been assessed under the RRDS, then under Policy 8 NPS-UD, in my opinion it cannot be considered as being unanticipated by RMA planning documents⁵⁴.

⁵⁴ Noting that the outcomes of the RRDS feeds into the RPS.

135. The planning supplementary evidence (Mr Mark Allan) noted that the site was inside the 'Christchurch tier 1 urban environment' as identified by the NPS-UD and by the dashed line on Map A of the RPS. I do not agree with the assessment that the NPS-UD, and the conflating of the Greater Christchurch area with the Christchurch Tier 1 Urban Environment. My position on this matter is set out in para [18] of the Joint Witness Statement- Urban Environment (Planning) Day 1.
136. The submitters planning evidence states that additional LLRZ land is required over the short to medium term, and the medium to long term⁵⁵. Mr Yeomen has provided an assessment of development capacity needs for LLRZ for the district, and noted that in the medium term there is likely to be a shortfall of 150-250 dwellings in addition to that provided within the existing LLRZ⁵⁶.
137. The planning evidence states that rezoning the property to LLRZ would be more efficient utilisation of the land than 4ha development⁵⁷. In my opinion rural production options exist for smaller 4ha properties. However, given the minimal intensive utilisation of surrounding RLZ land this assumption may reflect the local situation⁵⁸.
138. The planning supplementary evidence assessed the rezoning in line with the Objectives and Policies of the NPS-UD. I do not agree that the proposed rezoning will contribute towards a well-functioning urban environment in line with Policy 1. In my opinion the rezoning application does not meet Policy 1(c) by having good accessibility to jobs, community services, and public or active transport, as there is very limited community services⁵⁹, and no public and limited active transport options. Development away from existing townships with good community services and public transport does not support the reduction in GHG⁶⁰ (Policy 1(e) and Policy 6(c)). As discussed below the flooding and groundwater resurgence risk associated with the proposed rezoning does not meet Policy 1(f) of the NPS-UD.
139. The planning supplementary assessment states that the rezoning meets Policy 6 of the NPS-UD⁶¹. The Proposed Plan was notified after the NPS-UD and consideration was given to planned urban form for the district. Given the large dairying operation at the proposed rezoning site, it was considered that RLZ would be the most appropriate zoning for the site.
140. The planning supplementary assessment states that the rezoning meets Policy 8 of the NPS-UD requiring Council to be responsive to plan changes providing significant development capacity. The proposed site rezoning has been previously assessed through the RRDS review (2019) and was not approved due to being outside the MGB. In addition, Policy 8 requires that plan changes contribute to well-functioning urban environments, and in my opinion rezoning of the submitters property does not meet this policy requirement.

⁵⁵ Para 11(b)

⁵⁶ Para 2.30 in Appendix J.

⁵⁷ Para 11(m)

⁵⁸ No 87 Ashworth Road is the exception as a turkey farm.

⁵⁹ There is a vet and supermarket.

⁶⁰ An assessment of GHG emissions for the proposed development at Ohoka noted that housing intensification within Rangiora and Kaiapoi would achieve a greater reduction in GHG emissions.

https://www.waimakariri.govt.nz/_data/assets/pdf_file/0021/141087/RCP031-MEMORANDUM-ON-GREENHOUSE-GAS-EVIDENCE-RESPONSE.pdf

⁶¹ Para [32] of planning supplementary evidence

141. The planning supplementary assessment against the relevant policies of the RPS notes that the proposed rezoning does not meet Policy 6.5.9 as the site is located outside the MGB and is not in accordance with a RRDS. While it is recognised that strict coherence with the RRDS could constrain urban development, Council also needs to consider the proposed rezoning across the other policies of the RPS. In doing so I am of the opinion that the proposed rezoning is not consistent with Policy 6.3.2 as it is not integrated with infrastructure in that there is no capacity in the wastewater network and existing constraints within the transport network.
142. I consider the proposed rezoning is not consistent with Policy 6.3.4 RPS, as it does not support transport effectiveness. The transport assessment (**Appendix F**) noted that there was poor active transport options, no provision for public transport and notes that remote LLRZ development does not make best use of existing transport networks. I agree with the assessment done by Council's Senior Transport Engineer.
143. The proposed rezoning is not consistent with Policy 6.3.5 RPS, as it was not identified for development (RRDS) and will not be able to integrate with the existing wastewater network due to capacity issues (as stated in engineering assessment of Mr Aramowicz in **Appendix E**).
144. An ODP has been provided showing the general layout of the roading network, pedestrian linkage and the stormwater management areas (Figure 4). Specific feedback on the ODP from Council engineers noted that proposed right of ways are poor traffic outcomes, the roads and overland flow paths do not match with the natural overland flow paths. There was general support from Council's landscape architect on the green pedestrian linkages to help break up the urban form. The ODP covers some components expected as detailed in SUB-P6.
145. An Urban design assessment submitted as part of the rezoning submission noted that rezoning of the property to LLRZ would integrate⁶² with the surrounding land use at Dawsons Road and San Dona and include a setback from the intensive poultry operation to the north east of the site. While the property is surrounded on two sides by intensive rural development, there is still rural land to the northeast and north.
146. When assessed against the zoning objectives in the Proposed Plan, the present land use best meets Objectives RURZ-O1 and GRUZ-O1 given the large parcel size, LUC Class 3 land, and its utilisation for dairy farming. Despite being zoned RLZ, the property can be considered to integrate with surrounding primary production properties at 301 and 347 Whites Road, and 22 Ashworths Road. Rezoning of the land to LLRZ could potentially result in reverse sensitivity on those surrounding farms.
147. It should be noted that the proposed rezoning is not part of the Mandeville/Swannanoa wastewater scheme. While rezoning of the property may contribute towards people and communities providing for their social, economic and cultural wellbeing and for their health and safety, it does not contribute towards a well-function urban environment.

Landscape

148. Council's Landscape Architect Mr Jon Read assessed the supplementary evidence (Landscape and Visual) received as part of the rezoning submission. Overall, the assessment was relatively supportive, but did note that the choice of some trees were not appropriate, that the 5m riparian

⁶² Para [12] of Vikramjit Singh evidence

setbacks were insufficient, the use of shelter belts was not appropriate as a boundary feature for residential areas, that a public park should be provided, and that assessment of pedestrian linkages with the Mandeville village was not realistic.

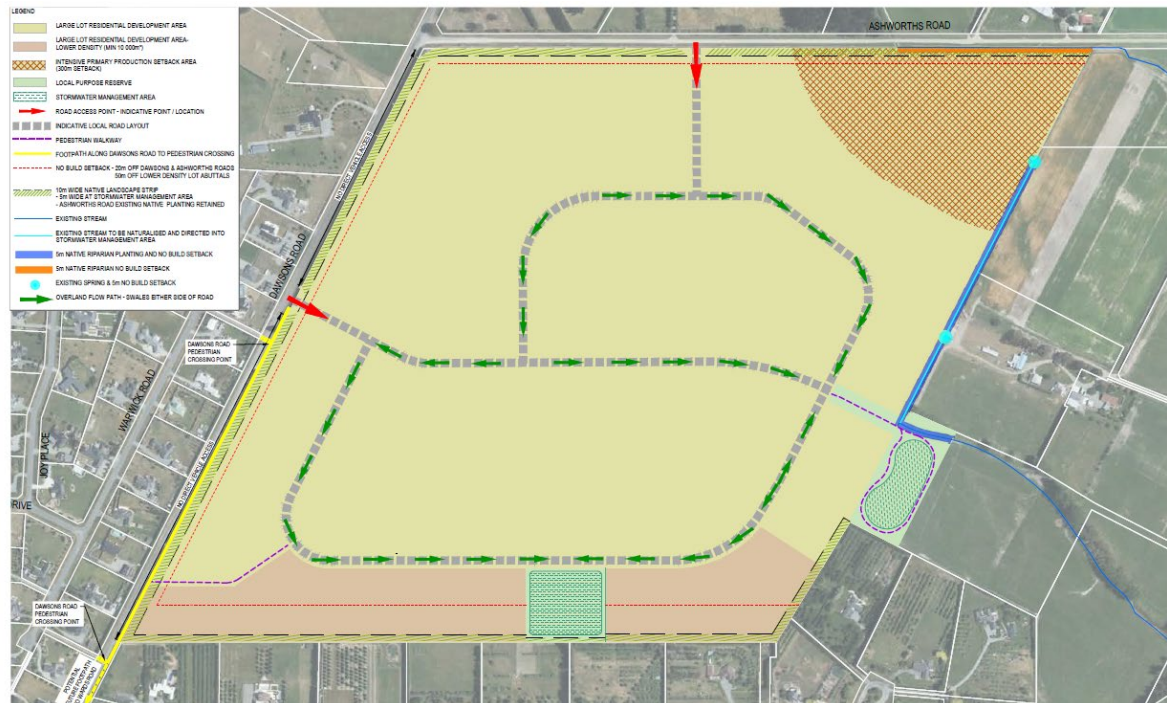


Figure 4: 2 Ashworth Road Outline Development Plan

Ecology

149. The 5m proposed riparian/no build setback is what is required for an unscheduled waterway in the PDP. Council's Ecologist noted that a wider 10m riparian buffer/ no build setback along the eastern boundary from the stormwater management area to Ashworths Road – this would provide space for native planting and a public accessway / walkway (linking to the pathway around the Stormwater Management Area, which 5m would not provide (**Appendix L**). The two springheads would be able to be better naturalised and created as a feature with a 10m setback, and would supports Ngai Tahu values for Waipuna under the Mahaanui Iwi Management Plan (see policy below). A crossing would be required for the stream on Ashworths Road to connect there, which could be costly though.

150. The ecological assessment noted the following points that need consideration as part of any proposed development:

- A freshwater species survey of the spring head areas should be undertaken rather than relying on a desktop survey,
- It is unclear whether the existing hedgerow would remain, this would provide good habitat for bird roosting and soil carbon retention,
- The proposed buffer areas for waterways are too small to provide any significant habitat value, and

- Consideration of integrating the southern local purpose reserve into existing hedgerow, springheads, waterways, and walkway opportunities.

Servicing

151. The submitter's consultant Mr Danash Sookdev has stated that they consider that there is sufficient drinking water capacity given certain arrangements, although firefighting water supply could be an issue. Council's Engineer Mr Aramowicz agrees that water capacity is not a constraint for developing the site.
152. Mr Danash Sookdev noted that wastewater for 20 lots had already been approved as part of the 20-lot rural subdivision associated with the resource consents. The submitter has proposed that the proposed additional 95 lots could also be serviced with the same system⁶³ proposed for the 20-lot subdivision or a gravity system with on-site storage and off-peak discharge⁶⁴. In the review of the supplementary information, Mr Aramowicz stated that there is only capacity for existing zoned land and there is no capacity within the rising main and wastewater treatment plant for the rezoning of 2 Ashworth Road.
153. A stormwater assessment has been provided as supplementary evidence. The stormwater assessment notes that there are three overland flow paths across the site of depths up to 500mm in some places. Two stormwater management areas of 2.5ha in total are proposed. In reviewing the information Council's Engineer noted that a third to a half of the site was subject to flooding, albeit low levels, and that groundwater resurgence was acknowledged, but no modelling was undertaken. Figure 5 shows groundwater resurgence across the site (red outline) post the 2014 floods. The report by Jacobs (**Appendix G**) noted that there may have been between 10 to 12 groundwater resurgence events in the past 28 years. The report noted that groundwater resurgence in Mandeville could occur every four years⁶⁵, although did note that there is likely to be an increase in magnitude of seasonal groundwater fluctuations.

⁶³ E One low pressure grinder pump system.

⁶⁴ A BECA assessment of the RC205106 wastewater options noted that the Bradley Rd pump station was unable to accept raw wastewater due to the solids potentially damaging the pumps.

⁶⁵ Page 6.



Figure 5: Groundwater Resurgence at 2 Ashworth Road

154. Council's Engineer Mr Aramowicz did not agree with the assessment around maintaining existing overland flow paths within the proposed roading network, and noted that it could contribute towards flooding in the San Dona area. He also noted that no modelling was undertaken to support a number of assumptions around groundwater resurgence, overland flow paths, local stormwater infiltration, or the potential impact on groundwater levels and on downstream communities. Overall Mr Aramowicz was not supportive of rezoning of the site.

155. No specific comments were provided on the geotechnical assessment by Council's Engineer Mr Aramowicz.

Transport

156. The roading assessment identified that road reserves would be 20m, but did not detail the actual road widths. The concluding statement of the Services report was that a full road design would be undertaken as part of the resource consent application. There was no separate assessment of the impacts of traffic on the wider network.

Economics

157. The economics supplementary information from Mr Colegrave was reviewed by Mr Yeoman (**Appendix J**). Mr Yeoman mostly disagrees with the assessment provided, noting that there is no justification for the estimated housing demand in Mandeville, the assessment of existing capacity is underestimated, and that the land has no commercially viable rural activity for the site. Despite this he does agree that there would be some, although not as significant, positive economic outcomes associated with rezoning of the property. Overall, Mr Yeoman considers that from an economic perspective that there is some merit in rezoning to property to LLRZ.

Agricultural Productivity

158. The submitter's consultant, Mr Ford, has provided an agricultural productivity assessment of the site that incorporates the soils assessment. Council was unable to commission a review of the

agricultural productivity assessment due to the lack of availability of external experts. I concur with Mr Ford's assessment of the NPS-HPL. Mr Ford's assessment that the rezoning of the land and the corresponding loss in agricultural production would be "minimal"⁶⁶ is not supported by Central Governments concern with loss of productive land^{67, 68, 69}.

159. A detailed soils assessment of the property was undertaken by the submitter's consultant. I agree with part of the assessment undertaken by the Mr Hainsworth. Points to note from the assessment is that the soils in the eastern portion of the site were considerably wet and that drainage would not easily be addressed⁷⁰. I do not agree with Mr Hainsworth's statement in his evidence⁷¹ that the LUC Survey Handbook states that LUC Class 4s⁷² land has a severe physical limitation for arable use or that the site can be remapped for the purposes of achieving the outcome sought by private landowners⁷³.

160. Given that the site does contain LUC Class 3 soils (constraints aside) and the land is used for dairy farming and better aligns with GRUZ-O1, there is an argument that GRUZ would be the more appropriate zoning than RLZ. If GRUZ is considered to be a more appropriate zoning, then consideration should also be given to NPS-HPL Objective 1. Bearing in mind the Proposed Plan is not operative, and all provisions, including zoning can be subject to appeal, it may be more appropriate to consider the site in light of the NPS-HPL⁷⁴.

5.2.3 Summary of recommendations

161. I do not support the rezoning request given the following major constraints associated with the proposed rezoning and future development of the land:

- The proposed rezoning is not consistent with the NPS-UD, as I do not consider that it would contribute towards a well function urban environment;
- Rezoning would be inconsistent with the RRDS and supporting RPS policies (Policy 6.3.9);
- The land use of site is more consistent with Objectives RURZ-O1 and GRUZ-O1 of the Proposed Plan;
- There is insufficient capacity within Councils wastewater and stormwater network for any development of the area;
- Groundwater resurgence is an issue for the area and has not been adequately addressed to cater for new development; and

⁶⁶ Para 21

⁶⁷ NZ Stats: Between 2002 and 2019 1.9 million hectares of agricultural and horticultural land was lost. 49% of this was lost in the Canterbury region.

⁶⁸ MPI and MfE, 2019. Valuing Highly Productive Land: A discussion document on a proposed national policy statement for highly productive land.

⁶⁹ MfE. Managing and protecting highly productive land under the RMA (1991). Regulatory Impact Statement.

⁷⁰ Potentially indicating near surface groundwater level

⁷¹ Para [29] in Hainsworth Statement of Evidence

⁷² Despite the soils being LUC Class 3

⁷³ 2024 NZEnvC83 Blue Grass Limited and Others vs Dunedin City Council decision para [51] (Appendix P)

⁷⁴ It should be noted that the Proposed Plan was notified prior to the release of the NPS-HPL.

- The transport assessment was inadequate and assumes that public transport will become available, and not provision has been made for wider active transport options.

162. I recommend that the submissions from Mark and Melissa Prosser [224.1] and [224.2], and David Cowley [FS41], be **rejected**.

163. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.

5.3 Mandeville/Swannanoa Road Rezoning Requests

164. There are four submissions that have requested the rezoning of smaller parcels of land within the Mandeville/Swannanoa area that are not identified within the RRDS.
165. Lisa Anne Reidie [393.1] requested that the proposed LLRZ zoning be retained for 1 Truro Close, Mandeville. The property is zoned LLRZ in the Proposed Plan, I agree that this is the most appropriate zoning given that it is zoned 4B under the Operative Plan.
166. Renee Marie Morrow [136.1] as requests that the LLRZ zoning of Swannanoa is retained. I agree as the LLRZ zoning is for existing RES 4A areas from the Operative Plan, and their character and land use is more consistent with LLRZ than RLZ.

Ohoka Meadows Drive

5.3.1 Matters raised by submitters

167. Richard Black [247.1], [247.2], and Richard and Simone Black [265.1] requests that 82 Ohoka Meadows Drive, 83 Ohoka Meadows Drive and 859 Tram Road be rezoned from RLZ to LLRZ (Figure 6). No supplementary information was provided with the submission.
168. I note that with respect to 82 Ohoka Meadows that this site was the subject site considered under *Black v Waimakariri District Council* which I have previously referenced.



Figure 6: Ohoka Meadows, Mandeville (Blue properties)

5.3.2 Assessment

169. The area comprises three properties located to the south of Tram Road. The total area is 11ha, and they are not serviced with water or wastewater. There is an intensive poultry operation

approximately 180m to the south of the southernmost property. The northern most property has low levels of flooding risk. The properties are outside of the Mandeville Growth Boundary.

170. The proposed rezoning is inconsistent with Policy 1 of the NPSUD as it does not meet the requirements of contribution to a well-functioning urban environment, in that it does not have good accessibility to jobs and community services, and does not support a reduction in GHG emissions. The rezoning does not meet the requirements of Policy 6.3.9 RPS, in that it was not identified in the RRDS, there is insufficient capacity in the wastewater network for it to be serviced, it could potentially result in reverse sensitivity effects on primary production, and no ODP was provided.

171. As with the other Mandeville rezoning requests, any additional development will have an impact upon the wastewater and roading networks, and could potentially contribute to increased flooding in those downstream areas, such as Silverstream and Kaiapoi. I do not support the rezoning submission for the properties.

Tram Road and Ward Road

5.3.3 Matters raised by submitters

172. Malcom Taylor [296.1] requests that 1136-1160 Tram Road, 121-143 Wards Road and 490-494 No 10 Road be rezoned from RLZ to LLRZ (Figure 7). No supplementary information was provided with the submission.

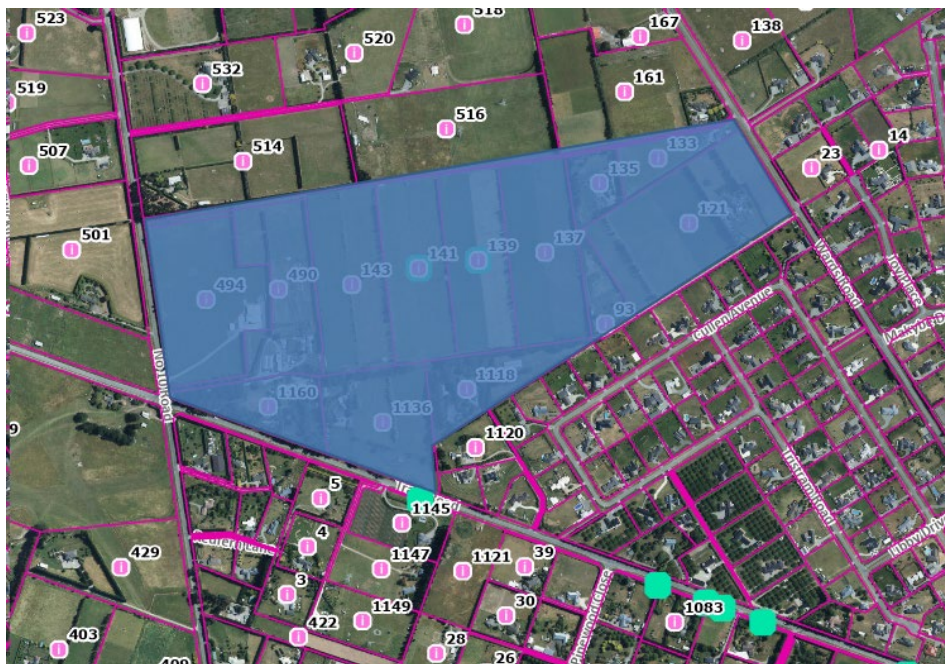


Figure 7: Tram Road and Ward Road, Mandeville (Blue properties)

5.3.4 Assessment

173. The area comprises 12 properties located to the north of Tram Road, between No 10 Road and Ward Road. The total area is 46.8ha, and they are not serviced with water or wastewater, although connections are available for some properties. Within the area there is a market garden operation and a food processing operation. There are 220kV transmission lines that run through the centre of the site. Most properties are subjected to low and medium levels of flooding risk.

174. The proposed rezoning is inconsistent with Policy 1 of the NPSUD as it does not meet the requirements of being a well-functioning urban environment, in that it does not have good accessibility to jobs and community services, and does not support a reduction in GHG emissions.
175. The area was also assessed as part of the RRDS and was not identified for potential rezoning as it was located outside of the Mandeville Growth Boundary and had previously been tested through a private plan change that had been rejected. There was opposition to the plan change from the original owners of the food processing facility due to reverse sensitivity effects.
176. The rezoning does not meet the requirements of Policy 6.3.9 RPS, in that it was not identified in the RRDS, there is insufficient capacity in the wastewater network for it to be serviced, it could potentially result in reverse sensitivity effects on the food processing facility, and no ODP was provided.
177. As with the other Mandeville rezoning requests, any additional development will have an impact upon the wastewater and roading networks, and could potentially contribute to increased flooding in those downstream areas, such as Silverstream and Kaiapoi. I do not support the rezoning submission for the properties.

121 Wards Road

5.3.5 Matters raised by submitters

178. Kevin Augustine and Diann Elizabeth Jones [317.1] requests that Mandeville North be identified for LLRZ, that the Mandeville Growth Boundary be deleted, and that 121 Wards Road be rezoned LLRZ (Figure 8). No supplementary information was provided with the submission.



Figure 8: 21 Wards Road, Mandeville (Blue properties)

5.3.6 Assessment

179. The area comprises a property located to the west of Wards Road. The total area is 6.9ha, and is not serviced with water or wastewater. The property is approximately 600m to the east of

the food processing facility on No 10 Road. The property has low to medium levels of flooding risk.

180. The proposed rezoning is inconsistent with Policy 1 of the NPSUD as it does not meet the requirements of contribution to a well-functioning urban environment, in that it does not have good accessibility to jobs and community services, and does not support a reduction in GHG emissions.
181. The area was also assessed as part of the RRDS and was not identified for potential rezoning as it was located outside of the Mandeville Growth Boundary and had previously been tested through a private plan change that had been rejected. There was opposition to the plan change from the original owners of the food processing facility due to reverse sensitivity effects.
182. The rezoning does not meet the requirements of Policy 6.3.9 RPS, in that it was not identified in the RRDS, there is insufficient capacity in the wastewater network for it to be serviced, it could potentially result in reverse sensitivity effects on primary production, and no ODP was provided.
183. As with the other Mandeville rezoning requests, any additional development will have an impact upon the wastewater and roading networks, and could potentially contribute to increased flooding in those downstream areas, such as Silverstream and Kaiapoi. I do not support the rezoning submission for the properties.

Mandeville East Extension

5.3.7 Matters raised by submitters

184. Martin Pinkham [187.1], Oxford-Ohoka Community Board [172.1], Clifford Sinclair Bishop and Hope Elizabeth Hanna [200.1], Darrell O'Brien [225.1], Adrian Selwyn Meredith [232.1], Mark Lupi [269.1], Matt Pidgeon [327.1], Beth Suzanne Warman [328.1] and Margaret Boyd Pierson [329.1] have requested that the Mandeville LLRZ zone be extended to the east to incorporate those properties as shown in Figure 9. The proposed rezoning was assessed against the criteria in UFD-P3. No technical supplementary information was provided.
185. Ulrike van Nek [156.1] submitted that they wanted the remaining Ohoka area to retain the RLZ zoning. They are a resident within the area proposed in the Mandeville East Extension rezoning proposal.

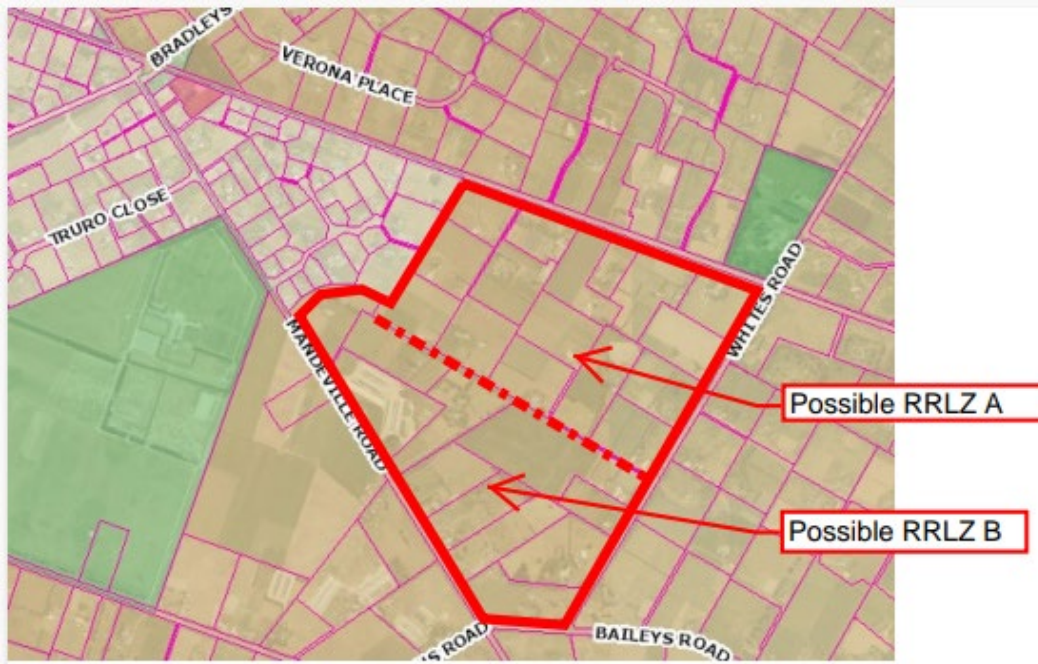


Figure 9: East Mandeville extension (red outline)

5.3.8 Assessment

186. The proposed rezoning is inconsistent with Policy 1 of the NPSUD as it does not meet the requirements of being a well-functioning urban environment, in that it does not have good accessibility to jobs and community services, and does not support a reduction in GHG emissions.
187. The rezoning does not meet the requirements of Policy 6.3.9 RPS, in that it was not identified in the RRDS, there is insufficient capacity in the wastewater network for it to be serviced, it could potentially result in reverse sensitivity effects on primary production, and no ODP was provided.
188. Some of the properties⁷⁵ will be within 300m of the poultry operation at 342 Mandeville Road. Rezoning of the land will potentially create reverse sensitivity issues and would be inconsistent with Policy UFD-P10, Objective RLZ-O1 and Policy LLRZ-P3.
189. As with the other Mandeville rezoning requests, any additional development will have an impact upon the wastewater and roading networks, and could potentially contribute to increased flooding in those downstream areas, such as Silverstream and Kaiapoi. I do not support the rezoning submission for the properties.

Tram and Two Chain Road

5.3.9 Matters raised by submitters

190. Andrew McAllister [8.1] and [8.2] requests that 1379, 1401 and 1419 Tram Road, and 1275 Tram Road be rezoned from RLZ to LLRZ (Figure 10). Supplementary information was provided with the submission.

⁷⁵ No 47 Whites Road, 83 Ohoka Meadows Drive, 857 Tram Road, Nos 306, 322, 336, 372, 374 Mandeville Road.

191. Technical reports provided by the submitter include planning, flooding, servicing, geotechnical, site contamination, soil productivity and transport. An ODP also was provided with the technical information.



Figure 10: Tram Road and Two Chain Road, Swannanoa (Blue properties)

5.3.10 Assessment

1379, 1401 and 1419 Tram Road

192. The 1379, 1401 and 1419 Tram Road area comprises three properties located on the southwestern intersection of Tram Road and Two Chain Road, Swannanoa. The total area is 15ha, and they are not serviced with water or wastewater. The properties are not subject to any major flooding risk, outside of a small quarry pit on 1379 Tram Road. There is an intensive poultry operation approximately 800m to the south of the properties. The property has been identified in the Proposed Plan as being subject to the LLRZO⁷⁶.
193. The proposed rezoning is inconsistent with Objective 1 and Policy 1 of the NPSUD as it does not meet the requirements of contribution to a well-functioning urban environment, in that it does not have good accessibility to jobs and community services, and does not support a reduction in GHG emissions.
194. The proposed rezoning properties are outside the Greater Christchurch area. The proposed rezoning does not meet the requirements of Polices 5.3.5(1), and 5.3.6 RPS, in that there is insufficient capacity in the wastewater network for it to be serviced.
195. The properties were originally included in the RRDS prior to any assessment of the wider flood risk, wastewater network capacity, or transport network impacts. The assessment criteria used in

⁷⁶ Discussed in para [54]

the RRDS was generally limited in scope and did not consider the wider impacts of potential rezoning of the areas. An outline of the process followed is in section 4.1 of this report.

196. The Council's Engineer Mr Aramowicz review of the servicing report identified that there is no capacity within the Council wastewater network for any additional inputs from development within the Mandeville/Swannanoa area beyond those that were originally provided for prior to the District Plan review. The submitters engineers also identified the potential that wastewater could be disposed of onsite. However, the area forms part of the drinking water supply protection zone for the Two Chain Road Water Supply system requiring a resource consent from ECan⁷⁷ and would be inconsistent with Policies 5.3.2(1)(d) protection of sources of water for community supplies, 7.3.6(2) RPS and Policy 4.14 of the RLWP. There is sufficient capacity for drinking water to be provided.
197. The Council's Engineer Mr Aramowicz review of flooding and geotechnical information in the supplementary reports noted that there are uncertainties around the disposal of stormwater and the potential for increasing flooding and groundwater resurgence downstream of the site. The submitters engineers have not assessed the impacts of flooding across the wider Mandeville and Kaiapoi area. As discussed in section 4.4, flooding in the district south of the Rakahuri River towards Silverstream and Kaiapoi is a significant consideration for development of the Mandeville/Ohoka area. Overall, Council's Engineer Mr Aramowicz does not support the rezoning of the properties.
198. The assessment of the soils by the consultant reported⁷⁸ them to be silty SAND and silty sand GRAVEL and being well drained. However, the information upon which this assessment was made was all based on the site of the water supply headworks, and in my view may not be applicable across the rest of the site. Soils information held by Landcare Research generally shows reduced drainage between 0.5 to 1m, potentially constraining stormwater infiltration.
199. The transport assessment by WSP on behalf of Council of the supplementary information supports the assessment provided subject to a number of considerations. These are that access onto the developed site is via Two Chain Road and not off Tram Road due to safety concerns. The assessment did not consider the wider impacts upon the transport network due to an estimated additional 28 dwellings would by themselves result in a significant impact on the Tram Road/State Highway 1 interchange. No provision has been provided for public transport or active transport modes.
200. I have been in contact with Council's Property Management Team regarding the status of the land at No 1379 Tram Road⁷⁹. The wider site is classification Local Purpose (Unity) Reserve and Local Purpose (Plantation) Reserve, and the water treatment headworks (937 Two Chain Road) is designated for water supply purposes (WDC-32). The property title has a Part 9 notice⁸⁰ that requires that the land is offered back to Ngai Tahu and records that Council is receiving carbon

⁷⁷ Rule 5.8B of the Regional Land and Water Plan

⁷⁸ Pattle Delamore Partners Block A Swannanoa

⁷⁹ Land is owned by Council

⁸⁰ Part 9 of the Ngai Tahu Claims Settlement Act 1998.

credits for the plantation⁸¹. The title also notes that there is an easement to convey electricity over part of the site.

201. Despite the area having been identified in the RRDS as being a suitable for rezoning to LLRZ, significant constraints exist on the site. As discussed in section 4.4, groundwater resurgence and flooding is a significant issue for the Mandeville/Ohoka area and the potential for flooding to be exasperated in Silverstream and Kaiapoi. Increased development within the Mandeville/Ohoka area will also contribute towards transportation effects at the Tram Road/State Highway 1 interchange. I do not support the rezoning submission for the properties.

1275 Tram Road

202. Number 1275 Tram Road area is located on the southeastern intersection of Tram Road and Two Chain Road, Swannanoa. The total area is 21ha, and is not serviced with water or wastewater.
203. The proposed rezoning is inconsistent with Policy 1 of the NPSUD as it does not meet the requirements of being a well-functioning urban environment, in that it does not have good accessibility to jobs and community services, and does not support a reduction in GHG emissions.
204. The rezoning does not meet the requirements of Policy 6.3.9 RPS, in that it was not identified in the RRDS, there is insufficient capacity in the wastewater network for it to be serviced, and it could potentially result in reverse sensitivity effects on primary production of the surrounding RLZ blocks.
205. Council's Engineer Mr Aramowicz review of the servicing report identified that there is no capacity within the Council wastewater network for any additional inputs from development within the Mandeville/Swannanoa area beyond those that were originally provided for prior to the District Plan review. The submitters engineers also identified the potential that wastewater could be disposed of onsite, however, any development would need to connect into a reticulated network to comply with Policy 6.3.9(3) RPS. There is sufficient capacity for drinking water to be provided.
206. Similar to above, Council's Engineer Mr Aramowicz review of flooding and geotechnical information in the supplementary reports noted that there are uncertainties around the disposal of stormwater and the potential for increasing flooding and groundwater resurgence downstream of the site. The submitters engineers have not assessed the impacts of flooding across the wider Mandeville and Kaiapoi area. As discussed in section 4.3, flooding in the district south of the Rakahuri River towards Silverstream and Kaiapoi is a significant consideration for development of the Mandeville/Ohoka area. Overall, Council's Engineer Mr Aramowicz does not support the rezoning of the properties.
207. The transport assessment by WSP on behalf of Council of the supplementary information does not support the assessment provided. The main concern is that access will be off Tram Road which results in significant safety concerns given the present speed environment and its proximity to the Swannanoa School. The assessment did not consider the wider impacts upon the transport network due to an estimated additional 37 dwellings would by themselves result in a significant

⁸¹ Notice pursuant to Section 195(2) Climate Change Response Act 2002.

impact on the Tram Road/State Highway 1 interchange. No provision has been provided for public transport or active transport modes.

208. The proposed development is not identified in the RRDS and would be inconsistent with Policy 6.3.9 of the RPS. As discussed in section 4.3, groundwater resurgence and flooding is a significant issue for the Mandeville/Ohoka area and the potential for flooding to be exasperated in Silverstream and Kaiapoi. Increased development within the Mandeville/Ohoka area will also contribute towards transportation effects at the Tram Road/State Highway 1 interchange. I do not support the rezoning submission for the properties.

Conclusion

209. Overall, the four groups of properties are all constrained by the same conditions. Council Engineers have stated that there is no capacity in the wastewater network (**Appendix D and E**), is subject to groundwater resurgence (**Appendix D and G**) and would contribute towards traffic issues (**Appendix F**). In my opinion any additional development in the Mandeville and Swannanoa does not contribute towards a well-functioning urban environment. There are very limited community services, jobs available, and no public or active transport options, that would not support a reduction in greenhouse gas emissions or be resilient to climate change⁸².

Two Chain Road and Tram Road North

5.3.11 Matters raised by submitters

210. Martin Pinkham [185.1] requested that the proposed Swannanoa LLRZ on the corner of Tram Road and Two Chain Road be deleted. The submission refers to 4ha properties, it is assumed that it is the northern LLRZ Overlay area (Figure 11).

⁸² Increase in projected rainfall for lowland areas and a 7% increase in extreme rainfall for the district. NIWA, 2022. Waimakariri District Climate Change Scenario: Technical Report. Noting that an increase in extreme rainfall events may lead to more groundwater resurgence.

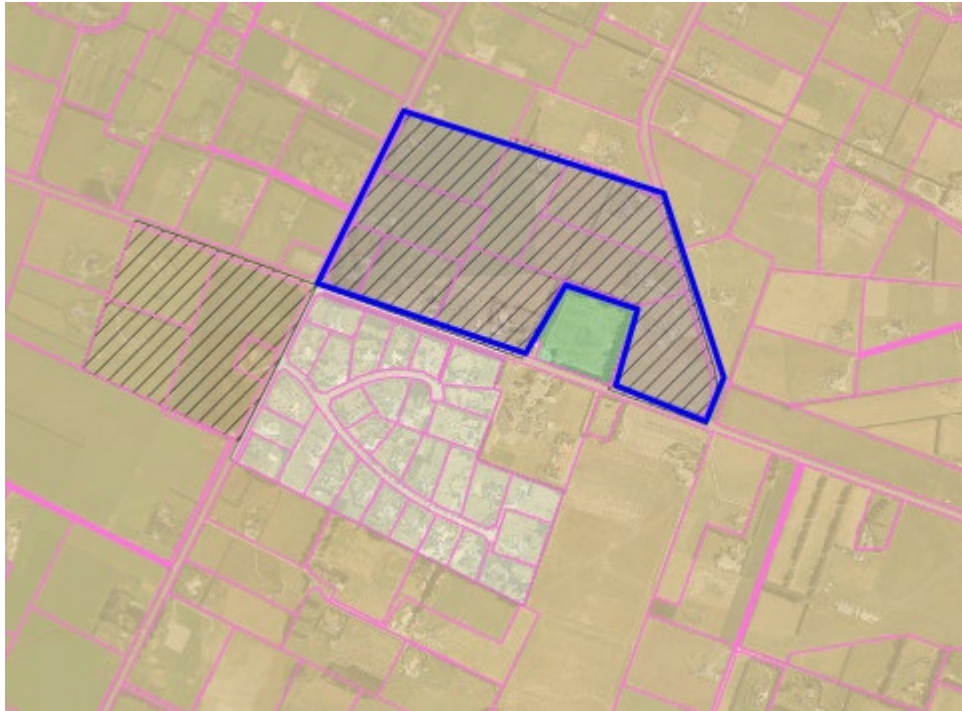


Figure 11: North Swannanoa LLRZO (Blue outline)

5.3.12 Assessment

211. The assessment By Mr Pinkham compared the LLRZO area against the provisions in UFD-P3. It stated that it did not think that it was connected to an existing LLRZ, or settlement zone given that it was separated by a major arterial road, it doesn't make use of planning transport and infrastructure, development of an ODP would be difficult given the large number of 4ha properties, and development would compromise the effectiveness and safety of Tram Road.
212. In general, I agree with the points raised in the submission. On top of those points I note that there is no capacity within the wastewater network for any additional growth beyond those areas already zoned LLRZ (**Appendix E**). The wider area of Mandeville (includes Swannanoa) and Ohoka has issues with stormwater disposal, groundwater resurgence, and downstream flooding which could constrain any development. These wider flooding issues were not originally considered in the RRDS assessments (**Appendix N**). On this basis I agree with the submitter and recommend that the North Swannanoa area have the LLRZ Overlay removed.

5.3.13 Summary of recommendations

213. I do not support the rezoning requests for 82 Ohoka Meadows Drive, 83 Ohoka Meadows Drive, 859 Tram Road, 1136-1160 Tram Road, 121-143 Wards Road and 490-494 No 10 Road, 121 Wards Road, Mandeville East Extension, 1379, 1401 and 1419 Tram Road, and 1275 Tram Road, given the following major constraints associated with the proposed rezoning and future development of the land:
- The proposed rezonings is not consistent with the NPS-UD;
 - Rezoning would be inconsistent with the RRDS and supporting RPS policies;
 - There is insufficient capacity within Councils wastewater and stormwater network for any developments;

- Increased development will contribute towards traffic safety risks on primary road corridors; and
- Groundwater resurgence is an issue for the area and has not been adequately addressed to cater for any new developments.

214. I recommend that the submissions from Richard Black [247.1], [247.2], Richard and Simone Black [265.1], Malcom Taylor [296.1], Kevin Augustine and Diann Elizabeth Jones [317.1], Andrew McAllister [8.1] and [8.2], Oxford-Ohoka Community Board [172.1], Martin Pinkham [187.1], Clifford Sinclair Bishop and Hope Elizabeth Hanna [200.1], Darrell O'Brien [225.1], Adrian Selwyn Meredith [232.1], Mark Lupi [269.1], Matt Pidgeon [327.1], Beth Suzanne Warman [328.1] and Margaret Boyd Pierson [329.1], be **rejected**.

215. I recommend that the submissions from Martin Pinkham [185.1], Lisa Anne Reidie [393.1], Renee Marie Morrow [136.1], Ulrike van Nek [156.1], be **accepted**.

216. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.

5.4 Cones Road Rezoning Submission

5.4.1 Matters raised by submitters

217. Two rezoning submissions were received from A. Carr [158.1] and [158.3] to rezone 308 Cones Road and surrounding land from RLZ with the LLRZO overlay to LLRZ (Figure 12). The LLRZO land comprises two properties, the smaller at 308 Cones Road is 4.1ha owned by Ms S Pallett and the larger property is 84.4ha and is owned by Kyleston Farms Limited, although only 20ha that is subject to the proposed LLRZ Overlay is proposed to be rezoned (Figure 13).
218. Kyleston Farms Limited [70.1] has requested that 90 Dixons Road, Loburn is rezoned as Large Lot Residential Zone. The larger property, 90 Dixons Road, contains two dwellings and is cropped, grazed and includes small gravel pits. The owner of the property Mr K Roberston, contacted Council via phone and stated that he had “no intention of subdividing his property”, despite having put in a submission requesting rezoning to LLRZ [70.1]. It should be noted that 101 Dixons Road is also owned by Kyleston Farms Limited and has an LLRZO overlay having been identified in the RRDS for rural residential.



Figure 12: 308 Cones Road and 90 Dixons Road, Loburn (Blue properties)



Figure 13: LLRZO 308 Cones Road and 90 Dixons Road, Loburn (Hatched area)

5.4.2 Assessment

Planning

219. The planning assessment provided by Ms Kealey provided an assessment against the Objectives and Policies of the NPS-UD, the RPS and the Proposed Plan.
220. In reviewing the supplementary planning evidence, I generally agree with the assessment of the relevant Objectives and Policies of the NPS-UD. The proposed development in particular meets Objective 1 and Policy 1 of the NPSUD as contributing to a well-functioning urban environment. The rezoning of the larger area will enable a variety of houses, is located in close proximity to jobs, community services, natural open spaces and public or active transport, will support a reduction in GHG emissions, and is resilient to climate change.
221. When assessed against the NPS-HPL, the site has been identified for future urban development and is proposed to be zoned RLZ, meaning that the provisions of the NPS-HPL do not apply⁸³.
222. The assessment of the relevant Objectives and Policies of the RPS is in paras [86] to [92] of the planning supplementary evidence. In general, I agree with the assessment of Objective 5.2.1 and Policy 5.3.1, noting that no assessment was undertaken against Policy 5.3.2 (Development conditions), Policy 5.3.5 (Servicing), Policy 5.3.7 (Transport networks) and Policy 5.3.12 (Rural production).
223. In my opinion the proposed rezoning is not consistent with Policy 5.3.2(1)(c) enabling development that does not compromise the productivity of the soils resources, in that the site comprises LUC Class 2 soils and that LLRZ is unlikely to result in any agricultural activities (LLRZ-O1(4))⁸⁴. The proposed rezoning is consistent with Policy 5.3.5 in that the development would be

⁸³ This is despite the site being LUC Class 2 soils

⁸⁴ Noting that 33 Fergus Road, Loburn is the only LLRZ property with any primary production (small scale quarry pit) which is a non-complying activity (LLRZ-R33) under the Proposed Plan.

connected to an existing water and wastewater network. Given the proposed upgrade to Cones Road the proposed rezoning should not adversely affect the safe efficient and effective functioning of the roading network. The proposed rezoning is inconsistent with Policy 5.3.12 in that development and land fragmentation will foreclose the ability to use land for primary production.

224. There is an assessment against Chapter 6 objectives and policies of the RPS. The proposed rezoning area is outside of the Greater Christchurch areas and the assessment is not relevant.
225. With respect to the planning assessment against the Objectives of the Proposed Plan, I agree in general with the assessment undertaken by Ms Kealey. I consider that the rezoning is consistent with the Objectives in the Proposed Plan, in particular SD-O2, UFD-O1, RESZ-O1 and LLRZ-O1. Although there was no analysis against the RURZ and RLZ objectives. Given the size and land use of 308 Cones Road, I consider that the property is more consistent with LLRZ-O1 than with RURZ-O1 or RLZ-O1. Recognising those properties to the immediate north of the site are all 4ha and do not contain any intensive primary production activities or horticulture.
226. In weighing the proposed rezoning against the Objectives and Policies of the NPS-UD, RPS and the Proposed Plan, I consider that there is a stronger policy directive towards enabling the rezoning of the wider area than retaining the existing RLZ zoning. The proposed rezoning area also has been identified in the RRDS and the Proposed Plan LLRZO overlay as a potential LLRZ, which supports the rezoning of the property.
227. Council's Engineer noted that the ODP lacked sufficient detail to show overland flow paths and their relationship to the proposed stormwater reserves, and the calculations around the sizing of the stormwater management areas will be required in order to determine the sizing and exact location of the management areas (Figure 14).

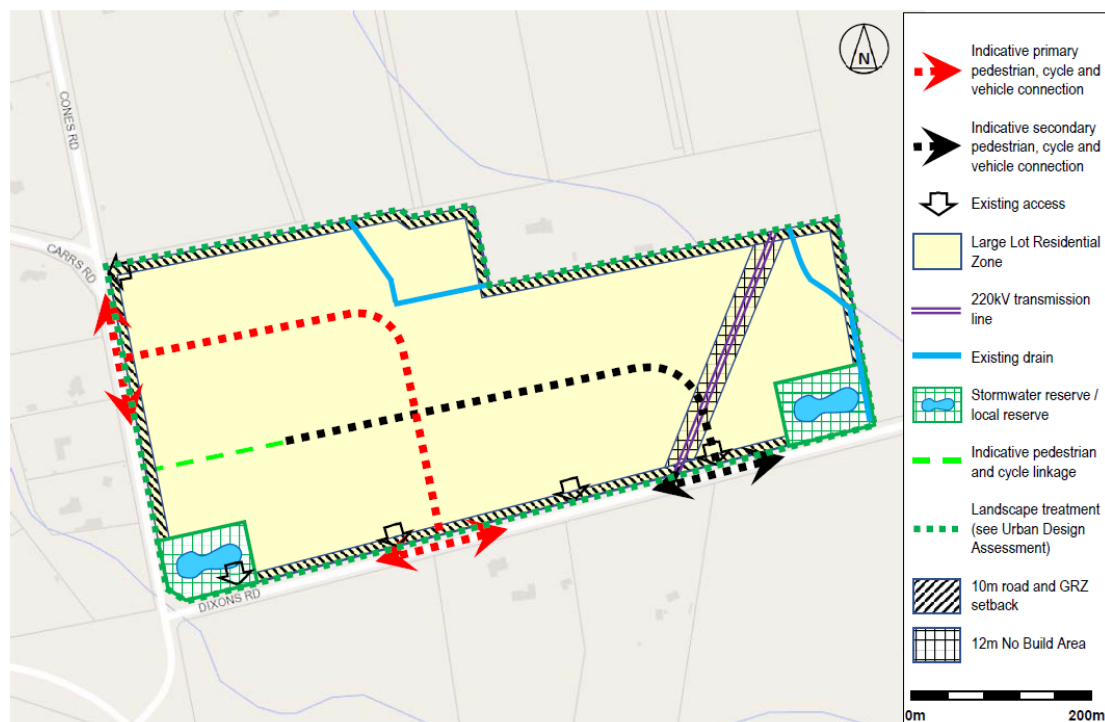


Figure 14: Cones Road and Dixons Road ODP

Landscape

228. The landscape by Mr Compton-Moen was assessed by Mr Jon Read (Council's Landscape Architect) (**Appendix I**). Council's assessment disagreed with the statement that rural character would be maintained through the use of 5,000m² LLRZ sections, although other landscape attributes, values and aesthetic perceptions would unlikely be modified to the extent that they would not be keeping with the surrounding rural character. It was noted that the proposed development would however be consistent with the surrounding developed area and that the mitigation measures proposed by Mr Compton-Moen would go some way to address the effects on character.

Servicing

229. Water supply of the proposed development is through the existing water supply network which Council has agreed that there is sufficient capacity.

230. In the original submission and the planning evidence⁸⁵ noted that the site had the ability to connect into the reticulated wastewater system. This is consistent with Policy 5.3.5(1) RPS by avoiding development which is not serviced to avoid or mitigate adverse effects on the environment and human health and Objective SD-O2(3) in the Proposed Plan. However, it is noted that the present resource consents (RC225263 and RC225264) state that each new lot as part of the development would need to install their own septic tank and discharge to land. In my opinion septic tanks are not a suitable wastewater disposal option for higher density housing within LLRZ areas. Septic tanks do not effectively remove bacteria and viruses, which can pose a significant health risk⁸⁶.

Stormwater

231. Stormwater generated will need to be managed on-site to avoid downstream effects. It was noted that the present resource consents (RC225263 and RC225264) state that each new lot as part of the development would need to dispose of their own stormwater on site via soakage pits, although the subsequent investigation by Mr Praptap confirmed that discharge to land soakage was unviable⁸⁷. The Council's Engineer Mr Aramowicz advises that the stormwater detention basins would be required as stated by the Pattle Delmore & Partners report, and that these would need to be appropriately sized. The submitter will need to adequately demonstrate that there is an ability to retain the stormwater to predevelopment levels within property at 308 Cones Road.

Geotechnical

232. The geotechnical investigation by Mr Andrew Smith noted that 'Good Ground' in accordance with NZS3604⁸⁸ was not achieved until 0.6 to 1.1m bgl. The report recommended that "*Lot specific testing and geotechnical reports will be required to confirm lot specific bearing requirements across a defined building location area (BLA) on each lot, this can be undertaken at Building Consent stage*".

⁸⁵ Page 11 of Annexures to Statement of Evidence for Planning

⁸⁶ D Mara and N Horan (eds), 2003. Handbook of Water and Wastewater Microbiology. Academic Press.

⁸⁷ Annexure to Statement of Evidence from Neeraj Praptap.

⁸⁸ Used to assess the suitability of ground conditions for timber framed houses.

Transport

233. The traffic supplementary information concluded that there was sufficient capacity within the network to accommodate the development. It noted that there were two non-compliant issues when assessed against the Proposed Plan associated with road intersection spacing and the separation of vehicle crossings and intersections. Councils transport assessment concurred with Mr Carr regarding the sufficiency of the existing network. They did however note that Cones Road was undersized for the proposed development and that construction vehicles would most likely have a detrimental impact on the shoulder of the road. However, the Transport assessment supported the proposed rezoning on the basis that the section of Cones Road be widened from the site to Dixons Road.

Conclusion

234. Overall, there are sufficient positives associated with the rezoning of 308 Cones Road ahead of 90 Dixons Road. The main issues associated with development are:

- The road width of Cones Road;
- Wastewater connection into the Council network;
- Ability to retain stormwater onsite to predevelopment levels; and
- Ensuring that any development of 308 Cones Road integrates into any future development of 90 Dixons Road.

5.4.3 Summary of recommendations

235. I recommend that the submissions from A. Carr [158.1] and [158.3], Kyleston Farms Limited [70.1], be **accepted**.

236. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.

5.4.4 Section 32AA Evaluation

237. In my opinion the proposed rezoning of 308 Cones Road and part of 90 Dixons Road to LLRZ are more appropriate in achieving the objectives of the Proposed Plan than the notified provisions. In particular, I consider that:

- It will provide immediate additional development capacity of seven houses and a future potential development of 37 houses, should part of 90 Dixons Road be developed;
- The site is located in an area where there is sufficient wastewater and drinking water capacity within the network, and will have minimal impact upon the roading network;
- The rezoning area is located less than 5km from the centre of Rangiora, being in close proximity to community services and the public transport park and ride facility in River Road;
- The rezoning area was identified within an adopted RRDS; and
- The rezoning is consistent with the Objectives in the RPS and Proposed Plan.

5.5 Single Ashley Rezoning Submissions

238. There are a number of submissions seeking the rezoning of various properties within the Ashley/Loburn area. All except one are for properties within the same area between Dixons, Cones, Boundary and Fawcetts Road. The one not located within that area is for 22 Lower Sefton Road.

239. Within the wider array of properties there are two LLRZO areas within the Fawcetts , Dixons, Cones and Boundary roads conglomerate that have been identified in the RRDS (Figure 15).

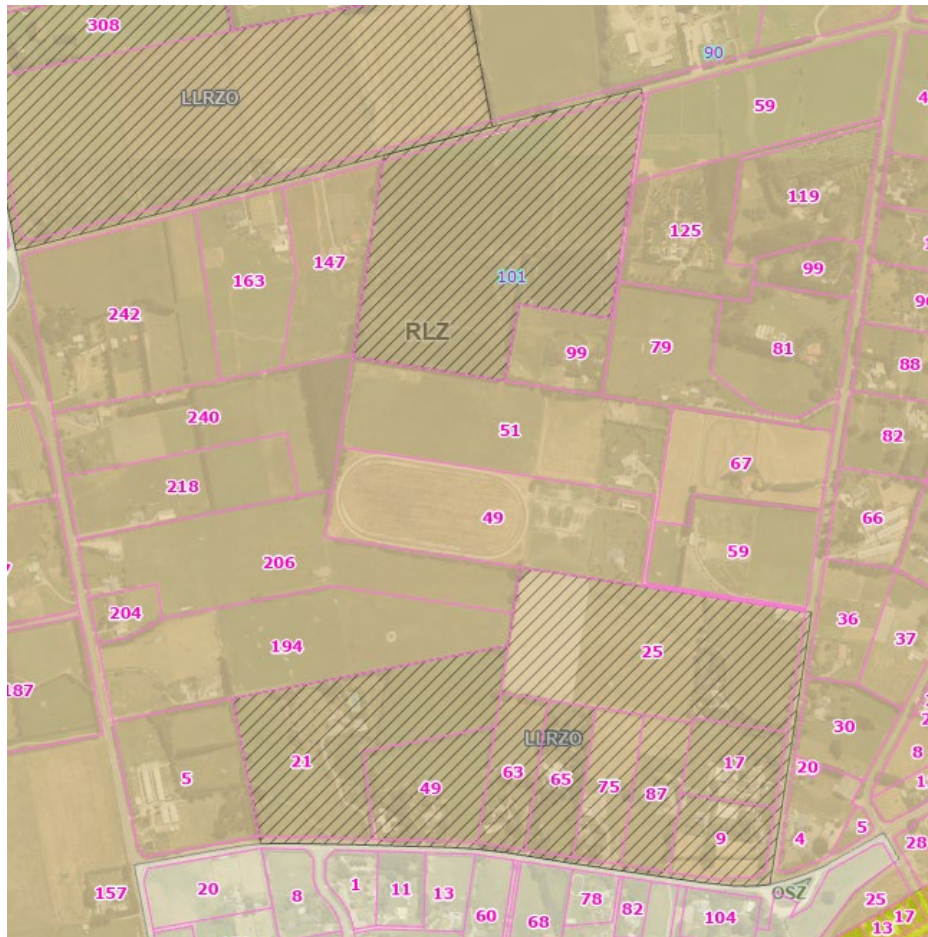


Figure 15: Location of Conglomeration of Fawcetts and Dixons roads LLRZO, Ashley (hatched area).

Dixon Road Conglomerate, Loburn

5.5.1 Matters raised by submitters

240. Michael John McCormick has requested that 59 Dixons Road [271.1] and 125 Boundary Road [272.1] be rezoned to LLRZ Overlay.

241. Robin and Yvonne Marshall-Lee [280.1] has requested that 79 Boundary Road be rezoned to LLRZ Overlay.

242. Jeremy Charles and Catherine Margret Cradwick [312.1] has requested that 119 Boundary Road be rezoned to LLRZ.

243. The four rezoning requests have been assessed together given their proximity to each other and common assessment. Figure 16 shows the location of the properties in relation to the neighbouring LLRZO properties (hatched). It should also be noted that Council has received a submission requesting that the entire block from Fawcetts Road to Dixons Road is rezoned to LLRZ that is addressed in Section 5.7 of this report.

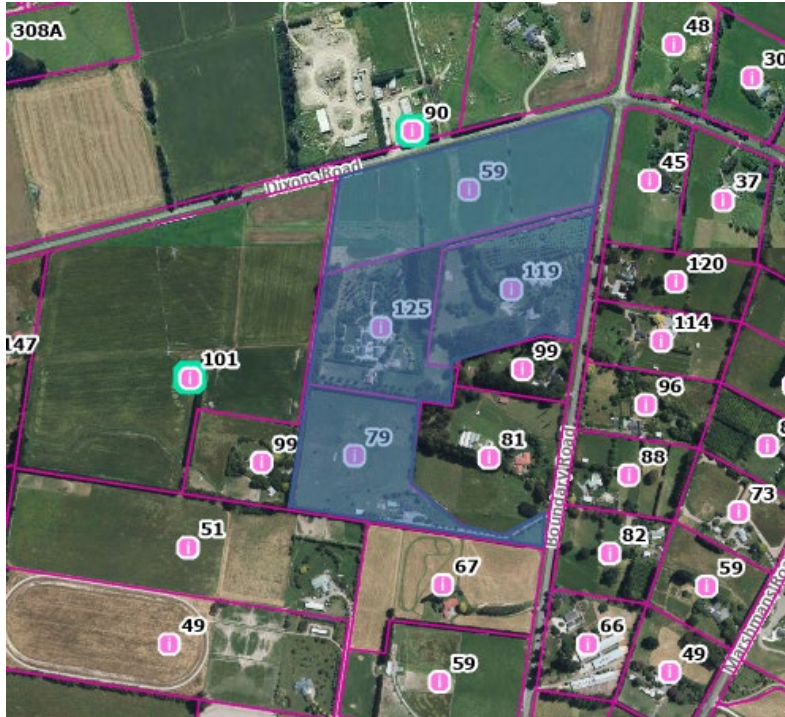


Figure 16: Location of Conglomeration of Dixon Road, Ashley (Blue property).

5.5.2 Assessment

244. The submission did not include any supplementary information in support of the rezoning request. The wider implications of the submission will be assessed in the Dixons, Cones, Boundary and Fawcetts Road submission assessment below.
245. Some commentary in the submission was provided on reserves, farming buffer, traffic management, flooding land utilisation, market demand and Geotech. The submission from Michael John McCormick noted that rezoning of the properties to LLRZ would integrate with the surrounding land use. They noted that Dixon Road would be a buffer between the farms to the north and the proposed rezoning area, and would be a better outcome than having LLRZ to the north of Dixons Road. They have noted that traffic is not an issue as they have a large road frontage, and that stormwater areas are fenced off. They provide a statement that there is high market demand for lifestyle blocks and questioned the ongoing loss of rural land to 4ha subdivisions, although no evidence was provided to support the statement.
246. The submission from Jeremy Charles and Catherine Margaret Cradwick [312.1] noted that inclusion of their property would enable more advantageous development layout, services and flood mitigation. They do note that the gravel crushing and current or proposed concrete manufacturing at 90 Dixons Road could impact rezoning of their property.

247. The proposed rezoning requests do not meet the Proposed Plan Policies UFD-P3(2)(e), SUB-P6, SUB-P7, RESZ-P12, and LLRZ-P5, as there is no ODP. Given the lack of technical information, I am unable to determine whether the area is suitable for rezoning to include the LLRZ Overlay.

101 Dixons Road, Ashley

5.5.3 Matters raised by submitters

248. Mr Doug Guthrie [85.1] has requested that the smaller properties located between the two LLRZO overlays be connected and rezoned to LLRZ (Figure 17). The submission noted that rezoning of the area in Ashley had easy access to Ashley School and the Ashley Village⁸⁹.

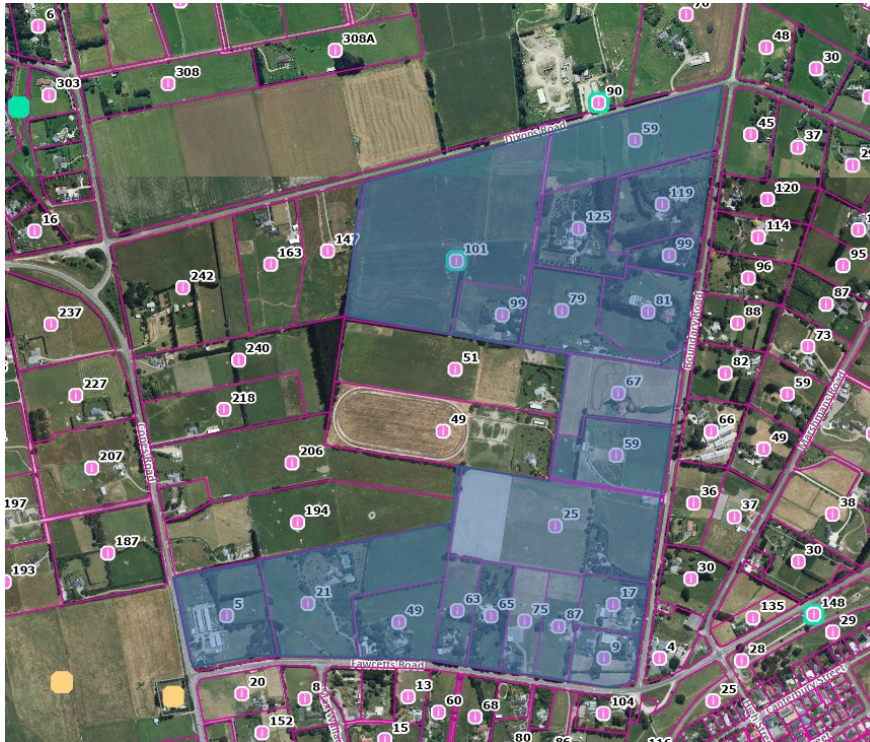


Figure 17: Location of Conglomeration of Boundary and Fawcett Road Properties, Ashley (Blue property).

5.5.4 Assessment

249. The submission did not include any supplementary information in support of the rezoning request. The wider implications of the submission will be assessed in the Dixons, Cones, Boundary and Fawcetts Road submission assessment below.

250. Mr Doug Guthrie has a number of concerns which he noted in the submission as the stormwater network for Loburn -Lea needed upgrading to address the issue at the Cones and Fawcetts Road intersection, potential flooding risk for those properties to the north of Dixons Road, and the location of small sections close to the power pylons⁹⁰, which he states would be better left as 10ha.

⁸⁹ Submitter noted that the village contains a playcentre, church and hotel.

⁹⁰ 220 kV Transpower lines.

251. Mr Doug Guthrie also included his submission on the RRDS. One of the main comments in this submission is that the Ashley area should have wastewater reticulation network. I agree with the sentiment of Mr Guthrie that Ashley Village should be reticulated with a municipal wastewater network, as there are approximately 125 properties in Ashley Village and 36 properties with Max Wallace Drive that are less than 2ha in size and are either on onsite wastewater treatment systems or septic tanks. However, I note that this is beyond scope of the proposed district plan review.

194 Cones Rad, Ashley

5.5.5 Matters raised by submitters

252. Lachlan James and Gloria Grace Mackintosh [380.1] requests that 194 Cones Road be rezoned to LLRZO (Figure 18). There was a further submission that was neutral on the submission from Transpower [FS92].



Figure 18: Location of 194 Cones Road, Ashley (Blue property).

5.5.6 Assessment

253. The submission did not include any supplementary information in support of the rezoning request. The wider implications of the submission will be assessed in the Dixons, Cones, Boundary and Fawcetts Road submission assessment below.

Fawcetts Road Properties

5.5.7 Matters raised by submitters

254. Alan and Margaret Fraser [123.1], Alison and Peter Batchelor [135.1], Anton and Deana Musson [137.1], Ron and Tracey Taylor [138.1] and Leanne and Paul Strathern [139.1] have requested to rezone the properties listed from Rural Lifestyle Zone to Large Lot Residential Zone 21 Fawcetts Road (Lot 2 DP 75032), 49 Fawcetts Road (Lot 1 DP 75032), 63 Fawcetts Road (Lot 1 DP 29067), 65 Fawcetts Road (Lot 2 DP 29067), 75 Fawcetts Road (Lot 3 DP 29067), 87 Fawcetts Road (Lot 4 DP 29067), 9 Boundary Road (Lot 5 DP 29067), 17 Boundary Road (Lot 6 DP 29067), 25 Boundary Road (Lot 10 DP 29067) (Figure 19). There is a further submission from Transpower [FS92] that is neutral against all of the submitters listed above.

255. Support information was supplied as part of the original submissions (123.1, 135.1, 137.1, 138.1 and 139.1). The supplementary information included a geological, stormwater, water supply, contamination and transport assessment. An ODP was also provided as part of the information.
256. The submitters are initially proposing 61 lots across the entire site ranging in size from 2,750m² to 13280m².
257. The area of land has been identified in the RRDS for rural residential development, and the area has the LLRZO overlay across the site.



Figure 19: Location of Fawcetts Road, Ashley (Blue property).

5.5.8 Assessment

258. The assessment against the planning provisions noted that the site was previously identified in the RRDS as being suitable for rural residential, and has subsequently had the LLRZ Overlay placed across the properties. The planning assessment provided in the submission identified Chapter 6 of the RPS as being the most relevant, but noted that the area was outside the Greater Christchurch Area, no assessment was done against the Chapter 5 provisions.
259. I consider that the location of the proposed rezoning area means that it meets Objective 1 and Policy 1 of the NPS-UD, as the area can be serviced, can have good accessibility to community services and public transport, will support a reduction in GHG emissions and is resilient to climate change.
260. The proposed rezoning is consistent with Objective 5.2.1 RPS by being consolidated, and achieving sustainable growth in and around existing urban areas as the primary focus for accommodating growth. The ODP, as discussed below, however does not demonstrate a well-designed outcome, with issues around transport and stormwater management not being adequately addressed.

261. The proposed rezoning would give effect to Policy 5.3.1(1) and (4) RPS in promoting a coordinated pattern of development, and maintaining the identify and character of the regions urban areas. Although it should be noted that the ODP lacks some urban design details.
262. In assessing the proposed rezoning against the Proposed Plan provisions, the proposal meets Objectives SD-O2(9) having been an identified area, UFD-P3(1) informed by the RRDS, and LLRZ-O1 being attached to other areas, low density and is in an environment with generally low levels of noise, traffic, outdoor lighting, odour and dust.
263. The proposed ODP for the area does not provide sufficient details in accordance with the Proposed Plan Policies UFD-P3(2)(e), SUB-P6, SUB-P7, RESZ-P12, and LLRZ-P5 (Figure 20). The following elements are missing from the ODP:
- Provision for public reserves,
 - Sufficient road layout to service the entire site,
 - Provision for active transport on the site,
 - Stormwater management areas,
 - Identification of overland flow paths,
 - Any ecological protection areas, and
 - Intensification of any infrastructure requirements (reticulation mains and pump stations).
264. The geological assessment was a desktop exercise, and no site-specific investigations were undertaken. For the contamination report it should be noted that the report is not a PSI and that further investigations should be undertaken.
265. The stormwater assessment undertaken by the Council's Engineer noted that no provision had been made for on-site stormwater management areas and overland flow paths. He also noted that one of the stormwater attenuation areas was located near an existing dwelling on proposed lot 16, which implies that the ODP and scheme plan does not provide for adequate on-site stormwater management. No assessment of the downstream effects of post development stormwater has been undertaken.
266. The review of water and wastewater servicing noted that there was adequate capacity in the network.
267. The review of the transport information by Council's Senior Transport Engineer noted that further consideration should be given to the internal roading network to service as many properties so to avoid the large number of direct access points onto Fawcetts Road⁹¹. The large number of direct access points on Fawcetts Road potentially creates a safety issue. There are a number of large right of ways proposed for the rezoning development which do not provide a good transport outcome.
268. Given the lack of information that would be required to consider the proposed ODP against Policy 6.3.3 CRPS, I cannot recommend rezoning of the properties identified in the submissions.

⁹¹ TRAN-R8 requires that new vehicle crossings should be to the road that has the lowest classification in the District Plan road hierarchy.

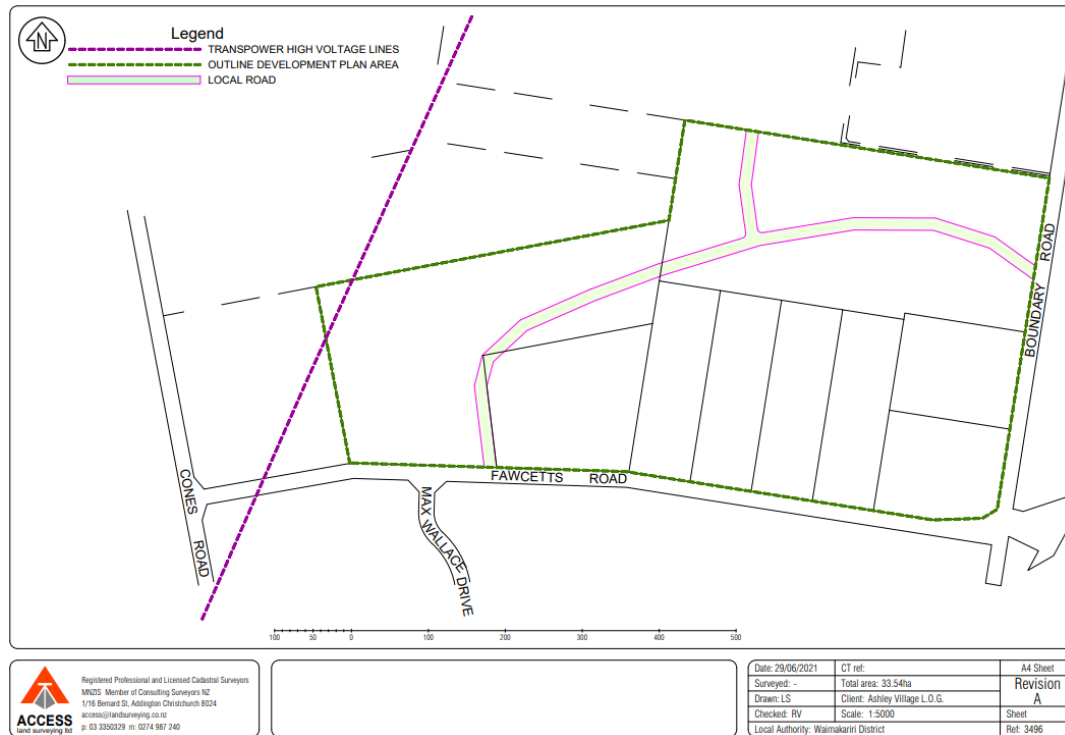


Figure 20: Proposed ODP for LLRZO Fawcetts Road rezoning.

22 Lower Sefton Rad, Ashley

5.5.9 Matters raised by submitters

269. Russell Price Clifford [330.1] requests that 22 Lower Sefton Road is rezoned in consonance with the rezoning of 12 Lower Sefton Road (Figure 21). No 12 Lower Sefton Road is Rural Zone under the Operative Plan, and RLZ in the Proposed Plan. This submission had a further submission in support from Sean Deery HG Independent Trustees for the Sefton Trust and Anthony Butler Trustees for Rakahuri Trust [FS64].
270. The submitter makes reference to a number of resource consents (RC155111, RC155112) that were granted in 2015. The subdivision of 22 Lower Sefton Road was a non-complying activity due to not meeting the 4ha minimum rural lot standard, dwellings not meeting the 20m setback from the boundary and dwellings not meeting the 30m setback from the Ashley River stop bank.



Figure 21: Location of 12 and 22 Lower Sefton Road, Ashley (Blue property).

5.5.10 Assessment

271. I am aware that the submitter has recently had a non-complying resource consent⁹² granted to enable subdivision of the site. The resource consent application enables an additional 7 allotments at between 1,500 to 1,700m². The submitter has not provided any supplementary information with respect to servicing, traffic, stormwater disposal, hazards or a planning assessment. In my opinion there are significant issues with onsite wastewater⁹³ and stormwater disposal at the site and inconsistency with Policy 5.3.5 of the RPS. No ODP was provided with the submission.
272. Despite this and given an assessment of character of the site, I consider that LLRZ Overlay would be more appropriate than RLZ as notified in the Proposed Plan. The property is 1.4ha, and is surrounded to the east, west and north by residential development⁹⁴. While the property has SETZ to the north, I do not consider development down to that size zoning would be appropriate given the drainage issues, its proximity to the 66kV transmission network, and the medium flood hazard risk in the south western corner of the site⁹⁵. The proposed rezoning would give effect to Policy 5.3.1(1) and (4) RPS in promoting a coordinated pattern of development, and maintaining the identify and character of the regions urban areas.
273. However, without a proper assessment of water and wastewater servicing, and an ODP, I cannot recommend rezoning of the site to LLRZ or LLRZ Overlay having regard to the evidence before me. I recommend that the submissions be rejected.

⁹² RC225343 and RC22545

⁹³ ECan has had 8 complaints regarding wastewater issues from septic tanks in the area.

⁹⁴ Despite 10, 12, 14A, 14B, 14C, 14D, 16, and 18 being zoned RLZ, but are <2ha in size

⁹⁵ ECan Flood Protection and Drainage Bylaw (2013) requires an approval for any earthworks undertaken within 20m of the Lower Ashley River.

Dixons, Cones, Boundary and Fawcetts Road

5.5.11 Matters raised by submitters

274. Mr Russell Price Clifford submitted [50.1] requesting that Council considers rezoning of properties within the area, and consults with the land owners prior to rezoning (Figure 22). The submission supported the rezoning to approximately 5000m² lots as the area is necessary for 'residential/lifestyle' opportunity for purchasers who wish to live close to facilities (schools, shops, sportsgrounds and legal and medical services) but an urban environment with smaller sections.
275. The submitter notes that prior rezoning decisions have affected properties, pasture and land (sic) values are being degraded. Stormwater inundation into the properties from Loburn, Loburn-Lea and above Dixons Road is not standard runoff but have resulted in stormwater problem for those down gradient properties. The problem associated with stormwater runoff is also reflected in the submission from Mr Doug Guthrie (submission [85.1]). He supports rezoning most of the area, but does not agree with subdivision of the land near the power pylons. He also notes that stormwater should be detained on those Loburn-Lea properties and any discharge should be taken down Cones Road.
276. The area of land comprises a range of property sizes from 0.8 to 10ha, with the smaller properties located closer to Fawcetts Road. The area is bound to the east with properties 2ha in size, to the south with between 0.5 to 1ha sized lots, the west with the RLZ sized properties and to the north with the LLRZO at 90 Dixons Road and remaining farm.

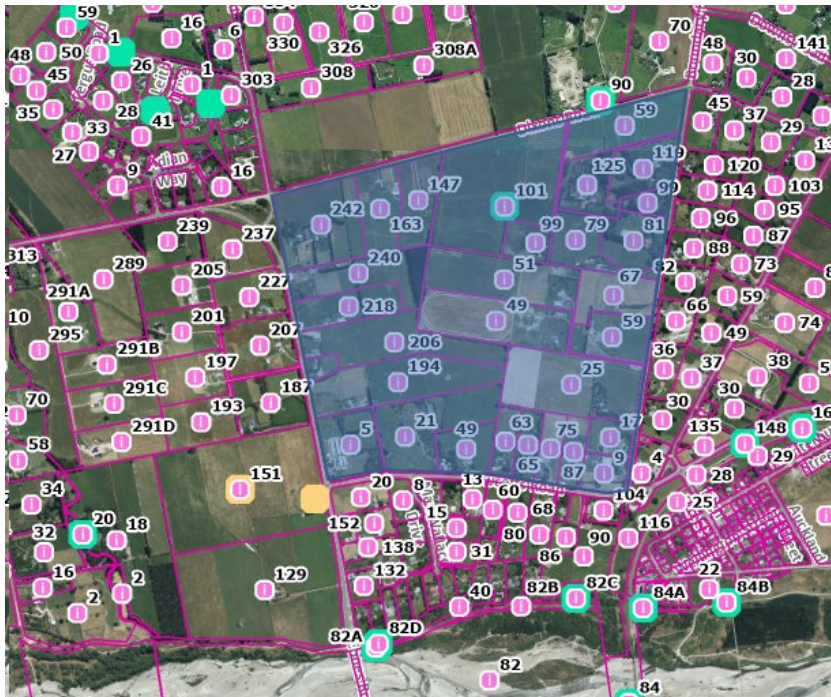


Figure 22: Location of Dixons, Cones, Boundary and Fawcetts Road Area (Blue properties).

5.5.12 Assessment

277. Neither Mr Russell Price Clifford nor Mr Doug Guthrie provide any planning or technical reports assessing the viability of the properties to be subdivided. However, some information has been provided as part of the Fawcetts Road proposal which is assessed in section 5.8 of this report.

278. The proposed area has two major land parcels that have been identified in the RRDS and have the LLRZ Overlay across them. The total area covered by the submission is 146ha, the two LLRZO areas combined contribute approximately 50ha of proposed LLRZ land.

279. Both Mr Russell Price Clifford and Mr Doug Guthrie note in their evidence that there are high voltage lines (220 volts) that traverse the property. Of the 146.3ha available, building setbacks from the powerlines line would remove approximately 10ha of land from being able to be developed. Given the proposed overlay zoning and the national grid yard setbacks, this leaves approximately 86ha, not including land required for infrastructure or subjected to flooding as being potentially available for development.

RRDS

280. When assessed against the RRDS preliminary criteria assessment, the proposed areas meet the criteria for consideration. It should be noted that the property at No 5 Fawcetts Road was previously operating as a poultry facility, but does not appear to be presently operating. There is also a free-range poultry facility presently operating at No 66 Boundary Road, which will need setbacks in line with RLZ-BFS5 to be incorporated into any ODP.

NPS-UD

281. Rezoning of the area to LLRZ would align with the Objectives and Policies of the NPS-UD, through providing additional development capacity that integrates with infrastructure (Objective 6) and is close enough to jobs, community services and public transport to be considered to contribute to a well-functioning (Objective 1).

RPS

282. The proposed rezoning is consistent with Objective 5.2.1 RPS by achieving a consolidated, well designed and sustainable grown development in and around existing urban areas as the primary focus for accommodating growth.

283. The proposed rezoning would give effect to Policy 5.3.1(1) and (4) RPS in promoting a coordinated pattern of development, and maintaining the identify and character of the regions urban areas.

284. While the area is not identified in the RRDS, the RPS constrains LLRZ development in accordance with an operative RRDS for the land covered by the Greater Christchurch area (Policy 6.3.9) and not outside of the area (Policy 5.3.1). Given that Chapter 5 of the RPS is more enabling of development outside of the Greater Christchurch area, my assessment looked towards the development direction in the NPS-UD and whether the proposed rezoning meet the other provisions of the RPS outside of Chapter 6.

Proposed Plan

285. The assessment of the wider proposed rezoning against the Objectives and Policies of the Proposed Plan shows that rezoning the whole area is inconsistent with SD-O2(9) as the objective looks to constrain LLRZ development outside of those areas identified in the RRDS. While LLRZ can be developed in those areas already identified in the RRDS, outside of that process the RPS and Proposed Plan does not generally support large scale rezoning of land from RLZ to LLRZ.

286. The proposed rezoning does meet most of UFD-P3(2) in that the area is attached to an existing LLRZ (to north (LLRZO) and south), not in a development area, not on the direct edge of a main town, can make use of transport and servicing infrastructure, but is not informed by an ODP.
287. When assessing the proposed rezoning against the second assessment criteria listed in **Appendix N**, indicates that the area would not necessarily be excluded from being rezoned to LLRZ if assessed as part of an RRDS review. The site does not include any recorded archaeological sites, the area does not include any SNAs or scheduled water bodies, it does include LUC Class 2 soils, it doesn't include any active intensive farming operations, it does include overland flow paths but no flooding, and it does have Transpower 220kV lines across part of the site⁹⁶. It should be noted that other LLRZ Overlay areas identified in the RRDS included Transpower lines traversing the area⁹⁷.
288. Overall, I consider that the proposed application of the LLRZ Overlay could be suitable for the wider area. However, this should be based on a comprehensive assessment of the water, wastewater, stormwater and roading infrastructure, with evidence not before the panel.

5.5.13 Summary of recommendations

289. I am not supportive of the rezoning request for 22 Lower Sefton Road due to the major constraints around wastewater and stormwater associated with the proposed development of the land.
290. I am generally support of rezoning the LLRZ Overlay area on the north side of Fawcetts Road. However, I recommend that the land retain the LLRZ Overlay until such a time that the submitters can provide the following information:
- An ODP that aligns with the requirements of SUB-P6;
 - Provide an engineered design for a reticulated wastewater system;
 - Provide an updated stormwater assessment; and
 - Prove that there is sufficient pressure within the water supply network for firefighting purposes.
291. I am generally supportive of the concept for the proposed rezoning of the parcels of land between Dixons, Cones, Boundary, and Fawcetts Road from RLZ to LLRZ Overlay. However, no technical information or an ODP has been provided the area of land generally meets the LLRZ assessment criteria in **Appendix N**. I recommend that the land retain its RLZ zoning until such a time that the submitter can provide the following information:
- An ODP that aligns with the requirements of SUB-P6;
 - Provide an engineered design for a reticulated wastewater system;
 - Prove that there is sufficient pressure within the water supply network for firefighting purposes;

⁹⁶ Noting that the 220 kV line goes through the two LLRZO areas either side of Dixons Road.

⁹⁷ LLRZO areas either side of Dixons Road

- Provide engineered stormwater design to attenuate flow to predevelopment levels and protection of the overland flow paths;
- Provide a transportation assessment and implement any upgrades to the network where required; and
- Incorporate setbacks into subdivision design in line with RLZ-BFS5 associated with the poultry operation on Boundary Road and the gravel crushing plant at 90 Dixons Road.

292. I recommend that the submissions from Michael John McCormick [271.1] and [272.1], Robin and Yvonne Marshall-Lee [280.1], Jeremy Charles and Catherine Margret Cradwick [312.1], Mr Russell Price Clifford [50.1], Doug Guthrie [85.1] Lachlan James and Gloria Grace Mackintosh [380.1], Russell Price Clifford [330.1], Alan and Margaret Fraser [123.1], Alison and Peter Batchelor [135.1], Anton and Deana Musson [137.1], Ron and Tracey Taylor [138.1] and Leanne and Paul Strathern [139.1], be **accepted in part**.

293. I recommend that the submissions from Russell Price Clifford [330.1], be **rejected**.

294. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.

5.6 Ashley Village Rezoning Submission

5.6.1 Matters raised by submitters

295. A submission [180.1] was received from Alistair John Douglas Cameron (Mr Cameron) regarding the rezoning of 2 Auckland Street, Ashley (Figure 23) (Lot 1 DP 394101), from RLZ to LLZ. The submission does note that alternative relief is also considered, in paragraph 32.4 of the original Davis Ogilvie submission report reference is made to rezoning the property to Settlement Zone. The submission was summarised as follows:

Rezone 2 Auckland Street, Ashley from Rural Lifestyle Zone (RLZ) to Large Lot Residential Zone (LLRZ).

Should it be considered that the LLRZ zoning is not appropriate, seek consideration of alternative relief which may include, but is not limited to;

- The incorporation of a higher density overlay in relation to the RLZ provisions to enable a higher developed density under the current proposed zoning.

- Rezoning of the property to Settlement Zone in accordance with the adjoining Ashley Township.

296. Given that all of the subsequent planning and technical information relates to a housing density closer to that of Settlement Zoning, the assessment of the submission will primarily focus on the Settlement Zone. The proposal for LLRZ would have resulted in 29 lots, the 600m² Settlement Zone application would result in 94 lots and at 800m² there would be 70 lots. The planning evidence is based on the 800m² sized lot development.

297. Technical information provided included: preliminary servicing report, geotechnical report, PSI (contamination), flooding assessment, and the original submission included a wastewater report that looked at on-site wastewater disposal.



Figure 23: Location of 2 Auckland Street, Ashley (Blue property).

298. The property is 8ha in size, is outside of the area where liquefaction assessment is required, and has secondary floodwater flow paths across the north east and south west corners of the property.

299. Daiken New Zealand Limited have submitted [145.65] that they wanted the zoning to Ashley township to be retained. The submission specifically states that they consider that it would not be appropriate to extend the residential zoning to the east.

5.6.2 Assessment

300. Supplementary planning evidence has been provided by Mr Peter Glasson (Davis Ogilvie and Partners Ltd).
301. No ODP for the site has been provided as part of the submission and the subsequent technical information. Within the information received there are three subdivision plans, one showing Large Lot Residential Zone development, one showing Settlement Zone development at 800m² and another at 600m² sized lots. The subdivision plans show roading layout, lot sizes and proposed easements for services. Missing from the plan is the identification of any land for community facilities, parks, integration of servicing including stormwater management, and any environmental or landscape protection (if needed).
302. Based on the surrounding character and potential issues associated with any on-site stormwater disposal for dwellings, a property density of 800m² I consider is more appropriate. This aligns with the general sizing of the adjoining properties within Ashley, and provide a differing property size to that permitted in other residential zones. Counter to this is the fact is that the area will have wastewater reticulation and a stormwater network for roads and other hard surfaces which could enable a 600m² property sizing.
303. The supplementary engineering evidence noted that there was sufficient water supply available, but that a high-pressure system would need to be constructed in order to achieve sufficient pressures for firefighting. Council's Engineer notes that future modelling may require upgrades to the local network., but notes there is sufficient capacity within the existing Hurunui District Council network that services Ashley.
304. The original submission included a report that noted that wastewater could be connected into the existing Council network⁹⁸. However, the submission also included a report that assessed the suitability of the site for on-site wastewater disposal⁹⁹. Supplementary evidence stated that a gravity wastewater network would be designed and connected into Council's system on Cones Road. Council's Engineer Mr Aramowicz confirmed that there is capacity in the network to accept the discharge should the site be rezoned.
305. The supplementary evidence for stormwater management proposed a reticulated network piping the water through to a two-pond stormwater first flush attenuation system. The assessment of stormwater for the proposed rezoning by Council's Engineer agreed that there was no significant stormwater hazards.
306. No traffic assessment has been provided as part of this rezoning application. Council's Senior Transportation Engineer noted that Ashley village presently contains 114 properties, the proposed development could result in an increase in traffic of between 550-750 vehicles/day. He noted that some road widening and sealing would be required and that there was no funded public transport

⁹⁸ Section 5 of the Davis Ogilvie report dated 22 November 2021.

⁹⁹ Whiterock Consulting, October 2020. On-site Wastewater Treatment and Disposal at Proposed Subdivision of 2 Auckland Street, Ashley.

available for Ashley Village. He did not support the right of way development in the northern end of the site, but was supportive of the general road layout and connection to Lower Sefton Road.

307. The Daiken submission [145.65] for the retention of the zoning of Ashley township did not consider it appropriate to extend the residential zoning to the east. It is assumed that they are concerned with reverse sensitivity effects associated with noise and amenity. The eastern edge of the proposed Auckland Street development is approximately 1.3km away from the closest edge of the Daiken plant. The proposed noise contour by Daiken took it to their western site boundary which is 750m from the Auckland Street development. The Daiken site cannot be seen from the top end of Canterbury Road (along northern boundary of the site). Given the distance from the Daiken site and the proposed rezoning of Auckland Street site, I recommend that the submission is rejected.

5.6.3 Summary of recommendations

308. Overall, there are sufficient positives associated with the rezoning of 2 Auckland Street to Settlement Zone. However, the main issues associated with development are:

- Provision of an ODP in accordance with the criteria in SUB-P6;
 - Provision for public reserve;
 - Demonstrate the adequate sizing of the stormwater management areas;
- Increasing the road width of Auckland and Canterbury streets;
- Consideration around sizing of wastewater network connection into the Council system;
 - The development should only continue where there is a wastewater connection into the Cones Road pump station;
- Addressing the water supply pressure issue; and
- Rethinking the roading layout in the northern corner of the site.

309. In considering the rezoning of 2 Auckland Street to SETZ the following conditions need to be addressed in the rezoning:

1. An updated ODP supplied in accordance with the requirements of SUB-P6;
2. A proposed wastewater reticulation network layout, including pump stations is presented;
3. Required upgrades to roading network; and
4. Provision of public reserves.

310. I recommend that the submissions from Alistair John Douglas Cameron [180.1], be **accepted in part**.

311. I recommend that the submissions from Daiken [145.65], be **rejected**.

312. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.

5.6.4 Section 32AA Evaluation

313. In my opinion the proposed rezoning of 2 Auckland Street to SETZ is more appropriate in achieving the objectives of the Proposed Plan than the notified provisions. In particular, I consider that:

- It will provide additional development capacity of 70 houses associated with a preferred density of 800m² per section;
- The developer has proposed to install a gravity-based wastewater system, if working in with Council there is potential for Ashley Village to be reticulated;
- The rezoning area is located less than 5km from the centre of Rangiora, being in close proximity to community services and the public transport park and ride facility in River Road;
- Development of the area can be considered as a well-functioning urban environment; and
- The rezoning is consistent with the Objectives in the RPS and Proposed Plan.

5.7 Mill Road, Ohoka Rezoning Request

5.7.1 Matters raised by submitters

314. The rezoning request for a number of Mill Road properties comprise submissions from: MacRae Land Company [409.1 to 409.3], Ngaire Wilkinson [23.1], Laurie and Pamela Richards [289.1], [289.2] and [289.3], and Reece Macdonald [308.1 – 308.3] (Figure 24).

315. The properties were previously zoned Res 4A through a Plan Change 17 (PC17) and subsequent Environment Court decision. MacRae Land Company request a number of amendments to existing ODP, and the provisions associated with Mill Road Development area (Existing Development area). An assessment of the submissions directly on the provisions for the existing development area was addressed in section 6.10 of the s42A Development Areas officer report in Hearing Stream 10A.

316. The submission from MacRae Land Company [409.1 to 409.3] seeks to retain 81 lots but reducing lot sizes to align with LLRZ. No explanation has been provided as to what happens to the extra land. Submission [409.1] proposed the lot sizes change from 1ha to 5,000m² and 4,000m² to 2,500m² as per DEV-MILL-BFS1. Submission [409.2] requested that density Area A be replaced with Area B, that the reference to “character street with landscaping and planting” be deleted from ODP, and provision for a private accessway to Threlkelds Road and/or other road be provided. Submission [409.3] requested that all LLRZ provisions be applied and further amendments to objectives, policies, rules and definitions of the Proposed Plan to address matters raised by submitter.

317. The submitter has provided supplementary evidence on planning, transport and landscape.



Figure 24: Location of Mill Road properties associated with McRae submission, Ohoka (Blue properties).

318. The submission from Ngaire Wilkinson [23.1] requested that Density Area B has a minimum allotment size of 2,500m², that the average allotment is reduced to 4,000m² and that the

stormwater management area shown in the Mill Road ODP (160) be included as part of the average area calculation.

319. The submissions from Laurie and Pamela Richards [289.1 – 289.2] oppose the Proposed Plan provisions controlling subdivision and development, because the provisions do not protect their land from being landlocked in the future. They have also requested that DEV-MILL-BFS2 was amended to maintain the integrity of the roading network, requiring written approval of the land owners for any amendments and that non-complying resource consent applications be precluded from being publicly notified, and amend the Mill Road ODP to give effect to the access provisions previously listed. These submission points were addressed in Hearing Stream 10A (Future Development Areas), with the s42A FUDA reporting officer recommending that the submissions be accepted in part.
320. The submission from Reece Macdonald [308.1 – 308.3] wanted the ODP amended to remove the character, landscaping and planting requirements on Kintyre Lane, remove pedestrian and cycling requirements, and the road connection to the lands to the north.

5.7.2 Assessment

321. The request to reduce lot sizes in the development area was assessed in the s42A Development Areas officer report in Hearing Stream 10A. Mr Wilson's assessment in paragraph [195] of the s42A did not support the relief sought for smaller lots as it was inconsistent with PC17 consent order. It should also be noted that sufficient capacity in the existing wastewater trunk main is only available for the number of dwellings that formed part of PC17. I agree with Mr Wilson's assessment.
322. The original and proposed amendments to the ODP are shown below (Figures 25 and 26 respectively).

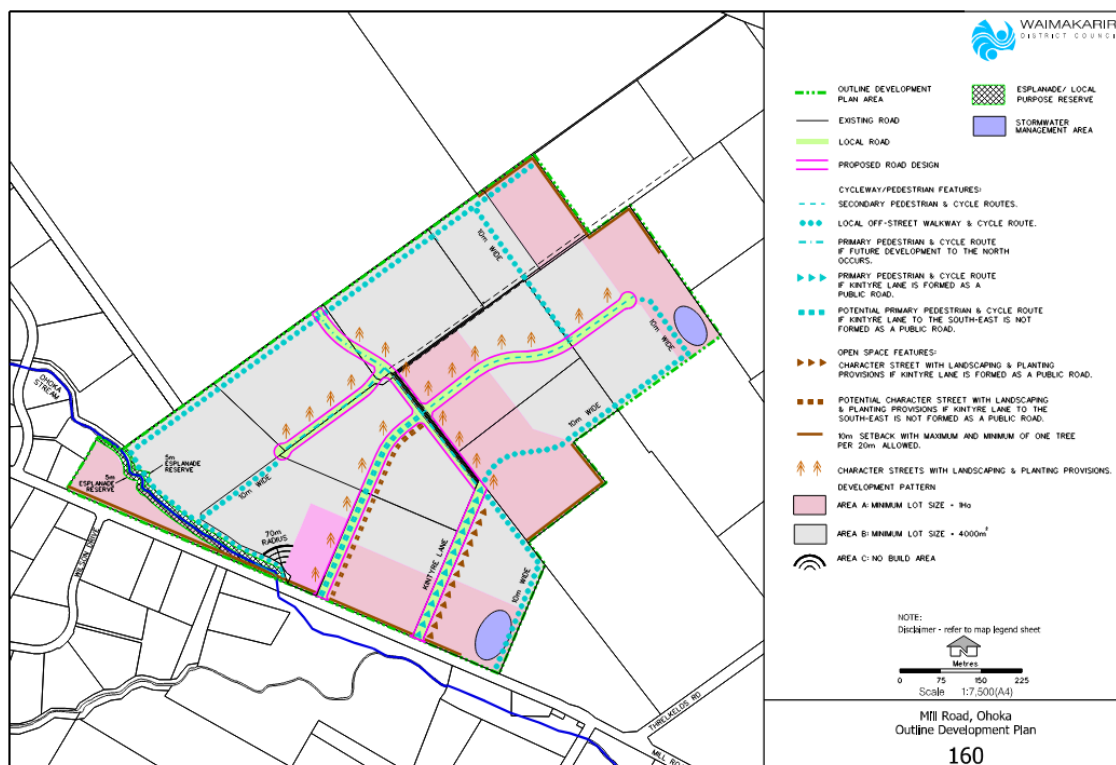


Figure 25: Existing Mill Road ODP (Map 160).



Figure 26: Proposed Mill Road ODP.

Pink hatch = Area A (minimum lot size 5,000 m²); Grey hatch = Area B (minimum lot size 2,500 m²). White dashed circles denote existing dwellings.

323. The supplementary planning information assessed the changes to the minimum allotment size, street character and the provision of the new Local Road off Threlkelds Road. I do not agree with the planning assessment that the change in minimum allotment size to align with the minimum LLRZ size will provide a greater range of allotment typologies on the site. While these are minimums, the allotment sizes and layout was determined in the PC17 decision.
324. Councils' Engineers assessed the servicing requirements stated that there is sufficient capacity with the drinking water main on Mill Road, and given the unchanged number of allotments, provision was made in the wastewater network in line with the number of allotments determined in PC17.
325. For stormwater Councils' Engineer stated that large parts of the site are subject to medium flood hazard. This is different to the decision on PC17 which stated that flood levels were generally 0.1m with some isolated low spots of 0.75m depth. Part of 21 Kintyre Lane, 406 and 382 Mill Road contain a significant overland flow path. Neither the submission nor supplementary reports assessed the impacts of intensification on the overland flow path. Policy 11.3.6 of the RPS requires the recognition of natural topographic features which assist with avoiding or mitigating natural hazards should be maintained, protected or restored, no consideration of how this policy has been met has been provided.
326. The Council's Engineer, Mr Aramowicz noted that the submission seeking to reduce lot sizes and increasing densification would occur in those areas which are subject to medium flooding hazard risk (Figure 27). Overall, the engineer's assessment was that the change in density should not be supported.

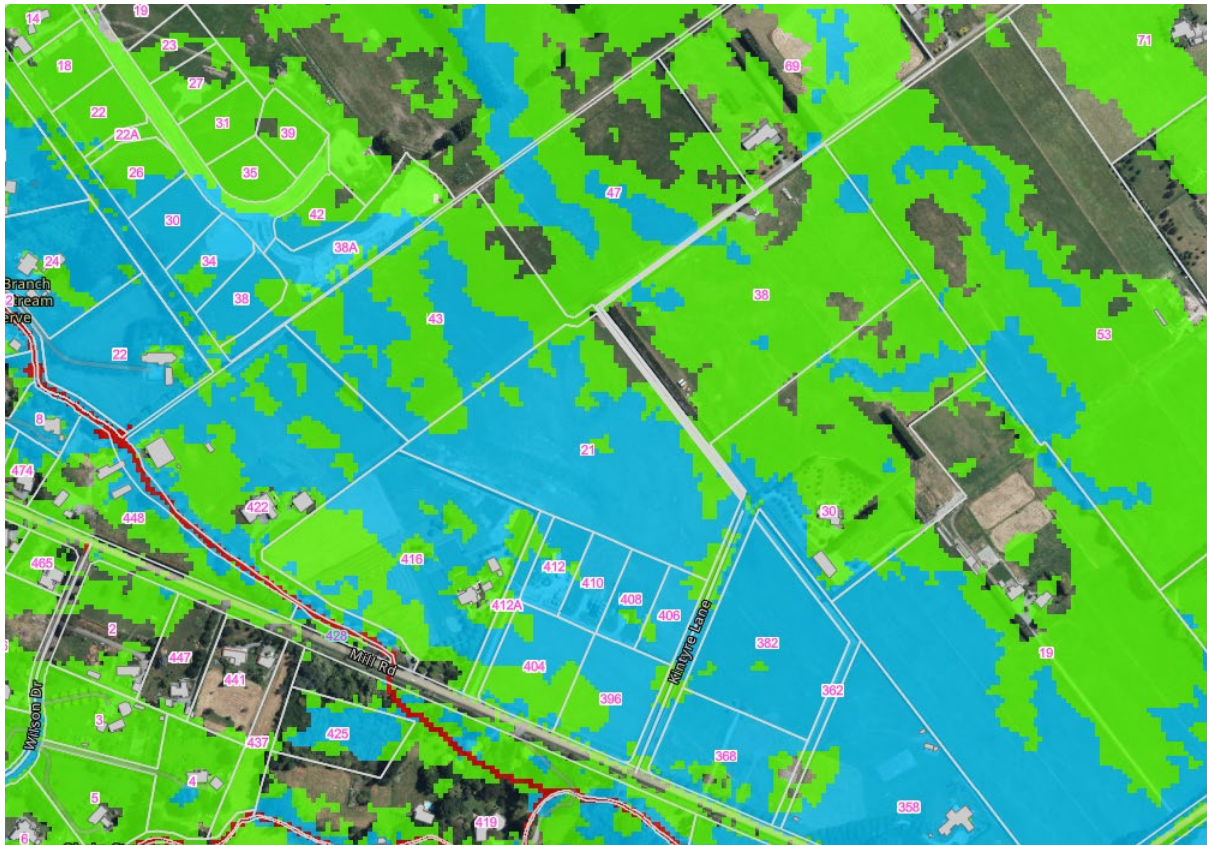


Figure 27: Flood Hazard Risk for Mill Road Rezoning.

200-year Flood Hazard. Blue is medium and green is low flood hazard risk.

Medium Hazard – Depth greater than 0.3m. Evacuation by light vehicles difficult due to flotation. Wading generally possible. Small likelihood of damage to structures. Potential for water ingress into buildings.

Low – Depth less than 0.3m. Evacuation by all vehicles generally possible. Wading possible. Some potential for water ingress into sheds and other structures with floor levels at or near ground level.

327. Councils' landscape assessment did not consider the change to the density locations as being significant, but noted that it would reduce the semi-rural experience of the off-road recreational linkages. With respect to the removal of the "character street provisions", Councils' landscape architect did not support any amendment, as the provisions were approved by Council and/or community representatives, and is supported by Council's General Manager of Community and Recreation. The off-road recreation linkages were considered an important part of the development by the Council's landscape architect, despite submissions requesting that it be removed [308.1 – 308.3]. The Commissioner for PC17 noted that a neighbour reserve should also be identified for the area, this has not been included in the amended ODP.

328. Overall Council's Senior Transport Engineer agreed with the Traffic assessment provided in supplementary information. The proposed connections to Thelkelds Road was seen as a positive change, given the amendments to the existing roading network since the decision on PC17 (May 2013). Council's Engineer did not agree with the removal of street trees as part of the submission, and stated that they provided a greater level of benefit to the road network.

329. The proposed changes to the internal roading network was opposed in general by Reece Macdonald [308.3]. Reece Macdonald feels that the development of the alternative road, unnamed access road, will have an adverse effect upon their use and enjoyment of their property. They purchased their property on the basis that Kintyre Lane was the main road access into the rest of the development, and as such designed the layout on the basis that the unnamed access road would only service those properties presently connected¹⁰⁰. I accept Mr Macdonald's assessment that the upgrading of the road would have adverse effect upon their use and enjoyment of their property given the proximity to the unnamed road.

5.7.3 Summary of recommendations

330. Overall, the main issues associated with the proposed amendments to the ODP, and provisions include:

- The management of stormwater on the site and the retention of the overall flow paths;
- Enabling increased density in areas of medium flood hazard risk;
 - No assessment of how the increased density found affect the sizing of the stormwater management areas and any potential effects on downstream properties;
- Maintenance of residential character in line with the rest of Ohoka;
 - Inadequate assessment as to why street character provisions need to be removed and how it best meets the provisions of the Proposed Plan, in particular REZ-P12(2)(d);
 - Both Councils Transport Engineer and Landscape Architect agree that the trees landscape character provisions should be retained; and
- Resolution of the use of Kintyre Road as the primary access point;
 - The unnamed accessway is insufficient width to accommodate the traffic and character components of the ODP;

331. I recommend that the submissions from Reece Macdonald [308.3], be **accepted**.

332. I recommend that the submissions from MacRae Land Company [409.1 to 409.3], Ngaire Wilkinson [23.1], [Laurie and Pamela Richards [289.1], [289.2], and [289.3], and Reece Macdonald [308.1 and 308.2], be **rejected**.

333. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.

¹⁰⁰ Point [8] in attached document to submission.

5.8 Small Ohoka Rezoning Requests

334. This section addresses three rezoning requests that relate to small land areas in and around Ohoka.

301 Bradleys Road, Ohoka

5.8.1 Matters raised by submitters

335. CSI Property [212.3] have opposed the RLZ zoning for the property and have requested for it to be rezoned GRZ, or LLRZ and some commercial zoning (Figure 28). This assessment will only address the LLRZ component of the rezoning request. No supplementary information was supplied with the submission.



Figure 28: Location of 301 Bradleys Road, Ohoka (Blue property).

5.8.2 Assessment

336. The property is 40.6ha and appears to be mainly grazed. There is a 66 kV line going through the middle of the property. Although wastewater and water services are potentially available, there is not additional capacity within the Mandeville/Ohoka wastewater network. There is a medium flood hazard risk associated with an existing waterway that runs through the southern half of the site.

337. When assessed against the RPS policies, the submission fails to meet a number of requirements. The property is not connected to existing rural residential nodes or small settlement (Policy 6.3.9(5)(k)), is not able to economically connect to the network scheme for wastewater (Policy 6.3.9(3)), and the property was not identified in the RRDS (Policy 6.3.9). No technical, planning or ODP has been provided as part of the submission.

338. Given the following matters I do not agree with the rezoning of the site and recommend that the submission is rejected:

- There is no complete technical assessment;
- There is no technical assessment of flooding risk and the potential downstream impacts upon Silverstream, Kaiapoi and Clarkville;

- There is no ODP;
- There is no capacity within the wastewater network for the development;
- The southern part of the site contains a major overland flow path;
- The rezoning does not give effect to Policy 1 NPS-UD of a well-functioning urban environment;
- Rezoning is inconsistent with Policy 6.3.9 of the RPS;
- The site is better suited to primary production activities in line with RURZ-O1; and
- Any intensive development of the land may result in reverse sensitivity effects.

215 Jackson Road, Ohoka

5.8.3 Matters raised by submitters

339. Graham and Sue Brown [53.1] requests that 215 Jackson Rd, Ohoka (Figure 29) be rezoned to LLRZ. The property is 4.3ha in size and is only serviced with a stormwater drain in front of the property, there is no water supply or wastewater connections available.

340. The scope of the submission is to oppose the proposed Rural Lifestyle Zone and to rezone the property (215 Jackson Rd) as Large Lot Residential Zone. The submission identifies that the property is in close proximity to Ohoka services, that there are smaller lots on Jackson Road, and that there are potential for services to come down Jackson Road.



Figure 29: Location of 215 Jackson Road, Ohoka (Blue property)

5.8.4 Assessment

341. Graham and Sue Brown are the only property owners on Jackson Road that have put in a submission requesting rezoning. The property was not identified in the Rural Residential Development Strategy, and as a single property is unlikely to add significantly to development capacity. The Jackson Road property is not presently serviced with water or wastewater

connections, and discussions with the Engineers indicated that services were not going to be extended down the road.

342. When assessed against the RPS policies, the submission fails to meet a number of requirements. The property is not connected to existing rural residential nodes or small settlement (Policy 6.3.9(5)(k)), and is not able to economically connect to the network scheme for wastewater (Policy 6.3.9(3)), the property was not identified in the RRDS (Policy 6.3.9). No technical, planning or ODP has been provided as part of the submission. On the basis that the rezoning submission does not meet RPS Policy 6.3.9, I recommend that the submission be rejected.

405 Bradleys Road, 547 Mill Road, 351 Bradleys Road, and 566 Mill Road

5.8.5 Matters raised by submitters

343. David Cowley [244.1] has requested rezoning of 405 Bradleys Road, 547 Mill Road, 351 Bradleys Road, and 566 Mill Road (approximately 51ha) and any other neighbouring land (Figure 30) as appropriate from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ), with minimum lot size of 2,500m² and average lot size not less than 5000m². Alternatively, rezone to LLRZ, with minimum lot size 1000m² and average lot size not less than 2000m²; or a mix of the above zones, as appropriate¹⁰¹. For LLRZ there would be approximately 80 allotments.



Figure 30: Location of 405 Bradleys Road, 547 Mill Road, 351 Bradleys Road, and 566 Mill Road, Ohoka (Blue properties)

¹⁰¹ Submission [244.2] requested that RESZ-P14 be amended from 1 to 5 houses per hectare.

5.8.6 Assessment

344. The original submission contained information on the existing ECan resource consent, LLUR information, PC21 decision, s32 analysis and an assessment of the Objectives and Policies of the RPS and the Proposed Plan. There was no detailed analysis of servicing¹⁰², traffic, flooding hazard or stormwater.
345. The site was assessed as part of the RRDS review and was rejected on the following grounds:
- There was strong opposition to the site becoming rural residential¹⁰³;
 - Drainage and flooding issues¹⁰⁴;
 - Class 2 versatile soils¹⁰⁵; and
 - That there was sufficient existing development capacity within Ohoka.
346. As with most of the other rezoning requests within the Mandeville/Ohoka area there is no additional capacity within the wastewater network for new connections. As detailed in the engineering memo in **Appendix D**, the Mandeville/Ohoka area is prone to groundwater resurgence and flooding, any additional development will exacerbate flooding effects downstream in Silverstream and Kaiapoi.
347. A detailed planning assessment was provided of the RPS and provisions of the Proposed Plan. When assessed against the RPS policies, the submission fails to meet a number of requirements. The property is not able to economically connect to the network scheme for wastewater (Policy 6.3.9(3)), the property was not identified in the RRDS (Policy 6.3.9).
348. The property is zoned rural under the Operative Plan and proposed to be zoned RLZ under the Proposed Plan. While the property has the Ohoka settlement zoning to the south east, the rest of the land is surrounded by farmland, most of which is larger than 4ha and is productive. The present land use aligns with Objective RURZ-O1 in that it is an operating dairy farm. While the land can be subdivided down to 4ha as part of the RLZ, the site has LUC Class 2 soils enabling more intensive primary production to occur on the site consistent with RLZ-O1¹⁰⁶. I do not consider the site would be suitable for LLRZ, as LLRZ-O1(3) requires an environment that generally has low levels of dust and odour, which may not occur due to a major unsealed road to the north and as it is surrounded on two sides by dairy farms, may result in reverse sensitivity effects (LLRZ-P3). I consider that the proposed RLZ zoning is the most appropriate for the site.
349. Given the following matters I do not agree with the rezoning of the site and recommend that the submission is rejected:
- There is no complete technical assessment;

¹⁰² The assessment noted that water and wastewater would need to be connected to the existing networks.

¹⁰³ It should be noted that the existing dairy farm has been subject to numerous reverse sensitivity complaints.

¹⁰⁴ There is a major overland flow path along the southern edge of the proposed rezoning site.

¹⁰⁵ The site is proposed to be zoned RLZ and is not subject to NPS-HPL. The site is also located within the Greater Christchurch Area and the versatile soils do not apply.

¹⁰⁶ Acknowledging my earlier statement that this assessment is not informed by an understanding of how the regional council will map HPL land.

- There is no technical assessment of flooding risk and the potential downstream impacts upon Silverstream, Kaiapoi and Clarkville;
- There is no ODP;
- There is no capacity within the wastewater network for the development;
- The southern part of the site contains a major overland flow path;
- The rezoning does not give effect to Policy 1 NPS-UD of a well-functioning urban environment;
- Rezoning is inconsistent with Policy 6.3.9 of the RPS;
- The site is better suited to primary production activities in line with RURZ-O1; and
- Any intensive development of the land may result in reverse sensitivity effects.

5.8.7 Summary of recommendations

350. In general, the three rezoning requests have not provided any supplementary information or ODPs to support their requests. Rezoning of these properties is inconsistent with the provisions of the RPS, Proposed Plan and the RRDS.
351. I recommend that the submissions from CSI Property [212.3], Graham and Sue Brown [53.1], David Cowley [244.1], be **rejected**.
352. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.

5.9 Fernside Rezoning Request

353. Three submitters have requested rezoning for parcels of land located near Rangiora

Lehmans Road

5.9.1 Matters raised by submitters

354. Mr Rick Allaway and Mr Lionel Larsen have submitted [236.1] that Nos 181, 201, 255, 257, 259, 261, 263, 265, 267, 271, 285, 305, 311 and 315 Lehmans Road, Fernside, be rezoned from RLZ to LLRZ (Figure 31). They also sought an alternative relief of rezoning those properties from RLZ to GRZ, or a mix of LLRZ and GRZ. The submission states that the proposed rezoning will provide 311 LLRZ lots with the amended density standard of 1,500m² average.



Figure 31: Location of Lehmans Road Properties, Fernside (Blue properties).

5.9.2 Assessment

355. The proposed rezoning comprises 14 parcels of land that are proposed to be zoned as RLZ in the Proposed Plan. The parcels are 4ha in size, with all except one parcel having an existing dwelling on the parcel. Land use generally is non-productive rural residential lifestyle, except for 181 Lehmans Road, which is the Rangiora Vet Centre.

356. A planning report has been submitted as part of the original submission. The report included an assessment of the RPS, Proposed Plan provisions, a s32 assessment, previous submissions on the District Development Strategy and the RRDS, real estate advice, and LLUR information from ECan. No ODP has been provided with the submission.

357. Generally, the report states that the proposal for servicing of the sites will be required for any subdivision consent. Para [58] of the planning report states that wastewater will be discharged into Council's reticulated system. Para [59] states that stormwater will be to ground soakage. I do not consider it appropriate that no consideration has been given to servicing, bearing in mind

that the properties are outside of the infrastructure boundary and capacity within the water and wastewater network has been assessed.

358. The sites have a number of constraints across them as identified in Council's natural hazards interactive viewer and the property GIS system (Figure 30). The planning report states that because the sites have a long history of rural lifestyle use that it is not significantly restricted by potential natural hazards¹⁰⁷. There is no assessment of the potential flooding effects or consideration associated with the overland flow path that crosses through Nos 285 and 305 Lehmans Road. The report states that liquefaction damage of the properties is unlikely, although not mention has been made of the liquefaction area (shown in red in Figure 30) and potential consideration across the properties to the north.

359. Four of the properties have 220 kV National Grid lines across their properties. No 255 Lehmans Road will most likely not be able to be developed given that a setback of 37m is required either side of the transmission line and No 257 will lose half of the property due to the subdivision corridor setback (Figure 32)¹⁰⁸.

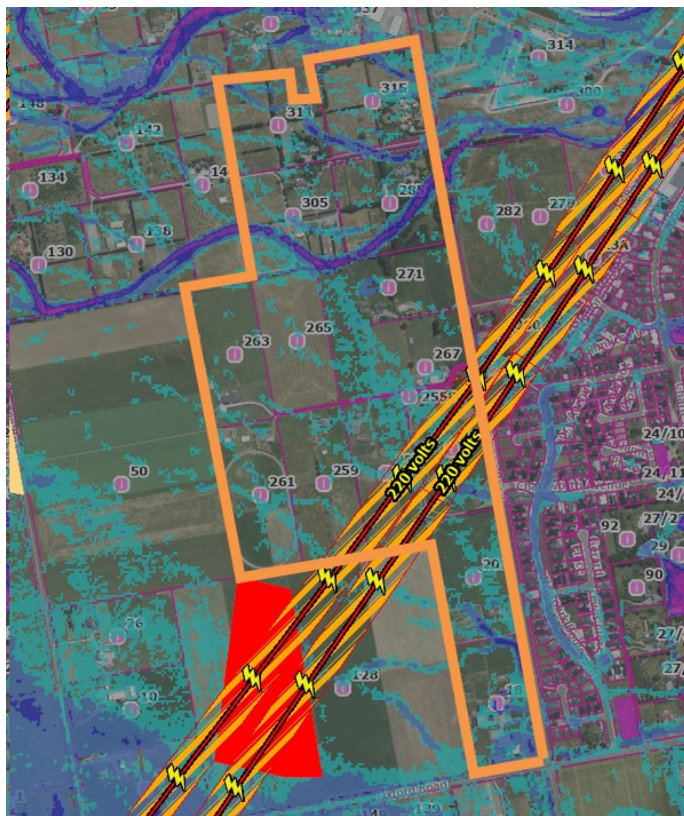


Figure 32: Constraints on Lehmans Road Properties, Fernside (orange outline of properties).

Note: Flood hazard – Red area is high risk, Blue area medium risk, green area low risk, Blue lines on Oxford Road is the water race (R3Q) and (R3Q-A), Red area is liquefaction area, yellow is flood sediments,

¹⁰⁷ Para 149

¹⁰⁸ SUB-R6(1) building platform inside subdivision corridor is non-complying.

220kV lines are also shown on the plan.

360. The proposed rezoning has been assessed against the NPS-UD. The report states that the proposed rezoning meets NPS Objectives, including Objective 1 being a well-function urban environment, Objective 2 the amended density standard providing housing choice, Objective 6 integrated with infrastructure and Objective 8 with its proximity to Rangiora. Despite not having an assessment of the proposed density standard¹⁰⁹ or presently being serviced with 3 waters infrastructure, I agree with the NPS-UD assessment. For Policy 8 consideration would need to be given as to whether rezoning would add significantly to development capacity or was not previously anticipated by RMA documents.
361. The area was previously considered in the RRDS and was excluded from inclusion as it was outside of the infrastructure boundary and could potentially foreclose the ability of Rangiora to expand out to the west (**Appendix N**). The caveat is that this was at the density required of rural residential as per the RPS.
362. An Assessment of the RPS in the planning report by Ms Aston states that the rezoning would meet most relevant objectives and policies. I agree that it mostly meets Objective 5.3.1, but do not agree that rezoning of the land would not have an adverse effect on significant infrastructure, as there is insufficient detail to determine what those effects might be. I agree that the proposed rezoning is inconsistent with Objective 6.2.1 as the development is outside of the FUDA areas shown in Map A¹¹⁰. Apart from Objective 6.2.1(9)¹¹¹ and (10)¹¹² I agree that the effects of rezoning would be consistent with the provisions of the objective.
363. The planning assessment of Policy 6.3.9 RPS acknowledges that the wider area has not been identified in an RRDS, as Council's decision was not to fetter development potential around the edges of urban centres. While I understand the reasoning for this approach, it is counter to ensuring that any LLRZ development can connect to Council services and forms part of a well-function urban environment (Policy 1 NPS-UD). I agree that the enabling a LLRZ although at a smaller property size may mitigate any reverse sensitivity effects with the rural zones.
364. When assessed against the provisions of the Proposed Plan, the property sizing of 1,000m² is closer to urban and GRZ than LLRZ. While the NPS definition for LLRZ does not specify a property size, I do not accept that a 1,000m² sized property would be consistent with Objective LLRZ-O1, by having open space over built form, and providing opportunities for agriculture activities. The proposed property size generally meets Objective GRZ-O1, with larger site sizes providing for predominantly residential use. In this case I consider that 1,000m² properties would be urban in character and would be subject to consideration of Policy 6.3.1(4). As they are urban and outside of the areas shown in Map A (RPS), they are inconsistent with the RPS.
365. Where properties are 2,000m² in size they could be considered as being closer to LLRZ than GRZ, in that housing would be at a lower density and enable more open space over built form.

¹⁰⁹ Real estate letter from Bayleys states that there is a lack of quarter acre sections near Rangiora (there is no maximum property size within GRZ zone), without any justification supporting the statement around high demand.

¹¹⁰ Noting that the requested 1,000 to 2,000m² section sizes are not rural residential under the RPS, so must be considered as being urban and therefore subject to development area constraints of Map A in the RPS.

¹¹¹ Integrates with services.

¹¹² Does not adversely affect efficient operation, use and development of strategic infrastructure.

This, however, would mean that the property sizes would be inconsistent with the minimum allotment sizes in Table SUB-1 and the rural residential definition in the RPS. On the basis that the proposed rezoning is inconsistent with the RPS and the provisions of the Proposed Plan, I recommend that the submission is rejected.

561 Johns Road, Fernside

5.9.3 Matters raised by submitters

366. Mr Jeese Herschell [7.1] has requested to rezone 561 Johns Road, Fernside from RLZ to LLRZ. The property comprises 8.6ha of flat land that is located on the south side of Johns Road (Figure 33).



Figure 33: Location of 561 Johns Road, Fernside (Blue properties).

5.9.4 Assessment

367. Jeese Herschell is wanting to rezone the property to LLRZ to enable him to purchase part of the property from the owners. The submission reads like the submitter wants to split the property into two and purchasing the larger half. The property was not identified in the Rural Residential Development Strategy, and as a single property is unlikely to add significantly to development capacity. The Johns Road property is not presently serviced with water or wastewater connections. The property is subject to significant flooding, with most of the property having moderate flood hazard risk (Figure 34).
368. If the request for splitting the property into two parts, it would not provide any additional development capacity. As the property is 8.5ha in size and is zoned RLZ in the proposed plan, it can be subdivided into two equal parcels. In reading the submission the present land owners want a significantly smaller parcel of around 5,000m², and the balance held with the other lot.
369. When assessed against the RPS policies, the submission meets some and fails to meet other requirements. The property is connected to an existing LLRZ mode (Policy 6.3.9(5)(k)), can connect to an existing wastewater system (initial discussions with PDU indicate that there is no water or wastewater capacity in the existing network) (Policy 6.3.9(3)), (Policy 6.3.9(5)(g) avoids

reverse sensitivity effects of primary production¹¹³. The property was not identified in the RRDS (Policy 6.3.9), and the property is within a medium flood hazard risk area (Policy 6.3.9(5)(h)). No technical, planning or ODP has been provided as part of the submission. On the basis that the rezoning submission is identified in a RRDS (Policy 6.3.9) and is has a medium flood hazard risk across the land, no technical reports assessing the viability of the site and no ODP was provided, I recommend that the submission be rejected.



Figure 34: Flooding constraints for 561 Johns Road, Fernside.

Note: Red area is high risk, blue is medium risk and green is low risk flooding hazard.

128 and 177 Oxford Road, Fernside

5.9.5 Matters raised by submitters

370. Mr Morris Edward Harris [348.2] requests that the subdivision standards are amended to allow lifestyle sections of 0.5-1ha close to towns where they can be connected to services and encourage walking and biking into town. Mr Harris owns 128 and 177 Oxford Road, comprising a combined 63ha farm (two lots, one of 27ha and another of 36ha) as shown in Figure 35. The submission questions the reasoning behind having 4ha blocks, when most people want smaller areas for a lifestyle reasons without wanting to undertake primary production activities.

¹¹³ Land to the south is part of a private airstrip.



Figure 35: Location of 128 and 177 Oxford Road, Fernside (Blue properties).

5.9.6 Assessment

371. Prior to Mr Harris's submission [348.2], a resource consent was granted in 2020 to enable subdivision of No 128 Oxford Road (originally comprising 27ha) into six 4 to 5ha lots, and 177 Oxford Road (comprising 36ha) into nine lots of 4ha. Both larger lots have two 220kV pylons crossing through the property, neither are connected to any services, and both properties have the water race running across the road frontage. No 177 Oxford Road is also subject to flooding, with a low to medium flood risk for a 0.5% AEP, there is also a major overland flow path running through the middle of the site. No 128 Oxford Road contains a large area of liquefaction that has been identified as part of the February 2011 earthquake. Figure 36 shows the constraints listed above.
372. The two lots (128 and 177 Oxford Road) are proposed to be zoned RLZ, enabling the 4ha subdivision, despite a number of constraints. Neither of the properties are included in the growth areas in the RRDS and do not meet the minimum lot size for rural residential (LLRZ) within the RPS, in particular Policies 6.3.3 as no ODP was provided, 6.3.5(5) avoiding activities that may limit strategic infrastructure, 6.3.9(3) and (7) development must be serviced and rural residential is not a transition to urban, and the rural residential activities have an average density of between 1 to 2 households per hectare.
373. The proposed subdivision sought by the submission would be inconsistent with the Energy and Infrastructure, Subdivision, and the Large Lot Residential Zone policies. Policy EI-P6(1) and (2)(b) with managing adverse effects on infrastructure by ensuring access to infrastructure and that sensitive activities that may compromise the National Grid are excluded from identified safe buffer distances. Policies SUB-P1 minimising reverse sensitivity effects on infrastructure, SUB-P2(2) retains ability of rural zoned land for primary production, and SUB-P6 provision of an ODP. Policies LLRZ-P1(1) and (2) achieving low density residential environment, and maintaining a sense of openness, LLRZ-P3 minimising reverse sensitivity on adjacent zone, LLRZ-P4 maintaining

amenity values, and LLRZ-P5 ensure an ODP is developed. Based on the above assessments, I recommend that the subdivision is rejected.

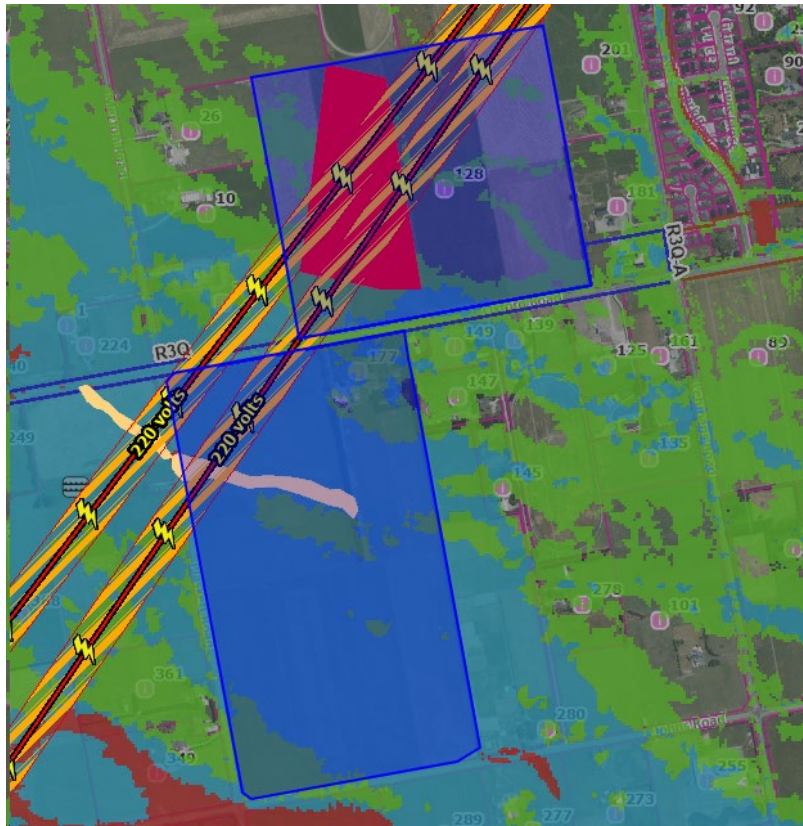


Figure 36: Location of 128 and 177 Oxford Road, Fernside (Blue properties).

Note: Flood hazard – Blue area medium risk, green area low risk, Blue lines on Oxford Road is the water race (R3Q) and (R3Q-A), Red area is liquefaction area, yellowish is flood sediments, 220kV lines also shown on plan.

Fernside South Extension

5.9.7 Matters raised by submitters

374. Martin Pinkham [189.1] requests that the LLRZ zone be extend to O'Roarkes Road on the south side of Johns Road (Figure 37). No supplementary technical information was supplied with the submission. An assessment against the clauses of UFD-P3 was undertaken. The assessment concluded the proposed rezoning would be attached to an existing LLRZ area, it is not located within a development area, is not on the edge of a town, can utilise existing services and states that developing an ODP would be straight forward.

375. The area covers 34ha of flat land. Any potential development of the area could potentially result in approximately 45 properties¹¹⁴. The area comprises five properties that range for 4ha to 12ha in size.

¹¹⁴ Based off a rough estimate of 0.5ha average size and 0,2ha used for roading and facilities per property.



Figure 37: Fernside South Extension, Fernside (purple outline).

5.9.8 Assessment

376. No technical information was supplied with the submission. Based on Councils interactive hazard maps the area is subject to some flooding, with the overland flow paths from the Ashley River and the Cust River.
377. When assessed against the RPS policies, the submission meets some and fails to meet other requirements. The area is connected to an existing LLRZ mode (Policy 6.3.9(5)(k)), can connect to an existing wastewater system (capacity of network needs to be checked) (Policy 6.3.9(3)), (Policy 6.3.9(5)(g) avoids reverse sensitivity effects of primary production¹¹⁵.
378. The area is not identified in the RRDS (Policy 6.3.9), and the property is within a medium flood hazard risk area (Policy 6.3.9(5)(h)). No technical, planning or ODP has been provided as part of the submission. On the basis that the rezoning submission is identified in a RRDS (Policy 6.3.9) and is has a medium flood hazard risk across the land, no technical reports assessing the viability of the site and no ODP was provided, I recommend that the submission be rejected.

5.9.9 Summary of recommendations

379. I do not support any of the rezoning submissions based on the following assessment:
- No technical information has been provided to support the rezonings;
 - No ODP has been provided for either rezoning proposal;

¹¹⁵ The land includes a private airstrip.

- Each site has a constrain on it, whether it is Transpower line (Lehmans Road and 128 and 177 Oxford Road), or flooding (561 Johns Road);
- There are some servicing constraints associated with wastewater.

380. I recommend that the submissions from Mr Rick Allaway and Mr Lionel Larsen [236.1]; Mr Jeeze Herschell [7.1], Mr Morris Edward Harris [348.2], and Martin Pinkham [189.1] be **rejected**.

381. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.

5.10 Oxford Rezoning Request

382. There are two submission for rezoning of land in and around Oxford, that have not provided any supplementary information. The larger rezoning request located on Ashley Gorge Road is addressed in section 5.11 of this report.

3025 and 3065 Oxford Road LLRZO

5.10.1 Matters raised by submitters

383. Jamie Robert Tapp [37.1] requests that the LLRZO be applied across the entire property at 3025 and 3065 Oxford Road, Oxford (Figure 38). No additional supplementary information has been supplied to support the rezoning request.



Figure 38: Location of 3025 and 3065 Oxford Road, Oxford (LLRZO hatched area).

5.10.2 Assessment

384. There are a number of issues associated with the proposed rezoning of the properties at 3025 and 3065 Oxford Road from RLZ with a LLRZ Overlay to LLRZ. The main issues with development of the proposed rezoning area is the presence of the Starvation Hill Fault and its proximity to the Oxford WWTP and potential for reverse sensitivity effects from odour.

385. The ECan memo¹¹⁶ to the District Council includes the following statement from Geological and Nuclear Sciences in relation to subdivisions near the Fault Awareness Overlay in the Proposed Plan:

The 2016 GNS Science/Environment Canterbury fault guidelines recommend that if a new subdivision consent application is received proposing development within a fault awareness area of a definite (well-expressed or moderately-expressed) or likely (well-expressed or moderately-expressed) fault, that the applicant is required to map the zone of deformation associated with fault rupture at a scale of 1:35,000 or better (preferably 1:10,000 or better) to create fault

¹¹⁶ Memeo dated 7 May 2020 entitled: Using earthquake fault information in the Waimakariri District Plan review.

avoidance zones as per the Ministry for the Environment fault guidelines, i.e. the zone of fault deformation plus a 20 metre buffer. Any building sites should be set back from the fault avoidance zone. This can be achieved through methods such as the land parcels being set back from the fault avoidance zone or, if the land parcels do include part of the fault avoidance zone, a consent notice that ensures the building setback is enforced when the subdivision is completed.

386. It should be noted that the Starvation Hill Fault Zone has the same predicted recurrence interval and extent of vertical deformation as the Ashley Fault. The difference between the two is that the Ashley Fault has been adequately defined and the Starvation Hill Fault has not had any detailed investigations¹¹⁷.

387. Council commissioned a report to further clarify any potential risk at the site from the Starvation Hill Fault (**Appendix H**). The report states that a recurrence interval equivalent to class III be applied for development of the land, and that a single-story residential timber framed building of less than 300m² may be appropriate within the buffer setbacks¹¹⁸. Figure 39 shows the fault avoidance areas for the proposed rezoning properties.

388. Any consideration of development dependent upon Council consideration around risk to people and property¹¹⁹. On this basis I prefer the approach to building risk near fault lines that is stated in the conclusions of the Parliamentary Commissioner for the Environment report¹²⁰ on the use and development of land on or close to fault lines:

Buildings sited across faults that rupture in an earthquake will typically be more badly damaged than adjacent buildings, and that there is no existing technology that will prevent damage to buildings caused by fault rupture. For this reason, it is widely accepted that it is inappropriate to site buildings on or close to active faults.

389. Proposed development of the area is inconsistent with the following RPS provisions: Objective 11.2.1 avoid development that increases risk to people and property, Policy 11.3.1(1) and (2) loss of life and property, Policy 11.3.3 avoid or mitigate adverse effects of fault rupture, and Policy 5.3.2(2)(a) avoiding natural hazards.

390. Proposed Plan Objective SD-O6 requires that subdivision, use and development is avoided where the risk is unacceptable. Policy NH-P5(2) requires the management of subdivisions within the fault awareness overlay so that the risk to life and property is low.

¹¹⁷ Barrel and Begg, 2013. General distribution and characteristics of active faults and folds in the Waimakariri District, North Canterbury. GNS Science Consultancy Report 2012/326.

Pg iv: *Based on available estimates of the amounts of deformation over time, the Lees Valley Fault, the Knowles Top fault zone, the Starvation Hill fault and the Ashley Fault Zone, appear to be the most active features in the district. Other faults in the district appear to be somewhat less active. The Starvation Hill fault, whose presence is suspected from landform evidence but whose existence is yet to be proved by geological data, passes through Oxford township. Further evaluation is recommended to determine whether it is an active fault, and if so whether it is sufficiently active to warrant consideration in land-use planning and the adoption of hazard avoidance measures.*

¹¹⁸ Based on guidelines only

¹¹⁹ Section 31(1)(b)(i) and Section 106(1)(a) RMA

¹²⁰ Parliamentary Commissioner for the Environment, 2001. Building on the Edge: The Use and Development of Land On or Close to Fault Lines. Office of the Parliamentary Commissioner for the Environment.

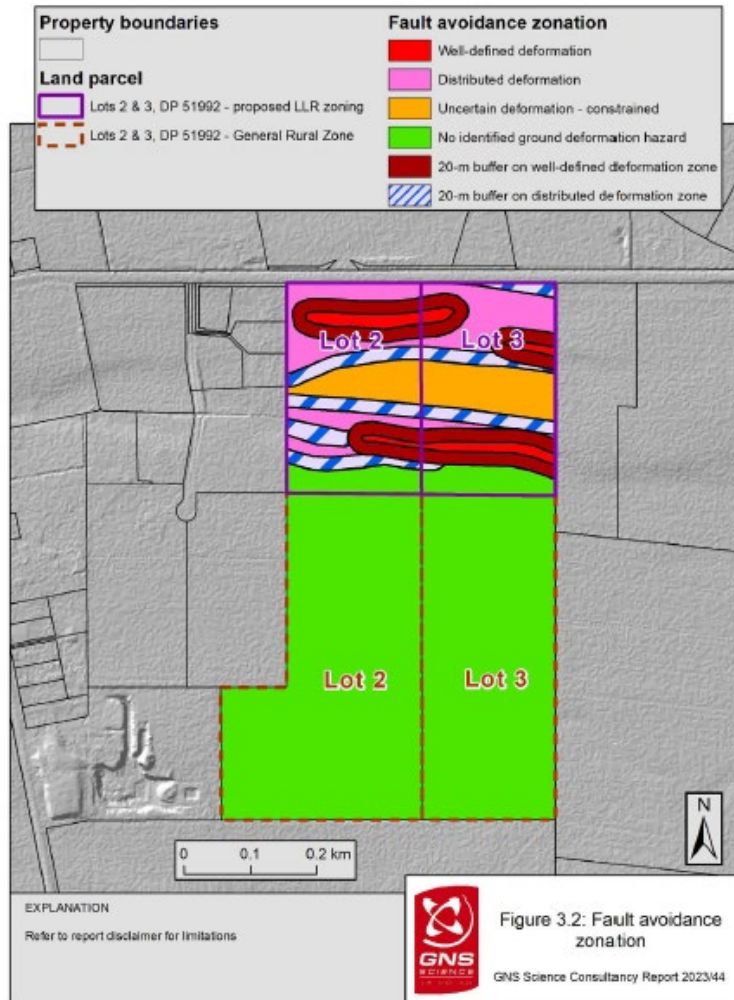


Figure 39: Location of fault avoidance zone for 3025 and 3065 Oxford Road, Oxford¹²¹.

391. Locating residential development near wastewater treatment facilities often leads to complaints about odour¹²². The Oxford wastewater treatment plant (WWTP) is located on the south western boundary of the site. The southern part of 3065 Oxford Road sits inside 300m of the edge of the wastewater treatment plant. It should be noted that the closest point of the houses on the northern boundary of the wastewater treatment plant are 300m. Given that no information has been supplied regarding what is an appropriate buffer around the Oxford WWTP I cannot support residential development that would be close to the facility.

392. I do not consider that it is appropriate for further housing development to continue to occur on a known fault line, given that more specific assessment of the fault line has been undertaken¹²³. I recommend that the rezoning of the properties be rejected and that the LLRZ Overlay be removed.

¹²¹ Barrell D.J.A 2024. Desktop assessment of Starvation Hill Fault hazard in relation to a land parcel comprising parts of Lots 2 and 3, DP51992, Oxford, North Canterbury. GNS Science Consultancy Report 2023/44. An unpublished report for Waimakariri District Council.

¹²² NZ Water and Waste Association, 2000. Manual for Wastewater Odour Management (2nd Ed.).

¹²³ Section 6(h) RMA

393. The two properties have LUC Class 3 soils and therefore any rezoning of the properties to LLRZ would be inconsistent with Objective 1 and Policy 5 of the NPS-HPL.

22 Harewood Road

5.10.3 Matters raised by submitters

394. Survus [301.2] has requested that 22 Harewood Road, Oxford be rezoned from GRUZ to LLRZ or LLRZO (Figure 40). This submission has a further submission in support from Claudia and Geoff Merhtens [FS24] as owners of 63 Harewood Road. No supplementary information was presented with the submission. The property is just over 35ha, comprises predominantly flat farm land. There is a dwelling in the southwestern corner that appears to be located inside the property boundary, but is owned by ECan¹²⁴.

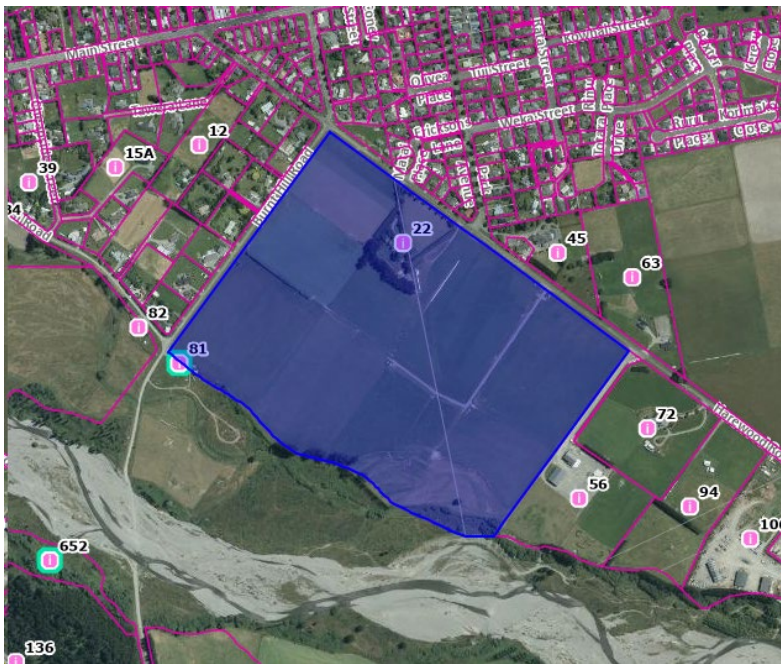


Figure 40: Location of 22 Harewood Road, Oxford (Blue property).

5.10.4 Assessment

395. The Survus [301.2] submission requested that the property at Harewood Road, Oxford, be rezoned LLRZ or failing that LLRZO. The reasons given for the rezoning request were that it is necessary to achieve sustainable growth, rezoning is consistent with UFD-P3, it will provide competition for housing, and is consistent with achieving the purpose of the RMA.
396. The submission did not include any supporting information on housing typology, services, roading, natural hazards, an ODP, or an assessment against the provisions of the NPS-UD, RPS or the Proposed Plan. I do not agree that sufficient information has been provided to demonstrate that UFD-P3 has been met for rezoning. Rezoning does not meet UFD-P3(2)(e) as it is not informed by an ODP¹²⁵. It does however meet the requirements of UFD-P3(2)(a) attached to an existing

¹²⁴ Depending upon the age of the development legal boundaries may not have been accurately established at the time of building.

¹²⁵ Noting that the submission states that one will be provided.

LLRZ, UFD-P3(2)(b) is not attached to a major township within Greater Christchurch, and UFD-P3(2)(d) where it can utilise existing water and wastewater services.

397. Given that no supplementary information or an ODP has been provided, no assessment against the provisions of the RPS and Proposed Plan, there is inadequate information to rezone the property to LLRZ.
398. In assessing whether the property could have a LLRZ Overlay across the site for potential future development, I have assessed whether there are any constraints associated with the rezoning of the site from LLRZO to LLRZ and whether it meets the provisions of the NPS-UD, NPS-HPL, RPS and the Proposed Plan.
399. An assessment of the natural hazards layer within the Natural Hazards Interactive Public Viewer does not reveal any significant natural hazards on the site¹²⁶. The property is located near the intersection of Harewood and Burnt Hill Roads, which could potentially provide multiple access points into the wider roading network, although no transport assessment was undertaken.
400. The proposed rezoning of the property will meet Objective 1 and Policy 1 of NPS-UD as a well-functioning urban environment, being near to community services, has potential to utilise the existing water and wastewater network¹²⁷, will support in part a reduction in GHG emissions¹²⁸, and is resilient to climate change.
401. Given that the property contains LUC Class 3 soils, it is subject to Objective 1 of the NPS-HPL. At 30ha the property could be utilised for primary production. Subdivision of the property would be inconsistent with Policies 5 and 7 given that it is not subject to the exclusions provided for in the NPS-HPL.
402. When assessed against the assessment criteria from the RRDS the proposed rezoning meets the first set of criteria on the basis that Oxford is not a main town¹²⁹ (**Appendix N**). With respect to the second assessment criteria, the assessment would be the same as that recorded for Oxford, except noting that there is a minor risk from the Starvation Fault.
403. On the basis that the proposed rezoning is inconsistent with the NPS-HPL, no assessment of servicing or effects, and no ODP, I recommend that the rezoning submission is rejected.

5.10.5 Summary of recommendations

404. I am not supportive of the proposed rezoning of 3025 and 3065 Oxford Road to LLRZ irrespective of having the LLRZ Overlay and having been identified in the RRDS. Construction of hazard sensitive buildings within a fault area without adequate identification of the fault does not meet Policy NH-P5 by ensuring that the risk to life and property is low.

¹²⁶ Bearing in mind the top north western corner has the fault awareness overlay and the bottom southeastern corner is affected by flood waters from the Eyre River

¹²⁷ Dependent upon confirmation or otherwise with Council engineers.

¹²⁸ I do not consider that it does completely due to lack of public transport and job opportunities in Oxford.

¹²⁹ RRDS Pg 7 links projected infrastructure boundary with main towns, Oxford does not have a projected infrastructure boundary.

405. Both the Oxford Road and Harewood Road properties are also located on LUC Class 3 soils and mean any residential development of the properties would be inconsistent with Objective 1 and Policy 5 of the NPS-HPL.

406. I recommend that the submissions from Jamie Robert Tapp [37.1], and Survus [301.2], be **rejected**.

407. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.

5.10.6 Section 32AA Evaluation

408. In my opinion the proposed LLRZ Overlay for 3025 and 3065 Oxford Road should be removed¹³⁰. Potential rezoning of the site does not meet the provisions of the NPS-UD, RPS or the Proposed Plan, in particular, I consider that:

- The properties have a significant hazard risk in the form of the Starvation Hill Fault, which has not been adequately investigated to determine whether development on the properties is viable;
- Proposed development of the area is inconsistent with Objective 11.2.1 avoid development that increases risk to people and property, Policy 11.3.1(1) and (2) loss of life and property, Policy 11.3.3 avoid or mitigate adverse effects of fault rupture, and Policy 5.3.2(2)(a) avoiding natural hazards of the RPS.
- The southern part of 3065 Oxford Road is within 300m of the Oxford WWTP, meaning that any development of the area could potentially be exposed to objectionable odours.
- No information was provided to determine whether there is sufficient wastewater and drinking water capacity within the network.

¹³⁰ Noting that there is no specific submission that requests that the overlay be deleted. ECan submission [316.123] opposed subdivision policies in that they don't address patterns of development that ensure communities are resilient to climate change and natural hazards.

5.11 Ashley Gorge, Oxford Rezoning Requests

5.11.1 Matters raised by submitters

409. Survus Consultants Ltd [250.1] and [250.3] to rezone all LLRZ Overlay areas to LLRZ (noting that it is not specific to this particular property). Supplementary evidence was provided through Aston Consulting for part of 650 Bay Road and 25 Ashley Gorge Road, Oxford (Figure 41).
410. The supplementary information included: an ecology, flood hazard, geotechnical, PSI, traffic, servicing, NPS-HPL and planning assessments. Additional attachments to the planning evidence included a letter from a real estate agent and a letter from Survus regarding the relationship between the submission and the present land owner.



Figure 41: Location of 25 Ashley Gorge and 650 Bay Road, Oxford (Blue properties)

5.11.2 Assessment

NPS-UD and NPS-HPL

411. The proposed rezoning has been considered against the NPS-UD, RPS and the Proposed Plan. The proposed rezoning is consistent with Objective 1 and Policy 1 of the NPS-UD, through providing a range of properties, near where community services are available and where it can connect into existing services. Although it should be noted that there is only a limited amount of commercial and industrial businesses in Oxford, and it is likely that people will need to commute elsewhere in the district or to Christchurch for employment.
412. There is limited assessment of the NPS-UD in Ms Aston's evidence. While I acknowledge that the location of the proposed rezoning meets Objective 1 and Policy 1 of the NPS-UD by being

located near an existing settlement which has some community services, and provides for a range of section sizes, it does not meet Policy 5 of the NPS-HPL. Ms Aston in her evidence for submissions 250 and 8¹³¹, disagreed with the Planning Officer Memos to the Commissioners on the application of the NPS-HPL to overlays.

RPS

413. In Ms Aston's assessment of the RPS it is stated that the proposed rezoning is consistent with Objective 5.2.1, in that it adjoins Oxford to achieve a consolidated urban form. She states that the property is not a viable farming enterprise in its current form, although I do not agree that Mr Ford's evidence conclusively proves that the land cannot be used for primary production (as discussed below). I agree with her assessment of Objective 5.2.2 and 5.2.3, although note the comments from Council's Traffic Engineer about the potential need for a speed reduction on Ashley Gorge Road, while recognising the limited number of direct accessways onto Ashley Gorge Road.
414. With respect to Policy 5.3.1, I agree with Ms Aston's assessment that development of the site will provide a concentrated and contiguous development with Oxford. I agree in part with Ms Aston's assessment of parts of the chapter 5 policies, except that I do not agree that site has low rural production potential, despite the assessment of Policy 5.3.2(c) noting the *"benefit from the quality of soils on the site in establishing a higher level of amenity and quality of environment."*

Proposed Plan and RRDS

415. I agree in most part with Ms Aston's assessment of the Proposed Plan Objectives and Policies, I agree with the general assessment that LLRZ Overlays are required to reduce ad hoc development where it affects primary production. However, I do note that the loss of primary production, versatile soils and HPL were not part of the consideration for identification of the proposed development areas, and given the provisions of the Proposed Plan and the NPS-HPL. I do note that no assessment of the Objectives and Policies of the Subdivision or General Rural Zone was provided.
416. In considering the proposed rezoning against the provisions in the Proposed Plan, I note that rezoning of the 25 Ashley Gorge Road property would be inconsistent with Objectives RURZ-O1(3) the importance of the soils that form part of HPL is recognised, GRUZ-O1 primary production activities dominate while fragmentation of land into small rural parcels is restricted, and Policy GRUZ-P2(6) limiting land fragmentation unless it does not result in the loss of productive capacity of any versatile soils and HPL.
417. A general growth direction was identified in the RRDS, which could be reasonably assumed to include the property. Subsequently the property was assessed in accordance with the criteria listed in Appendix N. As part of the District Plan review the property was identified in the Proposed Plan as having a LLRZ Overlay. Policies LLRZ-P5 requires that an ODP is developed in accordance with Policy SUB-P6. SUB-P6 requires that consideration is given to a number of design aspects in preparation of an ODP. An ODP was included with the proposed rezoning submission¹³² (Figure 42).

¹³¹ Para [10]

¹³² Attachment 1 of Ms Aston's Planning Evidence

418. Overall Council staffs' assessment of the ODP is positive. The ODP and narrative provides a good understanding of the proposed development. Feedback on the stormwater reserves noted that they will need to be sized once engineering design of the subdivision was completed and that they may need to be bigger than what is shown. The narrative notes that the stormwater management areas will also act as local reserves, and provide some community areas.

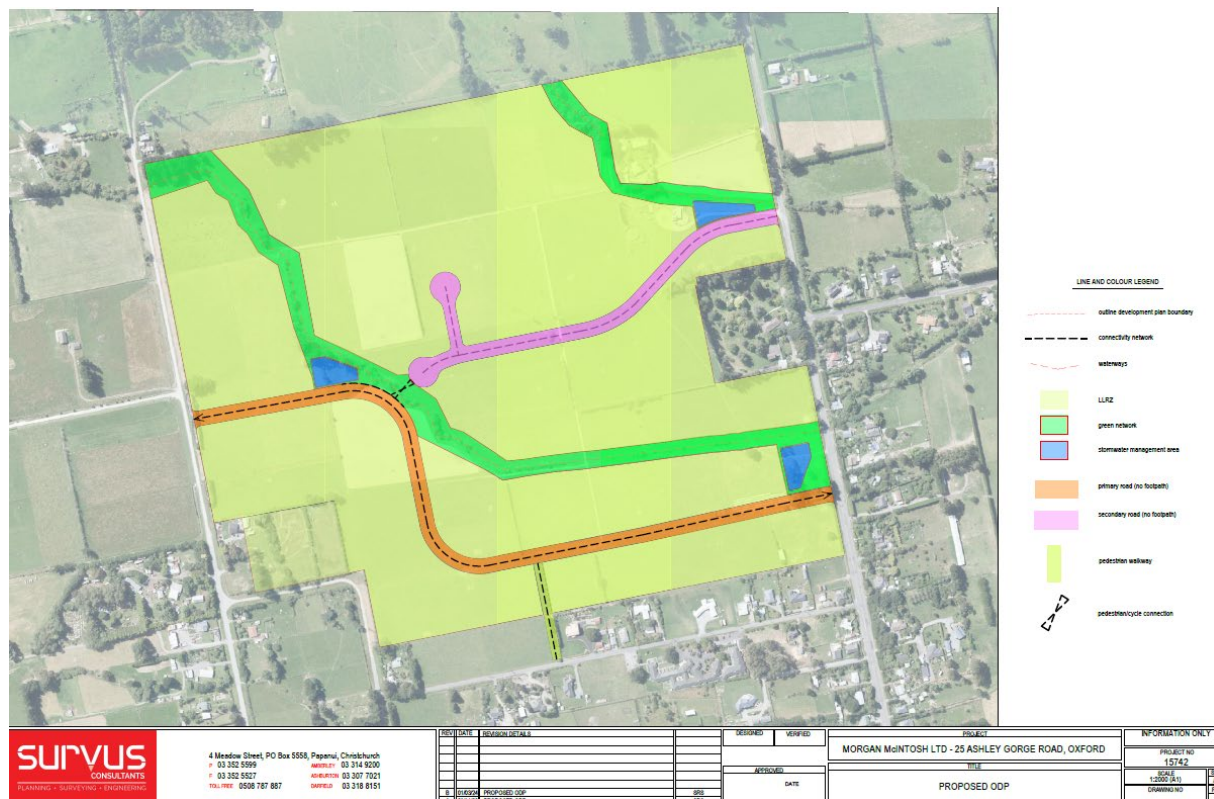


Figure 42: ODP for Ashley Gorge and Bay Road, Oxford (Blue properties)

Contaminated site

419. I agree with the evidence from Mr Hobkirk that a DSI is required for the property given the outcome of the PSI.

Geotech and Natural Hazards Assessment

420. Council's Engineer reviewed the supplementary information with respect to flooding and noted that there was no significant natural hazards that prevented the property being rezoned. I do note that Mr Roberts did recommend that the Starvation Hill Fault be mapped by a geologist.

Ecology

421. The Council Ecologist noted that the investigations were reasonably comprehensive with respect to freshwater fish and herpetofauna (**Appendix L**). The proposed 10m riparian buffer recommendation is supported by District Council ecologists, as it would provide habitat when properly designed for herpetofauna (basking rocks and planting of mikimiki).
422. The proposal to rebattering and use of geotextile on the waterways is not recommended. Light modification of waterway banks in line with the CCC Water Wetland and Drainage Guide chapter 12.3, is supported by the District Council.

423. Overall Council's Ecologists did not have any major concerns with the rezoning and were support of the riparian setbacks.

Servicing

424. From a water supply and wastewater perspective Councils Engineer stated that there was no issues with water supply and provision had been made within the 30 to 50 growth model for the area to be connected to Oxfords wastewater network.
425. Onsite attenuation will be required for stormwater from any proposed development. Provision needs to be allowed for the two overland flow paths and consideration needs to be given to avoid adverse effects on downstream properties (Figure 43)¹³³.



Figure 43: Flooding and stormwater flow path for 25 Ashley Gorge, Oxford

Traffic

426. The traffic engineer noted that overall, there was no issues with the proposed rezoning, but noted that an alternative ODP would be required which makes greater provision for connectivity / future connections to the town, and internal network connectivity. It is noted that there are two right of ways that have six properties that connect off them, which is not considered to be a good outcome by Transport Engineers (see Mark Gregory's General Assessment comments in **Appendix F**).

Rural Production

427. I do not agree with the assessment of Mr Stuart Ford regarding the application of the NPS-HPL at the proposed rezoning site. In my opinion I do not agree that there are "significant constraints" that preclude a 50ha LUC Class 2 parcel of land that is relatively flat¹³⁴ that has been

¹³³ Council has had flooding issues with properties across the other side of Ashley Gorge Road from stormwater runoff from the site.

¹³⁴ 1.7% fall to south eastern corner

operating as a dairy farm¹³⁵ since 1976 and as a farm prior to 1940s¹³⁶, and is on a rural water supply scheme, not being suitable for primary production¹³⁷. Mr Ford in his evidence notes that the highest and best use of the land would be for dairy support¹³⁸.

428. Mr Ford uses clause 3.6(1)(c) to determine that the environmental, social, cultural and economic benefits of rezoning the site outweigh the long-term environmental, social, cultural and economic costs associated with the loss of highly productive land. I do not agree with his assessment, and that the rezoning of the property meets clause 3.6(1)(c) on the basis that continued loss of rural land outweighs the long term environmental, social, cultural and economic cost associated with the loss of the land for primary production.

5.11.3 Summary of recommendations

429. While the proposed parcels of land were identified in the RRDS, the land is zoned Rural under the Operative Plan and is zoned GRUZ under the Proposed Plan. Despite the land parcels having a LLRZ Overlay across them, this does not exclude the underlying zoning from being considered under the provisions of the NPS-HPL. This is supported by a legal opinion from Buddle Findlay (**Appendix M**).
430. The proposed development fails under Policy 4 and Policy 5 of the NPS-HPL. The property is of sufficient size to be considered large enough for primary production. I do not agree that rezoning of the property best meets clause 3.6(1)(c) of the NPS-HPL.
431. It should be noted that the property at 650 Bay Road can be treated separate to 25 Ashley Gorge Road, as the property is partially zoned LLRZ already and is only 1.6ha in size which is below the minimum productive potential size¹³⁹ identified in the Macfarlane report¹⁴⁰. However, the property also contains LUC Class 2 soils. This requires a balanced assessment of productive potential of the property. I consider that at 1.6ha rezoning of the property can be considered in line with clause 3.6(2)(c) in that the land could be considered as having a relatively lower productive capacity¹⁴¹.
432. I recommend that the submissions from Survus Consultants Ltd [250.1] and [250.3], in relation to 25 Ashley Gorge Road and 650 Bay Road be **rejected**.
433. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.

¹³⁵ Building permit 11853 was for a dairy shed

¹³⁶ Earliest aerial photo available to Council

¹³⁷ Effluent spreading consent from ECan (CRC121212) does not expire until 2047.

¹³⁸ Para [15]

¹³⁹ Table 2 of Macfarlane report states 10ha is the minimum productive area

¹⁴⁰ Macfarlane Rural Business, 2018. Waimakariri District Plan Review – Rural Production Advice.

¹⁴¹ It should be noted that the assessment done by Mr Ford did not include the 650 Bay Road property

5.11.4 Section 32AA Evaluation

434. In my opinion the proposed LLRZ Overlay for 25 Ashley Gorge Road should be removed¹⁴². Potential rezoning of the site does not meet the provisions of the NPS-HPL or the Proposed Plan, in particular, I consider that:

- The property comprises predominantly LUC Class 2 and 3 soils and is of sufficient size to be considered for primary production;
- The LLRZ Overlay does not exclude the property from being considered under the NPS-HPL, in doing so the rezoning of the land would be inconsistent with Policy 5 NPS-HPL; and
- Proposed development of the area is inconsistent with the Rural and General Rural Zone provisions of the Proposed Plan in relation to land fragmentation on versatile soils and HPL.

¹⁴² Noting that Federated Farmers Submission [414.6] on UFD-P3 requested that development "*Avoid where practicable any development on LUC 1-3 soils.*" This submission was accepted in section 3.25 of the S42A Rural Zones officer report (pg. 137)

5.12 Woodend Rezoning Requests

435. There are four proposed rezonings that are in and around Woodend that were not previously identified in the RRDS. Two of the rezoning requests include the same parcels of land, one of the requests covers a large area of land and includes properties not owned by the submitter (Paul Marambos [263.1]).
436. A cultural advice report has been provided from Mahaanui Kurataiao Ltd on behalf of Te Rūnanga o Ngāi Tahu for the properties of 145 and 167 Gladstone Road, Woodend (**Appendix K**). Given that the other rezoning requests for land located on the east side of Woodend includes land covered by the ngā tūranga tūpuna overlay, it is reasonable to assume that the other rezoning requests (Parsonage Road and Gladstone Road) within the catchment are subject to the same advice. The area is identified as being part of SASM 025, Rakahuri (incl. tributaries) in the Sites and Areas of Significance to Māori chapter.
437. The cultural advice report states that they are opposed to the submission on the basis that increased subdivision and impervious surfaces will have a cumulative environmental and cultural effect on the cultural landscape, and development in the catchment will impact indigenous biodiversity and mahinga kai within Waihora Creek¹⁴³ and Ashley Estuary.

110 Parsonage Road

5.12.1 Matters raised by submitters

438. Rainer and Ursula Hack requests that UFD-P1 [201.1], UFD-P2 [201.2], and UFD-P3 [201.3] be amended to enable rezoning of 110 Parsonage Road, Woodend, be rezoned to LLRZ (Figure 44). The submission also requested that 90 and 110 Parsonage Road and part of 20 Thirlwall Street be rezoned as GRZ. The assessment of whether the property should be rezoned as GRZ will be assessed in Hearing Stream 12E. The submission requested rezoning to enable subdivision to align with the NPSUD's intent to provide houses in urban environments near services and infrastructure, which Woodend township provides. I also note that the submission site is south (across the NZTA designation) from the property on Te Haunui Lane, Pegasus that was addressed in the SPZ (Pegasus Resort) s42A report prepared by Ms Manhire.
439. 110 Parsonage Road site is 3.7ha in area and contains a historic dwelling (not listed), three notable trees (TREE01, TREE02, and TREE03). The historic dwelling (Mairangi Homestead and stables) was previously listed in the Operative Plan (H084) as a Category A in the Operative Plan and Category 3076 Cat II in the HPT Register and Category. Waka Kotahi as part of the designation for the Woodend Bypass, has listed the historic dwelling at the property as having heritage values. It also notes that a heritage assessment of the property will be required as part of any detail design for the bypass. Council has removed the dwelling from its heritage register as the dwelling has been substantively altered (assessed in Dr Ann McEwen's statement of evidence in Hearing Stream 5).
440. Subsequent to the submission, planning and engineering evidence has been provided. The planning evidence shows a mixture of general residential and larger lots. Four of the larger lots

¹⁴³ Waihora Creek is a tributary of Taranaki Stream, which has a below average cultural assessment score (Te Ngāi Tuahuriri and Tipa & Associates, 2016. CULTURAL HEALTH ASSESSMENTS & WATER MANAGEMENT FOR THE RAKAHURI – WAIMAKARIRI ZONE)

are between 1,400 and 1,997m² and include a balance lot of 7,495m². Combined these lots give an average lot size of 2,697m², below the 5,000m² average for LLRZ. The planning and engineering evidence does not include any plans or information that is specific to just rezoning the property as LLRZ.

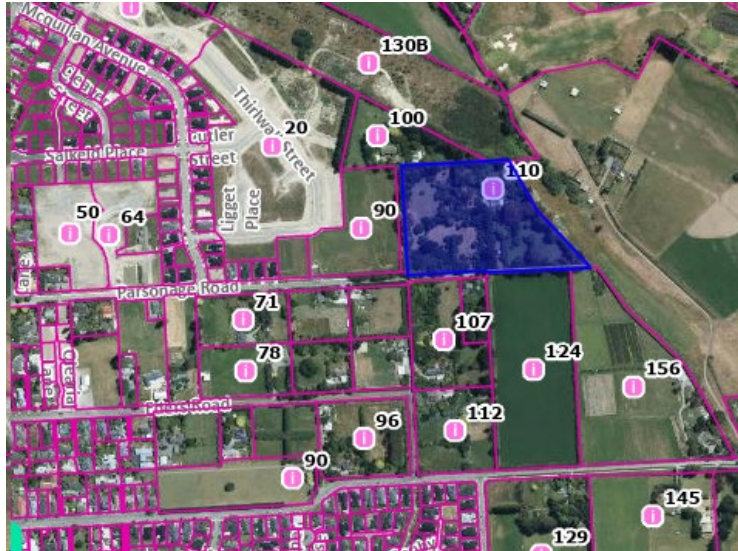


Figure 44: Location of 110 Parsonage Road, Woodend (Blue property).

5.12.2 Assessment

441. The property is 3.71ha in size and is not serviced with any water, wastewater or stormwater connections and sits outside of the Woodend infrastructure boundary. The site sits within the Liquefaction overlay which requires a liquefaction assessment, but does not include any flooding hazards. The site presently sits inside a SASM 013 (Ngā Tūranga Tūpuna – Cultural Landscape) and partially inside SASM 001 (Wāhi Tapu Silent File). There are no publicly recorded archaeological sites on the property. The site is presently surrounded with a combination of small rural lifestyle blocks (north and south), general residential (west), and rural lifestyle (east).
442. Given that there is no planning or engineering information that is specific to rezoning the site to LLRZ, and the proposal is inconsistent with RPS Policies 6.3.9, in particular the property was not identified in the RRDS (Policy 6.3.9), is not adjacent to existing urban LLRZ of Settlement Zone (unless No 90 is rezoned to GRZ).
443. The western part of the site sits within the SASM 013 and SASM 025 overlays. SASM 013 is the Waimakariri ki Rakahuri cultural landscape, containing areas of coastal settlement and significant clusters of recorded archaeology of Māori origin. Given that the area is covered by a number of SASM overlays any development would be inconsistent with SASM-P3 without a detailed investigation being undertaken.

Gladstone Road

5.12.3 Matters raised by submitters

444. Paul Marambos [263.1] requests that 219 and 221 Gladstone Road up to the Copper Beach development (rural lifestyle subdivision south of Petries Road) up to Pegasus Golf Course be rezoned as Residential 4A (LLRZ)(Figure 45)¹⁴⁴. No supplementary evidence was provided with the submission.

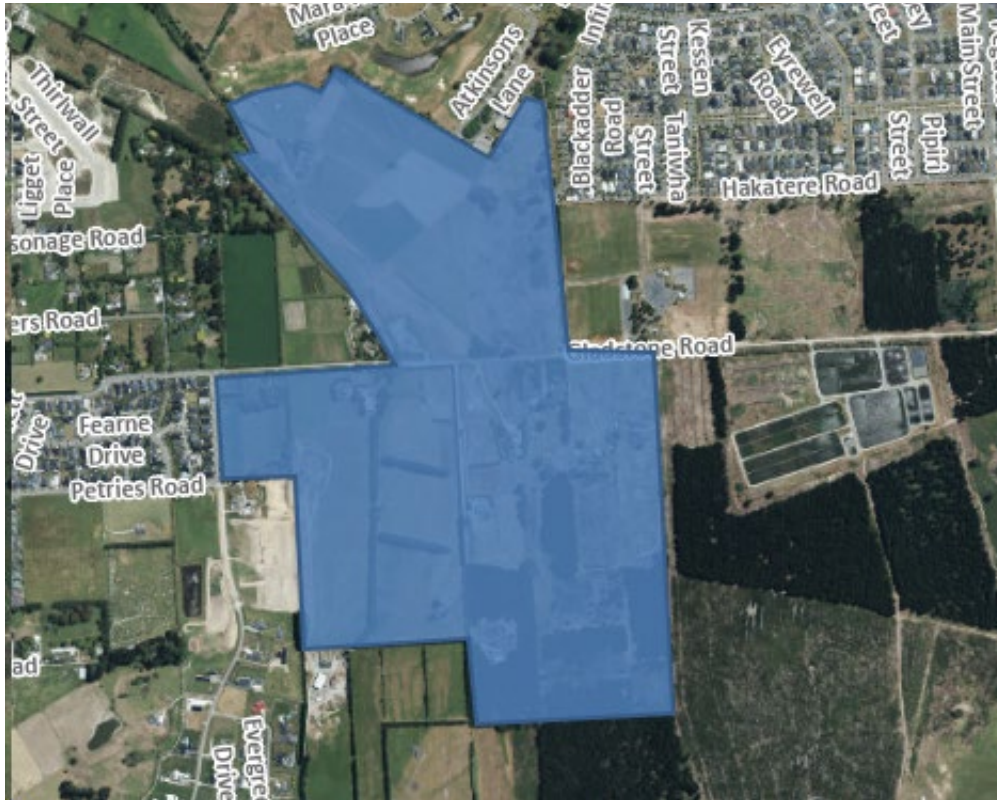


Figure 45: Location of Gladstone Road, Woodend (Blue properties).

5.12.4 Assessment

445. Mr Marambos provided a statement regarding the demand for lifestyle properties¹⁴⁵ and the need to provide a buffer between residential and rural areas. Based on the two above points Mr Marambos stated that the area from 219 and 221 Gladstone Road up to the northern part of Coopers Beach and south of the Pegasus Golf Course development should be rezoned to LLRZ.
446. Mr Marambos noted that the public drinking water supply bore (207 Gladstone Road) would be better protected if the properties were rezoned, and the area is linked to Woodend via a planned cycleway. Mr Marambos notes that the sewer pipe runs along Gladstone Road and would

¹⁴⁴ Noting that the plan submitted with the submission does not match Figure 43, as the figure was taken to legal boundaries based upon the description

¹⁴⁵ No evidence was presented to support this

therefore mean that the properties could be connected, despite none of the properties have wastewater reticulation¹⁴⁶.

447. Mr Marambos stated that rezoning would not breach any of the rural residential development guidelines in paragraph 6.3.9 of the RPS. I do not agree with this assessment, as the area is not identified in a RRDS (Policy 6.3.9), does not meet Policy 6.3.9(5)(j) support and protect cultural significant areas and an ODP is prepared as per Policy 6.3.9(6).
448. The site lies outside of SASM 013, SASM 003 and SASM022, but is encapsulated by SASM 025. Comments on the cultural significance of part of the site is in Appendix K.
449. It should be noted that part of the land has been designated for the Woodend Bypass. Rezoning the land would be inconsistent with Policies 6.3.5(2)(b), (3) and (4) regarding the maintenance, upgrading, viability of existing and planned infrastructure.

Crichton Developments Ltd

5.12.5 Matters raised by submitters

450. Crichton Developments Ltd [299.1] requests that 145 and 167 Gladstone Road be rezoned from RLZ to LLRZ (Figure 46). The proposed rezoning is for 22ha and will potentially enable 27 properties once the Woodend bypass land has been excluded. Supplementary evidence was provided covering Geotech, urban design, planning, acoustics, economics, contaminated sites (PSI), servicing, soils, and transport.



Figure 46: Location of 145 and 167 Gladstone Road, Woodend (Blue property).

¹⁴⁶ None of the individual properties can connect directly into the “sewer pipe” as it is a pressurised trunk main and would need either a local pump station to connect or a separate main for the wider area leading to the WWTP

5.12.6 Assessment

Planning

451. The planning assessment provided by Ms Brown, provides a statutory assessment of the RMA, NPS-UD, NPS-HPL, RPS, Spatial Plan, Proposed Plan and RRDS, and a s32 assessment.
452. I generally agree with the assessment against the NPS-UD, NPS-HPL, and the RRDS preliminary criteria undertaken by Ms Brown. I do not agree with Ms Brown's assessment that the RPS is inconsistent with the NPS-UD, as the 2022 RPS review included housing bottom lines in line with Policy 2 and Clause 3.6(2)(a). While the economic assessment by Ms Hampton stated that there was a shortfall in LLRZ development capacity for Woodend, Council is not required to provide development capacity at a specific location or for a specific property size¹⁴⁷. As Ms Brown correctly identifies the proposed rezoning does not meet Policy 6.3.9 of the RPS¹⁴⁸.
453. An assessment against the RPS was provided in Appendix 4 of Ms Brown's evidence. In general, I agree with the assessment against the RPS. I do not agree that the development of housing along the edge of the Woodend Bypass, even with sound insulation would not lead to some reverse sensitivity effects in accordance with Policies 5.3.7(2) and 6.3.5(5).
454. I generally agree with the assessment against the provisions of the Proposed Plan for the proposed rezoning. I do not agree that sufficient assessment has demonstrated that the proposed rezoning will not be inconsistent with Policy UFD-P10 and Objectives TRAN-O1 and TRAN-O4, as no information has been provided a proposed property layout showing the proximity of sections/dwellings to the bypass¹⁴⁹.
455. An ODP was provided as part of the supplementary information (Figure 47). The ODP shows the location of the Woodend Bypass (green), the LLRZ area (yellow), an indicative collector road (black segmented line), local road connection (orange arrow), pedestrian and cycling connections (red dotted line), stormwater management area (green circle), and landscape and acoustic treatment along the edge of the bypass. There are a number of comments received on the ODP regarding road layout and connections with Copper Beach Road (Transport assessment below).

¹⁴⁷ Economic assessment below.

¹⁴⁸ Para [57] Ms Brown's evidence

¹⁴⁹ Noting that a third of the site is within 100m of the bypass.



Figure 47: ODP for 145 and 167 Gladstone Road, Woodend.

Urban Design

456. I generally agree with the urban design assessment by Mr Compton Moen, although I do note that the comments regarding the area required for the acoustic bunding has been underestimated as a 1:1 slope will need to be assessed against the Engineering Code of Practice. I agree that the bypass would provide a better urban and rural boundary, and act to constrain eastward growth of Woodend.

Geotechnical

457. Council's Engineer assessed the geotechnical report and concluded that there were no significant natural hazards that prevented the site from being rezoned. Although it is noted that flood sediments as identified in the Council's liquefaction layer cover approximately a quarter of the site.

Acoustic

458. No assessment of the acoustic report was undertaken by independent experts on behalf of Council. I have noted that Mr Trevathan proposed a 3m high acoustic barrier along the edge of the proposed bypass¹⁵⁰, that outdoor modelled noise levels would be 57 dB LAeq(24h) or less over the majority of the site¹⁵¹, but that the second floor of two-story buildings would have external noise levels of up to 65 dB LAeq(24h).

¹⁵⁰ Para [12] of evidence

¹⁵¹ Para [19]

459. An economics assessment was provided by Natalie Hampson, and was reviewed by Council's Economist Mr Yeoman (**Appendix J**). While Mr Yeoman agrees with most of Ms Hampson's conclusions, he concludes that any LLRZ shortfall within the district does not need to be in Woodend, as the market demand is not finely localised¹⁵². I agree with Mr Yeoman's conclusion, as stated in section 4.2, the development capacity assessment under the NPS-UD does not stipulate that capacity has to be provided on a fine scale¹⁵³, which has not been done, or that the capacity has to be of a certain property size, rather provide a variety of type, price and locations of different households¹⁵⁴.

Contamination

460. The PSI as part of the contaminated land assessment by Ms Peacock identified a number of confirmed and likely HAIL activities at the sites. Ms Peacock stated that updated PSI and DSI investigations would be required, I agree with her assessment.

Servicing – Three Waters

461. An assessment of the three waters was undertaken by Mr McLeod, this was reviewed by Council's Engineer. Council's Engineer agreed with the assessment, noting that the site will need to be serviced with a pressure sewer system and that an upgrade to the water supply network would be required.

Soils

462. A soils assessment was undertaken by Mr Mthamo which assessed the productivity of the soils, and an assessment against the provisions of the NPS-HPL and the Proposed Plan. In general, I agree with the assessment by Mr Mthamo and acknowledge the detailed assessment. I do not necessarily agree with the assertion that given the size of the property at 22ha, that at 0.022% of the total regions HPL that it justifies the loss of agricultural production. Clause 3.8(2)(a) NPS-HPL states that Territorial authority must avoid if possible any potential cumulative loss of available and productive capacity of HPL in their district¹⁵⁵. In my opinion the insignificance of cumulative rural productive loss argument can be dismissed based on small land size. That said the land is zoned RLZ in the Proposed Plan.

Transport

463. Council's Transport Consultant generally agree with the Transport Assessment undertaken by Mr Gallot. Although a number of issues were raised in the review, in particular:

- Disagrees that development traffic would be 'less than fluctuations';
- Safety concern at Main North Road associated with assessment of traffic gaps;
- ODP does not provide vehicle access to Copper Beach Road;

¹⁵² Para 4.16 Yeoman evidence

¹⁵³ Section 3.19 (2) '(i.e. must access demand and capacity within the boundaries of those urban environments) but may apply to any wider area'

¹⁵⁴ NPS-UD Policy 1 (a)(i)

¹⁵⁵ Page 11 NPS-HPL

- Single internal road system implies cul-de-sac network which does not produce good amenity, safety and maintenance outcomes¹⁵⁶.

Cultural Assessment

464. The site lies outside of SASM 013, SASM 003 and SASM022, but is encapsulated by SASM 025. Comments on the cultural significance of the site is discussed in 5.12 above and is in Appendix K.

Overall

465. While I can understand the proposed rezoning makes sense from an urban design perspective, in that it can integrate with the Copper Beach Road development, that services are available and will enable some additional housing capacity for the district. I am not convinced that placing a subdivision up against the edge of a motorway will not result in some reverse sensitivity effects, despite the proposed mitigation measures¹⁵⁷.

466. While the proposed rezoning is consistent with the NPS-UD in potentially being able to contribute to a well-functioning urban environment, it is inconsistent with Policy 6.3.9 of the RPS. I do not agree that any development capacity shortfall for the district is required to be provided at a fine-grained level for Woodend, or whether there is sufficient demand for LLRZ in Woodend as against elsewhere in the district. I recommend that the proposed rezoning is rejected.

Woodend LLRZ Extension

5.12.7 Matters raised by submitters

467. Martin Pinkham [190.1] requested that the existing East Woodend LLRZ be extended west of the proposed bypass (Figure 48). The submission was against Policy UFD-P3, stating that the identification and location of LLRZ in the Proposed Plan was flawed and inconsistent with the policy. The submission assessed the proposed location against UFD-P3. No supplementary evidence was provided with the submission.

¹⁵⁶ Para [16] Mr Gregory's evidence

¹⁵⁷Welch D et al, 2023. Health effects of transport noise. Transport Reviews, Vol. 43, No. 6 pp. 1190-1210.

Khomenko S et al, 2022. Impacts of road noise on annoyance and preventable mortality in European cities: A health impact assessment. Environment International, Vol. 162, pp. 1-13.

Briggs D et al, 2016. Rapid Assessment of Environmental Health Impacts for Policy Support: The Example of Road Transport in New Zealand. International Journal of Environmental Research and Public Health, Vol 13, No. 61, 1-23.

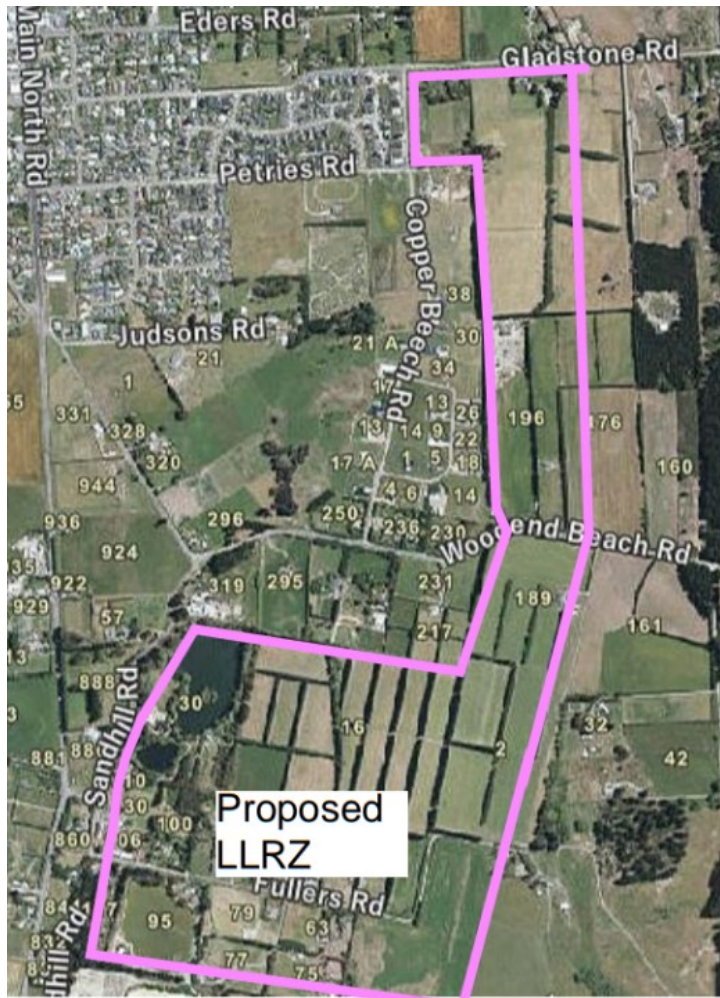


Figure 48: Location of Woodend LLRZ Extension, Woodend (Purple Outline).

5.12.8 Assessment

468. No technical evidence has been provided with the submission. While a statement that the wastewater system and water supply networks could be extended and that there was adequate capacity in the network for the proposed development, no assessment or evidence was provided to support that claim.
469. The proposed rezoning is inconsistent with Policy 6.3.9 RPS, as it is not part of an area that have been identified in a RRDS.
470. It should be noted that the proposed Woodend Bypass runs to the east of the northern part of the rezoning request.
471. The site lies outside of SASM 013, SASM 003 and SASM022, but is encapsulated by SASM 025 and SASM 02. Comments on the cultural significance of the site is discussed in 5.12 above and is in Appendix K.
472. Overall, there is no technical evidence to support that the area could be rezoned, rezoning is inconsistent with the RPS, and the wider area has been identified as being culturally significant. I recommend that the submission is rejected.

14 Gatehouse Lane

5.12.9 Matters raised by submitters

473. Gary and Helen Roberts [29.1] requested that 14 Gatehouse Lane be rezoned from RLZ to two 2-hectare blocks as part of LLRZ (Figure 49). This submission is supported by a further submission from Ravenswood Developments Ltd [FS79].
474. It should be noted that the submission was originally submitted by Mr Jesse Herschell, who also wanted to purchase this property alongside the 561 Johns Road property (section 5.9.3 of this report).



Figure 49: Location of 14 Gatehouse Lane, Woodend (Blue property).

5.12.10 Assessment

475. The property was not identified in the Rural Residential Development Strategy, and as a single property is unlikely to add significantly to development capacity. The property is not presently serviced with water or wastewater connections. In my opinion it is unlikely that a water and wastewater connection into the network would be economic for two dwellings by themselves. No supplementary information was provided to support the application.
476. In my opinion given the LUC class¹⁵⁸ and size of the property that it would be difficult to profitably farm the site without converting to an intensive primary production that is not wholly reliant on the soils.
477. When assessed against the RPS policies, the submission fails to meet a number of requirements. The property is not able to economically connect to the network scheme for wastewater (Policy 6.3.9(3)), and the property was not identified in the RRDS (Policy 6.3.9). No technical, planning or ODP has been provided as part of the submission.

¹⁵⁸ LUC class 4, Rakaia stony loam, rapid drainage

478. The proposed development does not meet the rural residential average density of one to two houses per hectare as per the RPS, or Policy RESZ-P14(2)¹⁵⁹.
479. The proposed rezoning is inconsistent with Policy UFD-P3(2)(c) as it is on the direct edge of the District's main towns, and UFD-P3(2)(e) is not informed by an ODP. It should be noted that LLRZ zoning of the property would constrain any future expansion of Ravenswood to the west.
480. While I can understand the submitters concerns around wanting to sell the land due to their inability to manage the land and their desire to stay on the property, I cannot support the rezoning of the property as there is insufficient information to demonstrate how the rezoning of the property would be consistent with Policy 6.3.9. I therefore recommend that the submission is rejected.

5.12.11 Summary of recommendations

481. In summary, the proposed rezoning of land around Woodend, particularly between the existing urban boundary and the proposed bypass could produce a good urban design outcome by acting as a boundary. The areas can be well connected to Woodend, can be serviced and are generally not subjected to natural hazards.
482. I am not convinced that reverse sensitivity effects on the proposed bypass would not occur from intensification. The area to the east of Woodend has been identified as being culturally significant and important to Ngāi Tahu. None of the areas have been identified in a RRDS and is therefore inconsistent with Policy 6.3.9 of the RPS.
483. I recommend that the submissions from Rainer and Ursula Hack [201.1], [201.2], [201.3], Gary and Helen Roberts [29.1], Paul Marambos [263.1], Crichton Developments Ltd [299.1], and Martin Pinkham [190.1], be **rejected**.
484. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.

¹⁵⁹ Submission [236.16] has scope to delete the reference to overlay, as the minimum housing density policy applies to the site once it has been rezoned, not while it is an overlay.

5.13 Waikuku Rezoning Request

485. There are two submitters that want to rezone land to LLRZ in and around Waikuku.

Z Energy

5.13.1 Matters raised by submitters

486. Z Energy [286.40] supported the rezoning of their site at 1413 Main North Road (Figure 50), Waikuku, from Res 4b under the Operative Plan to Large Lot Residential Zone under the proposed plan. The site is 0.38ha, connected to stormwater, but no other services. The site has minimal flooding, but is within the liquefaction overlay. As well as a service station, the site contains a storage shed business¹⁶⁰ and a dwelling at the rear of the service station, along with other sheds.



Figure 50: Location of Z Energy site, Waikuku (Blue property)

5.13.2 Assessment

487. Z Energy site rezoning to LLRZ is consistent with the previous Res 4b zoning within the Operative Plan. Under LLRZ-R29 Service Stations are non-complying. A more appropriate zoning might be General Industrial Zoning, where Service stations are permitted (GIZ-R6). It should be noted that there is no water or wastewater services in the Waikuku area, and any intensification could result in an increased potential for groundwater contamination. However, there was no other submissions in support or in opposition to the Z Energy submission, giving scope to amend the proposed zoning to GIZ.

488. The Z Energy submission opposed a number of provisions in relation to the LLRZ zoning of the site. They opposed the absence of policies to recognise existing service stations within the zone and the potential need for maintenance and upgrades. The service station has a resource consent for its operation that was first granted in 1972, the conditions of the consent will determine the extent any maintenance or upgrades can be undertaken.

¹⁶⁰ Resource consent (RC075234) was granted in July 2007 for 15 storage units.

489. The submission also opposed the absence of exclusion for earthworks within the SASM 013 Overlay where the land had been previously modified. The assessment of the earthwork in the SASM Overlay were addressed in the s42A SASM officer report, the amendment to SASM-R4 and the inclusion of a new clause to enable earthworks associated with the maintenance or upgrade of existing infrastructure addresses the issue raised in [286.18]. Given that the submission supports the rezoning to LLRZ and there is no alternative scope to rezone to GIZ, I recommend that the submission is accepted.

Brian and Anne Stokes

5.13.3 Matters raised by submitters

490. Brian and Anne Stokes have two submissions [211] and [214] that relate to the property at 33 Gressons Road¹⁶¹, Waikuku (Figure 51). The submitter has requested that the site is zoned LLRZ [211.1] and alternatively the land is zoned a mixture of GRZ and/or MDRZ, or become a new future development area [214.1] (Figure 51). This report will only assess the LLRZ component of the submission [211.1]. The proposed LLRZ rezoning could result in approximately 57 new lots.

491. Martin Pinkham [188.1] requests that the LLRZO for Gressons Road be deleted. An assessment against the clauses of UFD-P3 was undertaken with the submission. The assessment states that it is not connected to an existing LLRZ or Settlement Zone, states that the Spatial Plan would identify it for medium density residential, would require a significant investment in infrastructure, the ODP is lacking, and does not support active transport.



Figure 51: Stokes LLRZ submission ODP, Waikuku

¹⁶¹ Recorded in submission as 81 Gressons and 1375 Main North Road, Waikuku.

5.13.4 Assessment

492. The rezoning of the property to LLRZ could potentially provide 57 lots. The property would be serviced with a wastewater system comprising low pressure grinder pumps connecting into a common rising main into the Councils network on Waikuku Beach Road and reticulated water via the Pegasus township network. Council's Engineer Mr Aramowicz agreed that a wastewater and drinking water could be provided either via the Waikuku Beach network or the Ravenswood network.
493. There is no detail stormwater design for the proposed LLRZ development. Earlier information¹⁶² from the property owners agents noted that stormwater treatment could be provided onsite through swales and attenuation basins. Council's Engineer noted the large overland flow path to the site could result in larger stormwater management areas being required.
494. An ODP was provided as part of the 2019 Eliot Sinclair report. The ODP shows an internal roading network, stormwater management areas and a possible pedestrian cycleway connection onto Gressons Road. Given that the large section sizes no community parks have been proposed, although it should be noted that general comments in the memo from Mr Read (**Appendix I**) stated that small neighbourhood park reserves are required for LLRZ developments (although this advice was aimed at 2 Ashworths Road, which has double the larger number of lots proposed).
495. No detailed planning assessment was provided as part of the submission [211]. The proposal rezoning meets NPS-UD Objective 1, in that the rezoning would contribute towards a well-functioning urban environment. The site is approximately 800m to the north east of the Woodend/Ravenswood, which provides community services for the local area and job opportunities. The rezoning will provide for a variety of large sections in a location and price point for the Woodend/Ravenswood area that is different to the GRZ development of Ravenswood (Policy 1).
496. The rezoning meets RPS objectives, specifically Objective 5.2.1(1) by being located near an existing development, provides housing choice (Objective 5.2.1(2)(b) and Policy 6.3.9(5)(k)), avoids adverse effects on regionally significant infrastructure (5.2.1(2)(f)), and protects people from unacceptable risks from natural hazards (Objective 6.2.1(8)). The proposed rezoning was identified in the RRDS and meets Policy 6.3.9 of the RPS.
497. The parcel by itself comprises approximately 30ha of flat land. The site consists of approximately 70% LUC Class 2¹⁶³ and 30% LUC Class 1 land¹⁶⁴. The land is part of the larger dairy farming unit (Figure 52). As part of the secondary RRDS assessment the site scored high for natural and heritage environment and not having any habitat values, transport due to its proximity to State Highway 1, and settlement character and soils infrastructure in being close to Waikuku and Woodend. I consider that the while the property has LLRZ to the north and some smaller parcels

¹⁶² Information was supplied as part of the [211] submission that is focused solely on the LLRZ rezoning. This information dates back to 2014 and was used to support the RRDS process. The information has been primarily used as it only covers the LLRZ Overlay area and does not run into the issue associated with the land to the south that forms part of the [214] submission.

¹⁶³ Temuka Clay Loam

¹⁶⁴ Wakanui Silt Loam

to the east, it does not necessarily integrate with those communities. The large land parcel is more in character rural land in Objectives RLZ-O1¹⁶⁵ than an urban environment in SD-O2¹⁶⁶.

498. A cultural advice report was provided for the site (**Appendix K**). Overall, Te Ngāi Tūāhuriri Rūnanga do not consider themselves an affected party. A number of recommended conditions were included with the cultural advice report.

499. In response to Martin Pinkham [188.1], while I recognise that the ODP provided lack some detail regarding public reserves and identification of key servicing layout, I do not agree that the property cannot be serviced, is not connected to an existing development or is inconsistent with UFD-P3.

500. Despite the parcel being part of a larger farming unit, there is not significant constraints that would stop the 33 Gressons Road from being developed into LLRZ.



Figure 52: Farmland owned by Brian and Anne Stokes (Blue property).

Waikuku Beach Road

5.13.1 Matters raised by submitters

501. Kristen Reid and Jason Patterson [112.1] requests that 21 Swindells Road, Waikuku Beach, gets rezoned from RLZ to LLRZ (Figure 53). They request that a drainage / retention pond for the village storm water be provided on the property with native planting for a sanctuary for native bird species and a beautiful outlook from Park Terrace. No supplementary evidence was provided with the submission.

¹⁶⁵ Bearing in mind that rural productivity was not a consideration within the RRDS

¹⁶⁶ Noting that it is an identified residential development area and not subjected to SD-O4



Figure 53: 25 Swindells Road (Blue property).

5.13.2 Assessment

502. No technical information has been provided with the application. The area has an existing pond and small wet depressions that may or may not permanently hold water. The land is very low lying and is subject to over 2m of flooding across the entire site¹⁶⁷. The property forms part of the back dune flood plain from the Ashley River to the Waimakariri River. The proposed rezoning is inconsistent with Objective 11.2.1 RPS, in that new subdivisions which increases the risk of natural hazards to people and property in avoided, or where not possible mitigation measures are put in place. Development of the area takes up half of the flood plain between Kings Avenue and Parks Terrace, potentially resulting in an impedance in the flood channel, increasing the risk to existing properties.

503. I considered that the rezoning of the property would be inconsistent with Policy NH-P3 of the Proposed Plan, which says to avoid subdivision in high hazard areas where in could increase risk on surrounding properties, and where flood water conveyance is impeded.

504. The proposed rezoning is inconsistent with Policy 6.3.9, as it has not been identified in the RRDS, no ODP has been provided, and it does not avoid significant natural hazards. On the basis of the above assessment, I recommend that the submission is rejected.

¹⁶⁷ Noting that most of Waikuku Beach Village has up to 1.6m of flooding

5.13.3 Summary of recommendations

505. On the basis that the Z Energy is a submission in support of the proposed LLRZ zoning and that the service station can continue to operate through their resource consent, I agree with their submission.
506. The proposed rezoning of the LLRZO parcel on Gressons Road is accepted given the need for an updated ODP that shows some common reserves and provision for water and wastewater.
507. I recommend that the submissions from Z Energy [286.14], and Brian and Anne Stokes [211.1], be **accepted**.
508. I recommend that the submissions from Kristen Reid and Jason Patterson [112.1], Martin Pinkham [188.1] be **rejected**
509. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.

5.13.4 Section 32AA Evaluation

510. In my opinion, the potential rezoning of at 33 Gressons Road meets the provisions of the NPS-UD, RPS and the Proposed Plan, in particular, I consider that:
- The proposed rezoning is consistent with RPS Policy 6.3.9 by having been identified within the RRDS;
 - The development is connected to an existing LLRZ area;
 - It is proposed to be serviced with water and wastewater;
 - It is not subject to any limiting natural hazards; and
 - It will provide additional development capacity for the district.

5.14 Kaiapoi Rezoning Requests

511. There are two LLRZ rezoning requests for the Kaiapoi area. They both cover the area of land to the north of Kaiapoi which is proposed to be zoned RLZ under the Proposed Plan.

553 Williams Street

5.14.1 Matters raised by submitters

512. Daniel and Penelope Abel [264.1] requests that 553 Williams Street be rezoned from RLZ to LLRZ (Figure 54). They noted that the site does not fit the RLZ zone criteria and is too small to be a productive site.



Figure 54: Location of 553 Williams Street, Kaiapoi (Blue property).

5.14.2 Assessment

513. The property comprises 1.9ha of hummocky land¹⁶⁸ that is located to the immediate west of Williams Road, north of Kaiapoi. The property has a water connection but is not serviced with a wastewater connection. The land use classification of the site is LUC Class 6 with sandy soils. The western part of the site is subject to predominantly medium flooding risk, although development in this area could be either avoided or mitigated in line with a floor level certificate as .

514. When assessed against the RPS policies, the submission fails to meet a Policy 6.3.9 as it is not identified in an operative RRDS. No technical, planning or ODP has been provided as part of the submission.

515. The rezoning of the properties will better align with the Objectives of the Proposed Plan. The general character of the area to the east is residential, while the development has SPZ Kainga Nohoanga to its immediate west, which in itself could enable Papakāinga and intensive residential development with no minimum lot size. The rezoning of the area to LLRZ will better meet the character of the adjoining area.

¹⁶⁸ Site probably forms part of the relict sand dune sequence along the eastern edge of Kaiapoi.

516. The property does however meet Policy 5.3.1 and Policy 6.3.2(2) as it is connected to an existing area of residential development (Kaiapoi lakes), and it can potentially be connected to a wastewater scheme Policy 6.3.9(3).

517. On the basis that the rezoning submission did not include any technical information or an ODP, I am unable to approve the proposed rezoning of the property. I recommend that the rezoning proposal is declined.

Williams Street Properties

5.14.3 Matters raised by submitters

518. Clare Price and Patrick Pfeifer [315.1] requests that 537, 553, 565, 567 535 and 545 Williams Street, Kaiapoi, be rezoned from RLZ to LLRZ (Figure 55).



Figure 55: Location of Williams Street Properties, Kaiapoi (Blue properties).

5.14.4 Assessment

519. The combined properties cover 7.4ha of hummocky land that is located to the immediate west of Williams Road, north of Kaiapoi. The properties have a water connections but are not serviced with a wastewater connections. The land use classification of the site is LUC Class 6 with sandy soils. The northern and western part of the properties are subject to medium to high flooding risk.

520. When assessed against the RPS policies, the submission was not identified in the RRDS (Policy 6.3.9). No technical, planning or ODP has been provided as part of the submission

521. The property does however meet Policy 5.3.1 and Policy 6.3.2(2) as it is connected to an existing area of residential development (Kaiapoi lakes), and it can potentially be connected to a wastewater scheme Policy 6.3.9(3).

522. Noting that the area could be considered as meeting the clauses of UFD-P3, in that rezoning to LLRZ would better integrate with the adjoining land use to the east, given that the site is bound by the railway line in the west.
523. On the basis that the rezoning submission did not include any technical information, was not identified in the RRDS or has an ODP, I am unable to approve the proposed rezoning of the property. I recommend that the rezoning proposal is declined.

5.14.5 Summary of recommendations

524. While the proposed rezoning of the properties to the west of Williams Street meets a number of provisions of the RPS and Proposed Plan, the properties cannot be rezoned without a servicing, planning, traffic and natural hazards assessment and an ODP. The properties have also not been identified in an RRDS (Policy 6.3.9 RPS). On this basis I recommend that the two rezoning requests be rejected.
525. I recommend that the submissions from Daniel and Penelope Abel [264.1], and Clare Price and Patrick Pfeifer [315.1], be **rejected**.
526. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.

5.15 Rangiora Rezoning Request

5.15.1 Matters raised by submitters

527. Nicky Cassidy [30.1] requested to rezone (22) Marchmont Road from RLZ to LLRZ to allow subdivision (Figure 56). The submission specifically refers to the size of the property but generally refers to the eastern side of Golflinks Road. The submitter has noted that due to the size, soil quality¹⁶⁹, and specifics of the submitter's property that it is difficult for farming use and would not be of good value.
528. There are two further submission on this submission, one in opposition from Marcus Obele [FS39] and one in support from Rachel Hobson and Bernard Whimp [FS90].



Figure 56: Location of 22 Marchmont Road, Rangiora (Blue property).

5.15.2 Assessment

529. The property was not identified in the Rural Residential Development Strategy, and as a single property is unlikely to add significantly to development capacity. The property is not presently serviced with water or wastewater connections. No supplementary information was provided to support the application.
530. In my opinion given the soil type and size of the property that it would be difficult to profitably farm the site without converting to an intensive primary production that is not wholly reliant on the soils.

¹⁶⁹ Predominantly LUC Class 4 soils a Rakaia Gravelly SILT LOAM. Soils have rapid drainage and would require extensive irrigation to be highly productive.

531. When assessed against the RPS policies, the submission fails to meet a number of requirements. The property is not connected to existing rural residential nodes or small settlement (Policy 6.3.9(5)(k)), and is not able to economically connect to the network scheme for wastewater (Policy 6.3.9(3)), the property was not identified in the RRDS (Policy 6.3.9). No technical, planning or ODP has been provided as part of the submission. On the basis that the rezoning submission does not meet RPS Policy 6.3.9, I do not support the rezoning of the property and recommend that the submission is rejected.

5.15.3 Summary of recommendations

532. I recommend that the submissions from Nicky Cassidy [30.1], be **rejected**.

533. My recommendations in relation to further submissions reflect the recommendations on the relevant primary submission.

5.16 Summary and Conclusions

534. Table 3 below summaries my recommendations on the rezoning requests submissions or areas where I have aggregated several submissions. The table also provides a summary of the area and the area, high level constraints that exist and the potential household numbers that may be created.

535. There are a large number of common issues for the rezoning requests, particularly where no supplementary information has been provided to determine that rezoning outcomes sought in the submission are more appropriate than the notified plan.

536. For those rezoning requests located outside of the Greater Christchurch area and within the GRUZ Zone the NPS-HPL is considered to be relevant.

537. For those rezoning requests that are inside the Greater Christchurch area and have not been identified in the RRDS, they are excluded through being inconsistent with Policy 6.3.9 of the RPS.

538. Some of the LLRZ Overlay areas identified within the RRDS and are located in Swannanoa and Mandeville. Based on the expert opinions provided as part of s42A reporting there is a significant constraint for accepting wastewater from new development into the wastewater network. There are also issues associated with flooding and groundwater resurgence in the area, and the impact on downstream flooding..

Table 3: Summary Table Rezoning

Location	Land area	Projected housing capacity ¹⁷⁰	Constraints	Recommendations
25 Ashley Gorge Rd	49.7	79	NPS-HPL	Reject
Harewood Rd	35ha	~43	NPS-HPL	Reject
1379, 1401 and 1419 Tram Rd	15ha	~18	NPS-UD Policy 1 Wastewater, Natural hazards, Traffic	Reject
1275 Tram Rd	21ha	~26	NPS-UD Policy 1 Wastewater, Natural hazards, Traffic	Reject
San Dona	207ha	Unknown	NPS-UD Policy 1 RPS Policy 6.3.9 Wastewater, Natural hazards, Traffic	Reject
2 Ashworth Rd	73ha	115	NPS-UD Policy 1 RPS Policy 6.3.9 Wastewater,	Reject

¹⁷⁰ Approximated projected dwellings based on area /0.8ha – this accounts for any roading and servicing corridors

			Natural hazards, Traffic	
Ohoka Meadows	11ha	~13	NPS-UD Policy 1 RPS Policy 6.3.9 Wastewater, Natural hazards, Traffic	Reject
Tram Road & Wards Road	47ha	~58	NPS-UD Policy 1 RPS Policy 6.3.9 Wastewater, Natural hazards, Traffic	Reject
121 Ward Rd	6.9ha	~8	NPS-UD Policy 1 RPS Policy 6.3.9 Wastewater, Natural hazards, Traffic	Reject
Cones Rd	24ha	~30	Updated ODP needed	Rezone LLRZ
Fawcetts Rd	142.6ha	~177	No ODP Assessment of planning, services and natural hazards	LLRZO
2 Auckland St	8ha	70	Updated ODP	Rezone SETZ
22 Lower Sefton Rd	1.3ha	3	No ODP Assessment of planning, services and natural hazards	LLRZO
Mill Rd, Ohoka	~74ha	81	Stormwater management, amenity and character, flood risk	Retain zoning
Mandeville East Extension	~120ha	~150	NPS-UD Policy 1 RPS Policy 6.3.9 Wastewater, Natural hazards, Traffic	
301 Bradley Rd	40.6ha	~50	NPS-UD Policy 1 RPS Policy 6.3.9 Wastewater, Natural hazards, Traffic	Reject
215 Jackson Rd	4.3ha	~6	No ODP RPS Policy 6.3.9 No assessment of planning & services	Reject

351, 405 Bradley, 547 and 566 Mill Rd	51ha	~63	NPS-UD Policy 1 Wastewater, Natural hazards, Traffic	Reject
Lehmans Rd	~56.7ha	311	Undersized lots No ODP RPS Policy 6.3.9 Wastewater, Transpower	Reject
561 Johns Rd	8.6ha	~2	NPS-UD Policy 1 No ODP, Flood risk, Wastewater, RPS Policy 6.3.9	Reject
128 and 177 Oxford Rd Fernside	63ha	~78	No ODP RPS Policy 6.3.9 Wastewater, Transpower	Reject
South Fernside	35ha	~43	NPS-UD Policy 1 No ODP, Flood risk, Wastewater, RPS Policy 6.3.9	Reject
110 Parsonage Rd	3.7ha		RPS Policy 6.3.9 SASM No assessment of planning & services	Reject
Gladstone Rd			RPS Policy 6.3.9 SASM No assessment of planning & services	Reject
Crichton Development	22ha	27	RPS Policy 6.3.9, SASM, Reverse sensitivity	Reject
14 Gatehouse Lane, Woodend	4ha	2	RPS Policy 6.3.9 No assessment of planning & services	Reject
Gressons Rd	34ha	57	Updated ODP	Rezone LLRZ
Waikuku Beach	11.2	~13	No ODP RPS Policy 6.3.9 Assessment of planning, services and natural hazards	Reject
Williams St, Kaiapoi	7.4ha	~9	No ODP RPS Policy 6.3.9	Reject

			Assessment of planning, services	
22 Marchmont Rd, Rangiora	3.3ha	~4	No ODP RPS Policy 6.3.9 Assessment of planning, services	Reject

5.17 Minor Errors

539. I recommend that amendments be made to the planning maps and new development areas in response to the rezoning submissions received.

540. The following amendments to SUB-P6 and SUB-S3 could have been made after Proposed Plan was notified through the RMA process to correct minor errors¹⁷¹, but I recommend the amendment is made as part of the Hearing Panel's recommendations for completeness and clarity. The amendments are set out below.

541. Aligns with RESZ-P14 and approach taken to new residential development areas also.

SUB-P6	Criteria for Outline Development Plans Ensure that new Residential Development Areas, <u>new General Residential Zones</u>¹⁷², new Large Lot Residential Zones, new Commercial and Mixed Use Zones and new Industrial Zones shall not be subdivided until an ODP for that area has been included in the District Plan and each ODP shall: 1. be prepared as a single plan; and 2. be prepared in accordance with the following: a. identify principal roads, connections and integration with the surrounding road networks, relevant infrastructure and areas for possible future development; b. any land to be set aside: i. for community facilities or schools <u>educational facility</u>¹⁷³; ii. parks and land required for recreation or reserves; iii. for business activities; iv. the distribution of different residential densities; v. for the integrated management of water systems, including stormwater treatment, secondary flow paths, retention and drainage paths; vi. from development for environmental or landscape protection or enhancement; and vii. from development for any other reason, and the reasons for its protection. c. for new Residential Development Areas demonstrate how each ODP area will achieve a minimum net density of at least 15 lots or households per ha, unless there are demonstrated constraints then no less than 12 households per ha; <u>x. for new Large Lot Residential Development Areas, demonstrate how each ODP area will achieve a minimum net density of at least 1 to 2 households per ha;</u> d. identify any cultural, natural, and historic heritage features and values and show how they are to be enhanced or maintained; e. indicate how required infrastructure will be provided and how it will be funded¹⁷⁴;
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¹⁷¹ Clause 16 of RMA Schedule 1

¹⁷² Waimakariri District Council [367.9] (Urban Subdivision s42A Report)

¹⁷³ Ministry of Education [277.32] (Urban Subdivision s42A Report)

¹⁷⁴ Waka Kotahi [275.30] (Urban Subdivision s42A Report)

	f. set out the phasing and co-ordination of subdivision and development; g. demonstrate how effective provision is made for a range of transport options, including public transport systems, pedestrian walkways and cycleways, both within and adjoining the ODP area; h. for new Residential Development Areas, demonstrate how open space, playgrounds or parks for recreation will be provided within a 500m radius of new residential allotments including: i. transport connectivity for active, public and other transport modes; ii. connection to any other open space or community facility and other zones; and iii. potential use of open space for stormwater management; i. show how other potential adverse effects on and/or from nearby existing or designated strategic infrastructure (including requirements for designations, or planned infrastructure) will be avoided, remedied or appropriately mitigated; j. show how other potential adverse effects on the environment, the protection and enhancement of surface and groundwater quality, are to be avoided, remedied or mitigated; k. include any other information which is relevant to an understanding of the development and its proposed zoning; and l. demonstrate that the design will minimise any reverse sensitivity effects; m. <u>show how the adverse effects associated with natural hazards are to be avoided, remedied or mitigated, as appropriate to the hierarchy set out in the natural hazards chapter, and</u>¹⁷⁵ n. <u>identify indigenous biodiversity values and show how they will be protected and maintained.</u>¹⁷⁶
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542. Note that this is 'Zone' and not 'Overlay'. RESZ-P14 relates to 'Overlay' and not 'Zone'. See below:

SUB-S3 Residential yield	
1. Residential subdivision of any area subject to an ODP <u>within the Medium Density Residential Zone, except in the Large Lot Residential Zone,</u>¹⁷⁷ shall provide for a minimum net density of 15 households per ha, unless there are demonstrated constraints then no less than 12 households per ha. 2. <u>Residential subdivision of any area subject to an ODP within the Large Lot Residential Zone shall provide for a</u>	Activity status when compliance not achieved: NC

¹⁷⁵ ECan [316.129] (Urban Subdivision s42A Report)

¹⁷⁶ Forest and Bird [192.81] (Urban Subdivision right of reply)

¹⁷⁷ R and G Spark [183.9] (Urban Subdivision right of reply)

<u>minimum net density of 1 to 2 households per ha.</u>	
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6 Conclusions

543. Submissions have been received to rezone various parcels of land in the planning maps of the Proposed Plan. While most of these submissions relate to the LLRZ as notified, some submissions seek SETZ.

544. Having considered all the submissions and reviewed all relevant statutory and non-statutory documents, I recommend that Proposed Plan should be amended as set out in **Appendix A** of this report.

545. For the reasons set out in the Section 32AA evaluation is included throughout this report, I consider that the proposed objectives and provisions, with the recommended amendments, will be the most appropriate means to:

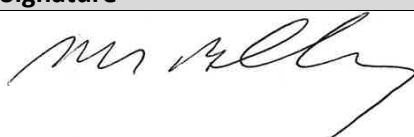
- achieve the purpose of the Resource Management Act 1991 (RMA) where it is necessary to revert to Part 2 and otherwise give effect to higher order planning documents, in respect to the proposed objectives, and
- achieve the relevant objectives of the Proposed Plan, in respect to the proposed provisions.

Recommendations:

I recommend that:

1. The Hearing Commissioners accept, accept in part, or reject submissions (and associated further submissions) as outlined in **Appendix B** of this report; and
2. The Proposed Plan is amended in accordance with the changes recommended in **Appendix A** of this report.

Signed:

Name and Title		Signature
Report Author	Mark Buckley Principal Policy Planner	

Appendix A. Recommended Amendments to New Development Areas and Planning Maps

Where I recommend changes in response to submissions, these are shown as follows:

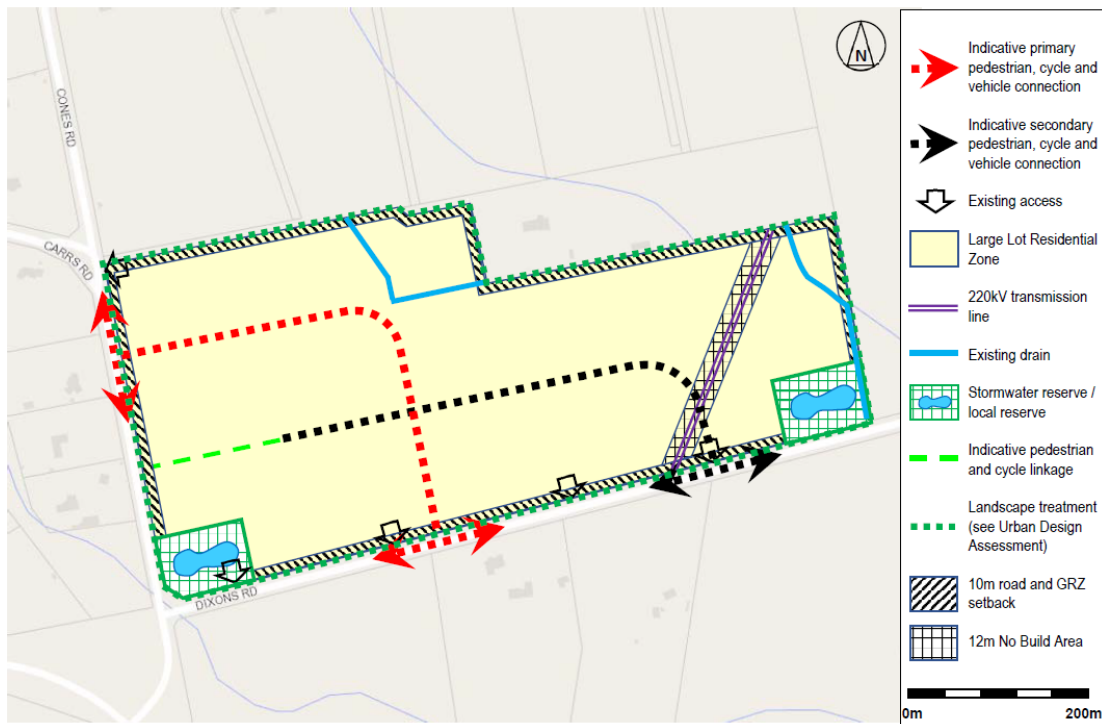
- Inclusion of ODPs and any suggested conditions associated with the development.

Summary of provisions in notified Proposed Plan that may 'typically'¹⁷⁸ apply to new residential activity on land rezoned as LLRZ

Large Lot Residential Zone
Rules
LLRZ-R1 Construction or alteration of or addition to any building or other structure
LLRZ-R2 Residential unit
LLRZ-R3 Minor residential unit
LLRZ-R6 Accessory building or structure
Built Form Standards
LLRZ-BFS1 Site density
LLRZ-BFS2 Building coverage
LLRZ-BFS3 Landscaped permeable surface
LLRZ-BFS4 Impermeable surface
LLRZ-BFS5 Height
LLRZ-BFS6 Building and structure setbacks
LLRZ-BFS7 Fencing
District-wide Matters
Earthworks
EW-R5 Earthworks within an overland flow path
EW-R8 Earthworks for underground infrastructure
EW-R11 Earthworks not subject to rules EW-R1 to EW-R10
EW-S1 General standards for earthworks
EW-S2 General setbacks
EW-S3 Setbacks from water bodies
EW-S5 Excavation and filling
EW-S6 Earthworks maximum slope
EW-S7 Earthworks sediment control
Natural Hazards
NH-R2 Natural hazard sensitive activities (non-urban flood assessment overlay)
Subdivision
SUB-R1 Boundary adjustment
SUB-R2 Subdivision
SUB-R3 Subdivision within the Liquefaction Overlay
SUB-R4 Subdivision within flood hazard areas
SUB-S1 Allotment size and dimensions
SUB-S4 Areas subject to an ODP
SUB-S5 Legal and physical access
SUB-S6 Access to a strategic road or arterial road
SUB-S7 Corner sites on road intersections in Residential Zones,...
SUB-S9 Potable water in Residential Zones,...
SUB-S11 Water supply for firefighting
SUB-S12 Reticulated wastewater disposal in Residential Zones,...
SUB-S13 Offsite wastewater disposal fields
SUB-S14 Electricity supply and communications connectivity
SUB-S15 Stormwater disposal in Residential Zones,...
Transport
TRAN-R5 Formation of a new vehicle crossing

¹⁷⁸ Provisions that apply will depend on what is proposed and where, therefore all parts of the District Plan should be reviewed to identify all applicable provisions.

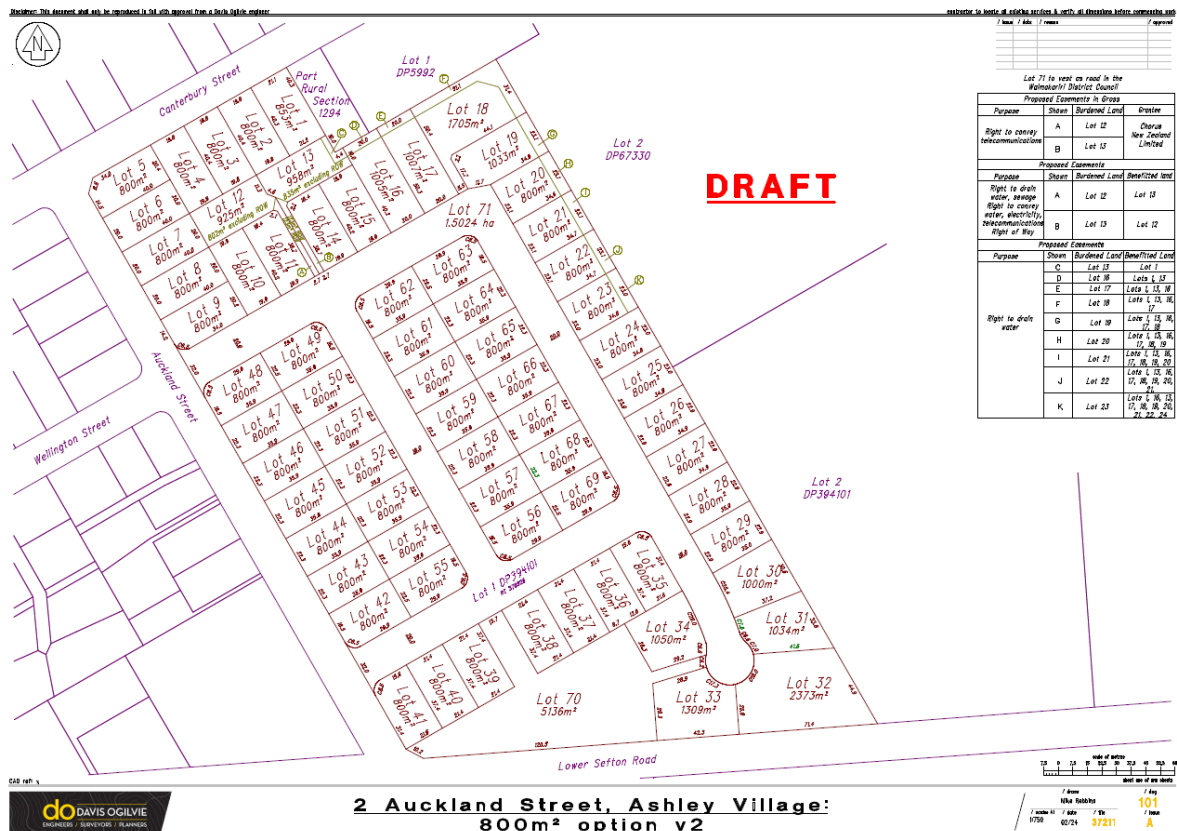
TRAN-R6 Formation of a new vehicle accessway
TRAN-R7 Formation of a new vehicle crossing on a sealed road where the posted speed limit is 60km/hr or above
TRAN-R8 Formation of a new vehicle crossing on a site with frontage to more than one road
TRAN-R10 Provision of car parking space and associated manoeuvring area
TRAN-R12 Formation of parking area, loading area, manoeuvring area, vehicle crossing or accessway

Cones Road, Ashley**ODP**

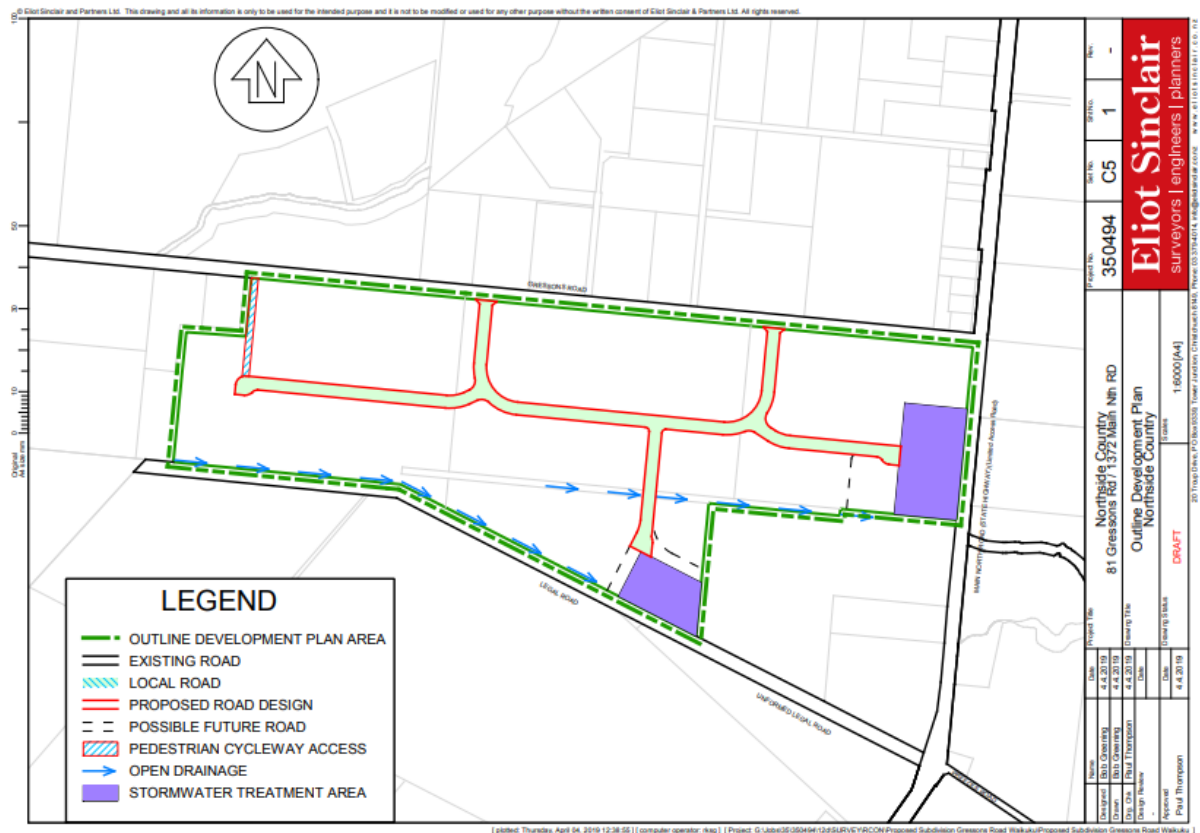
- Updated ODP required with better integration between two properties;
- The road width of Cones Road;
- Wastewater connection into the Council network;
- Provision of reserves;
- Ability to retain stormwater onsite to predevelopment levels; and
- Ensuring that any development of 308 Cones Road integrates into any future development of 90 Dixons Road.

2 Auckland Street, Ashley

- New ODP required;
- Wastewater connection into the Council network – showing layout;
- Ability to retain stormwater onsite to predevelopment levels – preliminary stormwater design; ad
- Provision of reserves.



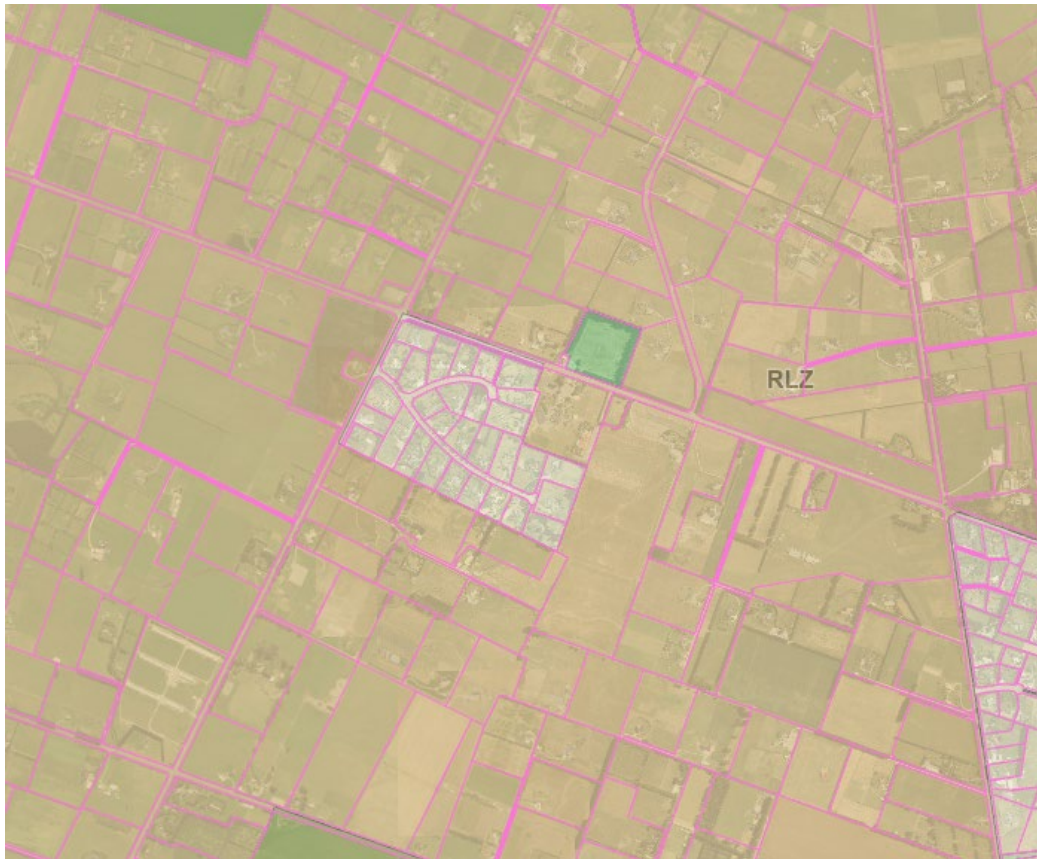
33 Gressons Road



- New ODP required;
- Wastewater connection into the Council network – showing layout;
- Ability to retain stormwater onsite to predevelopment levels – preliminary stormwater design; and
- Provision of reserves.

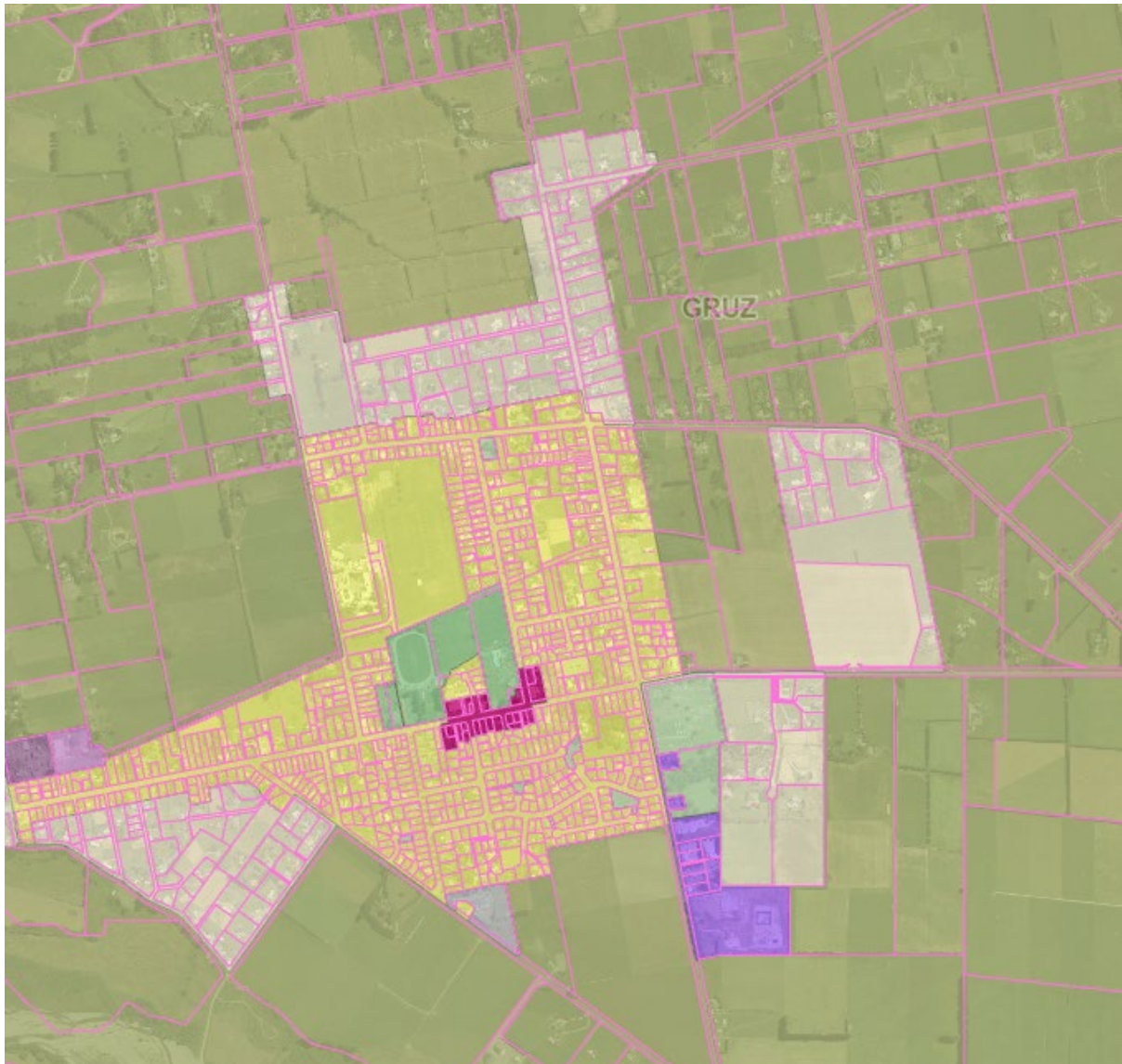
Swannanoa

Proposed map alteration: Remove LLRZO



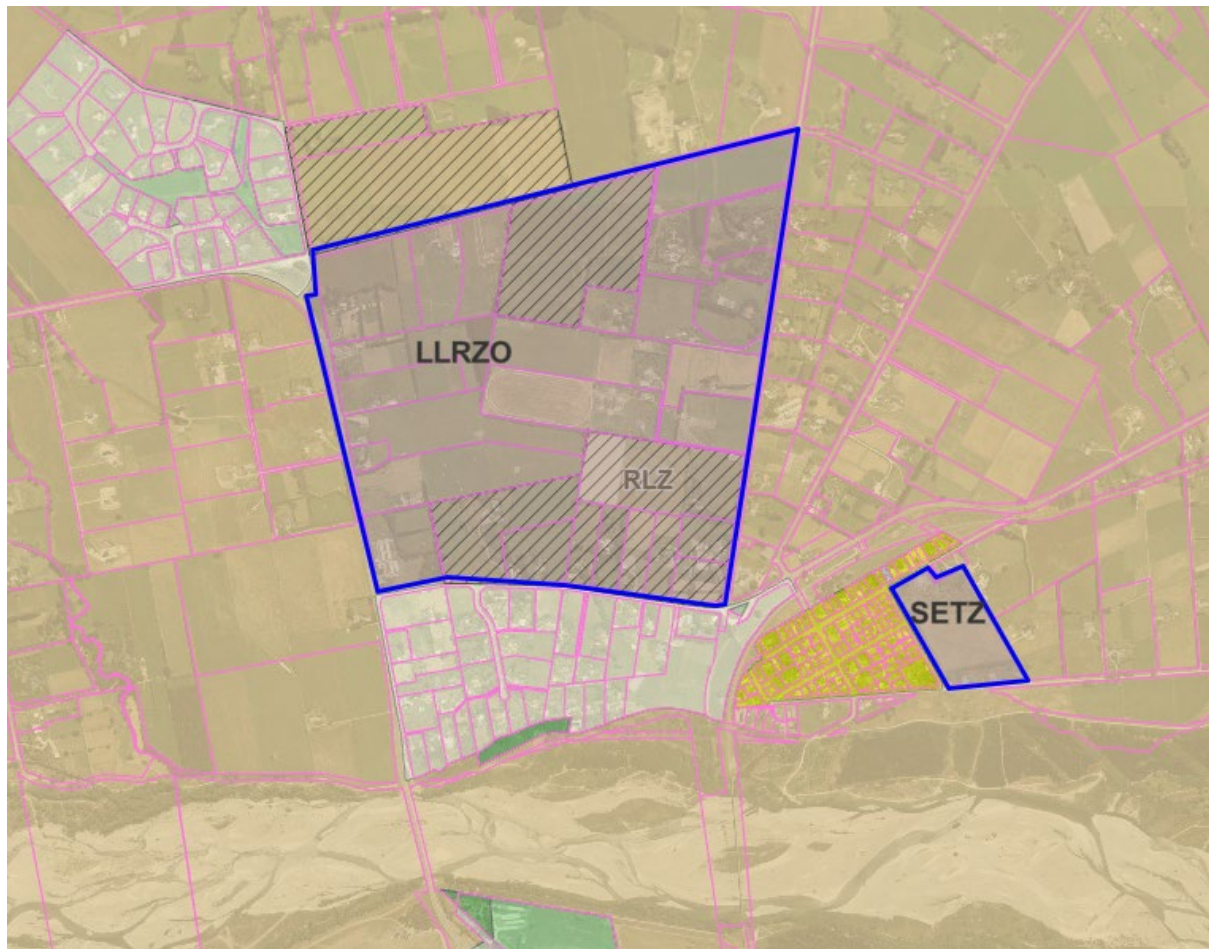
Oxford

Proposed map alteration: Remove LLRZO



Ashley

Proposed map alteration: Include new LLRZO and SETZ zone areas



Appendix B. Recommended Responses to Submissions and Further Submissions

The recommended responses to the submissions made on this topic are presented in Table B 1 below.

Table B 1: Recommended responses to submissions and further submissions Subdivision, Urban Form and Development and general submissions

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
111.5	CA and GJ McKeever	SD-O4	Neutral on SD-O4. Submission summary: San Dona is not consistent with SD-O4 as it is not contributing to the District as Rural Productive land. Rezoning San Dona from Rural to Large Lot Residential Zone will recognise that San Dona is not a rural production area and does not need to be limited to rural use activities as existing sites are 1.2-1.8ha, and it will continue to enable other more 'rural' areas to establish and operate rural production activities.	5.1.3	Reject	See relevant section of report	No
111.25	CA and GJ McKeever	SUB-P4	Retain SUB-P4 as notified. Submission summary: Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would better integrate San Dona with the rest of Mandeville by providing consistent zoning, which would manage setbacks, landscaping, existing screening and reverse sensitivity effects.	5.1.3	Reject	See relevant section of report	No
111.27	CA and GJ McKeever	SUB-P6	Neutral on SUB-P6. Submission summary: Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would not require an Outline Development Plan as development would be infill.	5.1.3	Reject	See relevant section of report	No
111.28	CA and GJ McKeever	SUB-P7	Neutral on SUB-P7. Submission summary: Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would not require an Outline Development Plan as development would be infill.	5.1.3	Reject	See relevant section of report	No
201.1	Rainer and Ursula Hack	UFD-P1	Amend UFD-P1 to enable one of the following requests: 1. Rezone 110 Parsonage Road to Large Lot Residential Zone. This will protect notable trees, the historic homestead and provide lower density housing near the State Highway. 2. Rezone 110 Parsonage Road a mix of General Residential and Large Lot Residential. 3. Rezone 110 Parsonage Road, 90 Parsonage Road and part of 20 Thirlwall Street to General Residential, or a mix of General Residential, Medium Density Residential and/or Large Lot Residential and amend to include within the Urban Growth Boundary as the Waimakariri District Development Strategy identifies this area for residential development.	5.12.2	Reject	See relevant section of report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			4. Rezone most of 110 Parsonage Road to General Residential Zone with Large Lot Residential for the area around the historic homestead and along the State Highway designation. 5. Include 110 Parsonage Road in any future East Woodend Development Area. 6. Amend Urban Growth Boundary to include land up to the State Highway designation and rezone to General Residential, or put in place a Residential Development Framework as this land is no longer suitable for primary production and given its close proximity to Woodend it has adequate services and infrastructure.				
201.2	Rainer and Ursula Hack	UFD-P2	Amend UFD-P2 to enable one of the following requests: 1. Rezone 110 Parsonage Road to Large Lot Residential Zone (LLRZ). This will protect notable trees, the historic homestead and provide lower density housing near the State Highway. 2. Rezone 110 Parsonage Road a mix of General Residential Zone (GRZ) and LLRZ. 3. Rezone 110 Parsonage Road, 90 Parsonage Road and part of 20 Thirlwall Street to GRZ, or a mix of GRZ, Medium Density Residential and/or LLRZ and amend to include within the Urban Growth Boundary as the Waimakariri District Development Strategy identifies this area for residential development. 4. Rezone most of 110 Parsonage Road to GRZ with LLRZ for the area around the historic homestead and along the State Highway designation. 5. Include 110 Parsonage Road in any future East Woodend Development Area. 6. Amend Urban Growth Boundary to include land up to the State Highway designation and rezone to GRZ, or put in place a Residential Development Framework as this land is no longer suitable for primary production and given its close proximity to Woodend it has adequate services and infrastructure.	5.12.2	Reject	See relevant section of report	No
201.3	Rainer and Ursula Hack	UFD-P3	Amend UFD-P3 to provide for development of rural land on the edge of townships as currently there is only provision for such development where sites in the Future Development Strategy or Rural Residential Strategy, within a Residential Development Area, or near a Large Lot Residential Zone (LLRZ). Amend UFD-P3 to enable one of the following requests: 1. Rezone 110 Parsonage Road to LLRZ. This will protect notable trees, the historic homestead and provide lower density housing near the State Highway. 2. Rezone 110 Parsonage Road a mix of General Residential Zone (GRZ) and LLRZ. 3. Rezone 110 Parsonage Road, 90 Parsonage Road and part of 20 Thirlwall Street	5.12.2	Reject	See relevant section of report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			to GRZ, or a mix of GRZ, Medium Density Residential and/or LLRZ and amend to include within the Urban Growth Boundary as the Waimakariri District Development Strategy identifies this area for residential development. 4. Rezone most of 110 Parsonage Road to GRZ with LLRZ for the area around the historic homestead and along the State Highway designation. 5. Include 110 Parsonage Road in any future East Woodend Development Area. 6. Amend Urban Growth Boundary to include land up to the State Highway designation and rezone to GRZ, or put in place a Residential Development Framework as this land is no longer suitable for primary production and given its close proximity to Woodend it has adequate services and infrastructure.				
201.4	Rainer and Ursula Hack	LLRZ-O1	Amend LLRZ-O1 to enable one of the following requests: 1. Rezone 110 Parsonage Road to Large Lot Residential Zone (LLRZ). This will protect notable trees, the historic homestead and provide lower density housing near the State Highway. 2. Rezone 110 Parsonage Road a mix of General Residential Zone (GRZ) and LLRZ. 3. Rezone 110 Parsonage Road, 90 Parsonage Road and part of 20 Thirlwall Street to GRZ, or a mix of GRZ, Medium Density Residential and/or LLRZ and amend to include within the Urban Growth Boundary as the Waimakariri District Development Strategy identifies this area for residential development. 4. Rezone most of 110 Parsonage Road to GRZ with LLRZ for the area around the historic homestead and along the State Highway designation. 5. Include 110 Parsonage Road in any future East Woodend Development Area. 6. Amend Urban Growth Boundary to include land up to the State Highway designation and rezone to GRZ, or put in place a Residential Development Framework as this land is no longer suitable for primary production and given its close proximity to Woodend it has adequate services and infrastructure.	5.12.2	Reject	See relevant section of report	No
201.5	Rainer and Ursula Hack	LLRZ-P1	Amend LLRZ-P1 to enable one of the following requests: 1. Rezone 110 Parsonage Road to Large Lot Residential Zone (LLRZ). This will protect notable trees, the historic homestead and provide lower density housing near the State Highway. 2. Rezone 110 Parsonage Road a mix of General Residential Zone (GRZ) and LLRZ. 3. Rezone 110 Parsonage Road, 90 Parsonage Road and part of 20 Thirlwall Street to GRZ, or a mix of GRZ, Medium Density Residential and/or LLRZ and amend to include within the Urban	5.12.2	Reject	See relevant section of report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			Growth Boundary as the Waimakariri District Development Strategy identifies this area for residential development. 4. Rezone most of 110 Parsonage Road to GRZ with LLRZ for the area around the historic homestead and along the State Highway designation. 5. Include 110 Parsonage Road in any future East Woodend Development Area. 6. Amend Urban Growth Boundary to include land up to the State Highway designation and rezone to GRZ, or put in place a Residential Development Framework as this land is no longer suitable for primary production and given its close proximity to Woodend it has adequate services and infrastructure.				
201.6	Rainer and Ursula Hack	LLRZ-P2	Amend LLRZ-P2 to enable one of the following requests: 1. Rezone 110 Parsonage Road to Large Lot Residential Zone (LLRZ). This will protect notable trees, the historic homestead and provide lower density housing near the State Highway. 2. Rezone 110 Parsonage Road a mix of General Residential Zone (GRZ) and LLRZ. 3. Rezone 110 Parsonage Road, 90 Parsonage Road and part of 20 Thirlwall Street to GRZ, or a mix of GRZ, Medium Density Residential and/or LLRZ and amend to include within the Urban Growth Boundary as the Waimakariri District Development Strategy identifies this area for residential development. 4. Rezone most of 110 Parsonage Road to GRZ with LLRZ for the area around the historic homestead and along the State Highway designation. 5. Include 110 Parsonage Road in any future East Woodend Development Area. 6. Amend Urban Growth Boundary to include land up to the State Highway designation and rezone to GRZ, or put in place a Residential Development Framework as this land is no longer suitable for primary production and given its close proximity to Woodend it has adequate services and infrastructure.	5.12.2	Reject	See relevant section of report	No
201.7	Rainer and Ursula Hack	LLRZ-P3	Amend LLRZ-P3 to enable one of the following requests: 1. Rezone 110 Parsonage Road to Large Lot Residential Zone (LLRZ). This will protect notable trees, the historic homestead and provide lower density housing near the State Highway. 2. Rezone 110 Parsonage Road a mix of General Residential Zone (GRZ) and LLRZ. 3. Rezone 110 Parsonage Road, 90 Parsonage Road and part of 20 Thirlwall Street to GRZ, or a mix of GRZ, Medium Density Residential and/or LLRZ and amend to include within the Urban Growth Boundary as the Waimakariri District Development Strategy identifies this area for residential development.	5.12.2	Reject	See relevant section of report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			4. Rezone most of 110 Parsonage Road to GRZ with LLRZ for the area around the historic homestead and along the State Highway designation. 5. Include 110 Parsonage Road in any future East Woodend Development Area. 6. Amend Urban Growth Boundary to include land up to the State Highway designation and rezone to GRZ, or put in place a Residential Development Framework as this land is no longer suitable for primary production and given its close proximity to Woodend it has adequate services and infrastructure.				
201.8	Rainer and Ursula Hack	LLRZ-P4	Amend LLRZ-P4 to enable one of the following requests: 1. Rezone 110 Parsonage Road to Large Lot Residential Zone (LLRZ). This will protect notable trees, the historic homestead and provide lower density housing near the State Highway. 2. Rezone 110 Parsonage Road a mix of General Residential Zone (GRZ) and LLRZ. 3. Rezone 110 Parsonage Road, 90 Parsonage Road and part of 20 Thirlwall Street to GRZ, or a mix of GRZ, Medium Density Residential and/or LLRZ and amend to include within the Urban Growth Boundary as the Waimakariri District Development Strategy identifies this area for residential development. 4. Rezone most of 110 Parsonage Road to GRZ with LLRZ for the area around the historic homestead and along the State Highway designation. 5. Include 110 Parsonage Road in any future East Woodend Development Area. 6. Amend Urban Growth Boundary to include land up to the State Highway designation and rezone to GRZ, or put in place a Residential Development Framework as this land is no longer suitable for primary production and given its close proximity to Woodend it has adequate services and infrastructure.	5.12.2	Reject	See relevant section of report	No
201.9	Rainer and Ursula Hack	LLRZ-P5	Amend LLRZ-P5 to enable one of the following requests: 1. Rezone 110 Parsonage Road to Large Lot Residential Zone (LLRZ). This will protect notable trees, the historic homestead and provide lower density housing near the State Highway. 2. Rezone 110 Parsonage Road a mix of General Residential Zone (GRZ) and LLRZ. 3. Rezone 110 Parsonage Road, 90 Parsonage Road and part of 20 Thirlwall Street to GRZ, or a mix of GRZ, Medium Density Residential and/or LLRZ and amend to include within the Urban Growth Boundary as the Waimakariri District Development Strategy identifies this area for residential development. 4. Rezone most of 110 Parsonage Road to GRZ with LLRZ for the area around the historic homestead and along the State	5.12.2	Reject	See relevant section of report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			Highway designation. 5. Include 110 Parsonage Road in any future East Woodend Development Area. 6. Amend Urban Growth Boundary to include land up to the State Highway designation and rezone to GRZ, or put in place a Residential Development Framework as this land is no longer suitable for primary production and given its close proximity to Woodend it has adequate services and infrastructure.				
211.2	B & A Stokes	UFD-P3	Support UFD-P3, which enables development of new Large Lot Residential Zones (LLRZs) where they have been included in the Rural Residential Development Strategy. The submitter's request to rezone 81 Gressons Road and 1375 Main North Road, Waikuku to LLRZ is consistent with UFD-P3.	5.13.4	Accept	See relevant section of the report	Yes
224.2	Mark and Melissa Prosser	UFD-P3	Support UFD-P3(2), which enables a new Large Lot Residential Zone development that is not included in the Rural Residential Development Strategy or the District Plan Review. The request to rezone the property is consistent with this policy.	5.2.2	Reject	See relevant section of the report.	No
FS41	David Cowley		Support				
250.1	Survus Consultants Limited	LLRZ – General	Rezone Large Lot Residential Zone (LLRZ) Overlay areas to LLRZ. Provide additional provision for Large Lot Residential development and zone suitable areas, or otherwise apply a LLRZ Overlay, including, but not limited to, township edge locations, rural residential areas in the Waimakariri Rural Residential Development Plan 2019, and areas adjoining existing Settlement Zones or LLRZ. Provide for Large Lot Residential densities of between 1 to 7 households per ha, with average densities determined on a case-by-case basis having regard to local circumstances.	4.1 5.11.2	Reject	See relevant sections of the report.	No
250.3	Survus Consultants Limited	Planning Maps – General	Rezone Large Lot Residential Zone (LLRZ) Overlay areas to LLRZ. Provide for additional Large Lot Residential development through rezoning, or otherwise apply Large Lot Residential Overlay to, (including but not be limited to) township edge locations, rural residential areas in the Waimakariri Rural Residential Development Plan 2019, and areas adjoining Settlement Zones or LLRZ. Rezone West Rangiora Development Area, North East Rangiora Development Area, South East Rangiora Development Area, and Kaiapoi Development Area for urban development i.e. General Residential Zone, or other appropriate zone.	4.1 5.11.2	Reject	See relevant sections of the report.	No
250.8	Survus Consultants Limited	General	Rezone Kaiapoi Development Area, North East Rangiora Development Area, South East Rangiora Development Area, and West Rangiora Development Area for urban development (General Residential Zone, or other appropriate zoning). Rezone Large Lot Residential Zone (LLRZ) Overlay areas to LLRZ. Provide for additional Large Lot Residential development and zone suitable areas or otherwise apply LLRZ Overlay, including	4.1	Reject	See relevant section of the report. Rezoning of the development areas was addressed in the s42A Future Development Areas officer report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			but not be limited to, township edge locations, rural residential areas in the Waimakariri Rural Residential Development Plan 2019, and areas adjoining existing Settlement Zones or LLRZ. Provide for Large Lot Residential densities of between 1 to 7 households per ha, with average densities determined on a case-by-case basis, having regard to local circumstances.				
FS80	CIAL		Oppose				

Table B 2: Recommended responses to submissions and further submissions Rezoning San Dona

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
54.1	Barry Lennox	LLRZ - Introduction	Rezone San Dona area to Large Lot Residential Zone.	5.1.3	Reject	See relevant section of report	No
105.1	Marie Jarvis and David O'Neill-Kerr	Rural Lifestyle Zone – General	Retain Rural Lifestyle zoning for San Dona area, Mandeville.	5.1.3	Accept	See relevant section of report	No
111.1	CA and GJ McKeever	Planning Maps – General	Rezone San Dona as Large Lot Residential Zone with an Urban Flood Assessment Overlay so that there is a consistent application of provisions across Mandeville North.	5.1.3	Reject	See relevant section of report	No
FS82	Rolleston Industrial Developments Ltd; Carter Group Property; and CSI Property Ltd		Support				
134.1	Timothy and Kimberley Broad	Rural Lifestyle Zone – General	Rezone San Dona area and 23 Siena Place from Rural Lifestyle Zone to Large Lot Residential Zone and apply the zone provisions.	5.1.3	Reject	See relevant section of report	No
144.1	Ken and Carey Howat	Rural Lifestyle Zone – General	Rezone 185 Siena Place and San Dona area of Mandeville from Rural Lifestyle Zone to Large Lot Residential Zone.	5.1.3	Reject	See relevant section of report	No
162.169	John Stevenson	Planning Maps – General	Rezone San Dona as Large Lot Residential Zone with an Urban Flood Assessment Overlay so that there is a consistent application of provisions across Mandeville North.	5.1.3	Reject	See relevant section of report	No
170.1	Todd Kirk and Anna Denise Halliday	Planning Maps – General	Rezone San Dona area and 150 Verona Place from Rural Lifestyle Zone to Large Lot Residential Zone.	5.1.3	Reject	See relevant section of report	No
FS82	Rolleston Industrial Developments Ltd; Carter Group Property; and CSI Property Ltd		Support				
177.1	Allan and Melissa Mabey	Planning Maps – General	Rezone 25 Velino Place Mandeville and wider San Dona subdivision from Rural Lifestyle Zone to Large Lot Residential Zone with Urban Flood Assessment Overlay.	5.1.3	Reject	See relevant section of report	No
FS82	Rolleston Industrial Developments Ltd; Carter Group Property; and CSI Property Ltd		Support				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
197.1	Belinda van der Monde and Allan Smith	Rural Lifestyle Zone – General	Rezone San Dona to Large Lot Residential Zone, with an Urban Flood Assessment Overlay, for consistency with Mandeville North, together with any changes shown in Appendix A of submission.	5.1.3	Reject	See relevant section of report	No
203.1	Evans Corporate Trustee Limited as trustee for the Evans No 4 Trust - Richard Shaun Evans Director	Planning Maps – General	Rezone 66 Vicenza Drive, Mandeville from Rural Lifestyle Zone to Large Lot Residential Zone with associated Urban Flood Assessment Overlay.	5.1.3	Reject	See relevant section of report	No
204.1	Georgina Alice and Richard John Hancox	Planning Maps – General	Change the proposed zoning of 10 Sillano Place, Ohoka and the surrounding San Dona subdivision to Large Lot Residential.	5.1.3	Reject	See relevant section of report	No
FS82	<i>Rolleston Industrial Developments Ltd; Carter Group Property; and CSI Property Ltd</i>		<i>Support</i>				
224.1	Mark and Melissa Prosser	Planning Maps – General	Rezone the property (refer to attachment) from Rural Lifestyle Zone to Large Lot Residential Zone. Adopt and include the Outline Development Plan (refer to Appendix 9 in full submission) with any desirable amendments identified during the hearing process.	5.8.6	Reject	See relevant section of report	No
243.1	Drew and Sarah Harpur	Planning Maps – General	Rezone San Dona to Large Lot Residential Zone with an Urban Flood Assessment overlay so there is consistent application of District Plan provisions across Mandeville North.	5.1.3	Reject	See relevant section of report	No
256.1	Chloe Chai and Mark McKitterick	Planning Maps – General	Rezone San Dona to Large Lot Residential Zone with an Urban Flood Assessment overlay so there is consistent application of District Plan provisions across Mandeville North.	5.1.3	Reject	See relevant section of report	No
FS2	<i>Mark McKitterick & Chloe Chai</i>		<i>Oppose</i>				
256.5	Chloe Chai and Mark McKitterick	SD-O4	Neutral on SD-O4. Submission summary: San Dona is not consistent with SD-O4 as it is not contributing to the District as Rural Productive land. Rezoning San Dona from Rural to Large Lot Residential Zone will recognise that San Dona is not a rural production area and does not need to be limited to rural use activities as existing sites are 1.2-1.8ha, and it will continue to enable other more 'rural' areas to establish and operate rural production activities.	5.1.3	Reject	See relevant section of report	No
FS2	<i>Mark McKitterick & Chloe Chai</i>		<i>Oppose</i>				
285.1	Linda Melhuish and Andrew Radburnd	Planning Maps – General	Rezone San Dona area, including 1 Verona Place, to Large Lot Residential Zone, instead of the Rural Lifestyle Zone.	5.1.3	Reject	See relevant section of report	No
302.1	Gary Robert Marshall	Planning Maps – General	Rezone 104 Vicenza Drive and San Dona to Large Lot Residential Zone, oppose the current Rural Lifestyle Zone.	5.1.3	Reject	See relevant section of report	No
FS82	<i>Rolleston Industrial Developments Ltd;</i>		<i>Support</i>				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
	<i>Carter Group Property; and CSI Property Ltd</i>						
304.1	C/- WDC	Rural Lifestyle Zone – General	Seeks for the zoning of San Dona Subdivision area to remain rural.	5.1.3	Accept	See relevant section of report	No
331.1	David and Robyn Burrows	Planning Maps – General	Rezone 172 Siena Place and San Dona area from Rural Lifestyle Zone to Large Lot Residential Zone.	5.1.3	Reject	See relevant section of report	No
343.1	Andrew Giles	Planning Maps – General	Rezone the San Dona area of Mandeville from Rural Lifestyle Zone to Large Lot Residential Zone.	5.1.3	Reject	See relevant section of report	No
35.1	Erin Reeve and Harry Matthews	Planning Maps – General	Rezone 30 Vicenza Drive, Ohoka to Large Lot Residential Zone and the zone's rules, objectives and policies should apply.	5.1.3	Reject	See relevant section of report	No
FS82	<i>Rolleston Industrial Developments Ltd; Carter Group Property; and CSI Property Ltd</i>		<i>Support</i>				
352.1	Michael and Barbara Liddicoat	Planning Maps – General	Rezone San Dona area and 21 Velino Place to Large Lot Residential Zone instead of the proposed Rural Lifestyle Zone.	5.1.3	Reject	See relevant section of report	No
359.1	DC and DA Bartram	Planning Maps – General	Rezone 93 Siena Place, Mandeville from Rural Lifestyle Zone to Large Lot Residential Zone with Urban Flood Hazard Overlay.	5.1.3	Reject	See relevant section of report	No
36.1	John Gregory	Planning Maps – General	Rezone San Dona subdivision to Rural Residential and support San Dona Olive Group rezoning submission.	5.1.3	Reject	See relevant section of report	No
FS82	<i>Rolleston Industrial Developments Ltd; Carter Group Property; and CSI Property Ltd</i>		<i>Support</i>				
374.1	Robert Derek Jose	Planning Maps – General	Rezone San Dona area and 23 Velino Place to Large Lot Residential Zone instead of the proposed Rural Lifestyle Zone.	5.1.3	Reject	See relevant section of report	No
FS82	<i>Rolleston Industrial Developments Ltd; Carter Group Property; and CSI Property Ltd</i>		<i>Support</i>				
375.1	Steven and Leisa Williams	Planning Maps – General	Rezone 134 Vicenza Drive and the San Dona area from Rural Lifestyle Zone to Large Lot Residential Zone.	5.1.3	Reject	See relevant section of report	No
FS82	<i>Rolleston Industrial Developments Ltd; Carter Group Property; and CSI Property Ltd</i>		<i>Support</i>				
376.1	Allan Wilkinson	Planning Maps – General	Rezone the San Dona area, including 142 Verona Place, to Large Lot Residential Zone instead of the proposed Rural Lifestyle Zone.	5.1.3	Reject	See relevant section of report	No
FS82	<i>Rolleston Industrial Developments Ltd; Carter Group Property; and CSI Property Ltd</i>		<i>Support</i>				
378.1	John Victor Mudgway	Planning Maps – General	Rezone the San Dona area to Large Lot Residential Zone, instead of the Rural Lifestyle Zone.	5.1.3	Reject	See relevant section of report	No
FS82	<i>Rolleston Industrial Developments Ltd;</i>		<i>Support</i>				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
	<i>Carter Group Property; and CSI Property Ltd</i>						
378.2	John Victor Mudgway	Rural Lifestyle Zone – General	Rezone the San Dona area to Large Lot Residential Zone, instead of Rural Lifestyle Zone.	5.1.3	Reject	See relevant section of report	No
381.1	Michael and Jo Tyree	Planning Maps – General	Rezone 38 Sillano Place and San Dona area of Mandeville Large Lot Residential Zone.	5.1.3	Reject	See relevant section of report	No
FS82	<i>Rolleston Industrial Developments Ltd; Carter Group Property; and CSI Property Ltd</i>		<i>Support</i>				
381.2	Michael and Jo Tyree	Rural Lifestyle Zone – General	Rezone 38 Sillano Place and San Dona area of Mandeville to Large Lot Residential Zone.	5.1.3	Reject	See relevant section of report	No
382.1	Dylan and Karen Sumers	Planning Maps – General	Rezone San Dona and 197 Siena Place to Large Lot Residential Zone instead of the proposed Rural Lifestyle Zone.	5.1.3	Reject	See relevant section of report	No
FS82	<i>Rolleston Industrial Developments Ltd; Carter Group Property; and CSI Property Ltd</i>		<i>Support</i>				
382.2	Dylan and Karen Sumers	Rural Lifestyle Zone – General	Rezone San Dona area and 197 Siena Place to Large Lot Residential Zone instead of the proposed Rural Lifestyle Zone.	5.1.3	Reject	See relevant section of report	No
388.1	Ray and Karen Harpur	Planning Maps – General	Rezone San Dona area and 168 Vicenza Drive to Large Lot Residential Zone instead of the proposed Rural Lifestyle Zone.	5.1.3	Reject	See relevant section of report	No
FS82	<i>Rolleston Industrial Developments Ltd; Carter Group Property; and CSI Property Ltd</i>		<i>Support</i>				
39.1	Winston Smith	Planning Maps – General	Rezone San Dona area and 108 Modena Place, Mandeville and the San Dona area of Mandeville from Rural Lifestyle Zone to Large Lot Residential Zone.	5.1.3	Reject	See relevant section of report	No
FS82	<i>Rolleston Industrial Developments Ltd; Carter Group Property; and CSI Property Ltd</i>		<i>Support</i>				
396.1	Bonghee and Moonok Cho	Planning Maps – General	Rezone 87 Velino Place and the San Dona subdivision from Rural Lifestyle Zone to Large Lot Residential Zone.	5.1.3	Reject	See relevant section of report	No
396.2	Bonghee and Moonok Cho	Rural Lifestyle Zone – General	Rezone 87 Velino Place and the San Dona subdivision from Rural Lifestyle Zone to Large Lot Residential Zone.	5.1.3	Reject	See relevant section of report	No
398.1	John, Raelene, Darron and Rachelle Reekers	Planning Maps – General	Rezone the San Dona area of Mandeville to Large Lot Residential Zone (LLRZ) and that LLRZ rules apply.	5.1.3	Reject	See relevant section of report	No
FS82	<i>Rolleston Industrial Developments Ltd; Carter Group Property; and CSI Property Ltd</i>		<i>Support</i>				
401.1	Patrick Shepherd and Jeanette Colman	Planning Maps – General	Rezone 154 Siena Place and San Dona subdivision from Rural Lifestyle Zone to Large Lot Residential Zone.	5.1.3	Reject	See relevant section of report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			Further amendments to support subdivision, use and development.				
404.1	Malcolm Stewart and Pauline Janet Robertshaw	Rural Lifestyle Zone – General	Rezone 27 Velino Place and the wider San Dona development from Rural Lifestyle Zone to Large Lot Residential Zone.	5.1.3	Reject	See relevant section of report	No
418.1	Keith Godwin	Planning Maps – General	Rezone San Dona as Large Lot Residential Zone with an Urban Flood Assessment Overlay so that there is a consistent application of provisions across Mandeville North.	5.1.3	Reject	See relevant section of report	No
FS82	<i>Rolleston Industrial Developments Ltd; Carter Group Property; and CSI Property Ltd</i>		<i>Support</i>				
418.5	Keith Godwin	SD-O4	Neutral on SD-O4. Submission summary: San Dona is not consistent with SD-O4 as it is not contributing to the District as Rural Productive land. Rezoning San Dona from Rural to Large Lot Residential Zone will recognise that San Dona is not a rural production area and does not need to be limited to rural use activities as existing sites are 1.2-1.8ha, and it will continue to enable other more 'rural' areas to establish and operate rural production activities.		418.5	Keith Godwin	SD-O4
88.1	Paul Zimmerman	Planning Maps – General	Rezone 101 Siena Place and the San Dona subdivision from Rural Lifestyle Zone to Large Lot Residential Zone consistent with the rest of Mandeville.	5.1.3	Reject	See relevant section of the report	No
97.1	Murray and Bev Fane	Planning Maps – General	Rezone San Dona, including 11 Biella Place, to Large Lot Residential Zone.	5.1.3	Reject	See relevant section of the report	No

Table B 3: Recommended responses to submissions and further submissions Rezoning Ashley

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
123.1	Alan and Margaret Fraser	Planning Maps – General	Rezone 21 Fawcetts Road (Lot 2 DP 75032), 49 Fawcetts Road (Lot 1 DP 75032), 63 Fawcetts Road (Lot 1 DP 29067), 65 Fawcetts Road (Lot 2 DP 29067), 75 Fawcetts Road (Lot 3 DP 29067), 87 Fawcetts Road (Lot 4 DP 29067), 9 Boundary Road (Lot 5 DP 29067), 17 Boundary Road (Lot 6 DP 29067), 25 Boundary Road (Lot 10 DP 29067) from Rural Lifestyle Zone to Large Lot Residential Zone. Add new development area to Existing Development Areas.	5.5.8	Accept in part	See relevant section of the report	Yes
FS92	<i>Transpower</i>		<i>Neutral</i>				
135.1	Alison and Peter Batchelor	Planning Maps – General	Rezone 21 Fawcetts Road (Lot 2 DP 75032), 49 Fawcetts Road (Lot 1 DP 75032), 63 Fawcetts Road (Lot 1 DP 29067), 65 Fawcetts Road (Lot 2 DP 29067), 75 Fawcetts Road (Lot 3 DP 29067), 87 Fawcetts	5.5.8	Accept in part	See relevant section of the report	Yes

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			Road (Lot 4 DP 29067), 9 Boundary Road (Lot 5 DP 29067), 17 Boundary Road (Lot 6 DP 29067), 25 Boundary Road (Lot 10 DP 29067) from Rural Lifestyle Zone to Large Lot Residential Zone. Add new development area to Existing Development Areas.				
FS92	Transpower		Neutral				
137.1	Anton and Deana Musson	Planning Maps – General	Rezone 21 Fawcetts Road (Lot 2 DP 75032), 49 Fawcetts Road (Lot 1 DP 75032), 63 Fawcetts Road (Lot 1 DP 29067), 65 Fawcetts Road (Lot 2 DP 29067), 75 Fawcetts Road (Lot 3 DP 29067), 87 Fawcetts Road (Lot 4 DP 29067), 9 Boundary Road (Lot 5 DP 29067), 17 Boundary Road (Lot 6 DP 29067), 25 Boundary Road (Lot 10 DP 29067) from Rural Lifestyle Zone to Large Lot Residential Zone. Add new development area to Existing Development Areas.	5.5.8	Accept in part	See relevant section of the report	Yes
FS92	Transpower		Neutral				
138.1	Ron and Tracey Taylor	Planning Maps – General	Rezone 21 Fawcetts Road (Lot 2 DP 75032), 49 Fawcetts Road (Lot 1 DP 75032), 63 Fawcetts Road (Lot 1 DP 29067), 65 Fawcetts Road (Lot 2 DP 29067), 75 Fawcetts Road (Lot 3 DP 29067), 87 Fawcetts Road (Lot 4 DP 29067), 9 Boundary Road (Lot 5 DP 29067), 17 Boundary Road (Lot 6 DP 29067), 25 Boundary Road (Lot 10 DP 29067) from Rural Lifestyle Zone to Large Lot Residential Zone. Add new development area to Existing Development Areas.	5.5.8	Accept in part	See relevant section of the report	Yes
FS92	Transpower		Neutral				
139.1	Leanne and Paul Strathern	Planning Maps – General	Rezone 21 Fawcetts Road (Lot 2 DP 75032), 49 Fawcetts Road (Lot 1 DP 75032), 63 Fawcetts Road (Lot 1 DP 29067), 65 Fawcetts Road (Lot 2 DP 29067), 75 Fawcetts Road (Lot 3 DP 29067), 87 Fawcetts Road (Lot 4 DP 29067), 9 Boundary Road (Lot 5 DP 29067), 17 Boundary Road (Lot 6 DP 29067), 25 Boundary Road (Lot 10 DP 29067) from Rural Lifestyle Zone to Large Lot Residential Zone. Add new development area to Existing Development Areas.	5.5.8	Accept in part	See relevant section of the report	Yes
FS92	Transpower		Neutral				
140.1	Dianne and Geoff Grundy	Planning Maps – General	Rezone 21 Fawcetts Road (Lot 2 DP 75032), 49 Fawcetts Road (Lot 1 DP 75032), 63 Fawcetts Road (Lot 1 DP 29067), 65 Fawcetts Road (Lot 2 DP 29067), 75 Fawcetts Road (Lot 3 DP 29067), 87 Fawcetts Road (Lot 4 DP 29067), 9 Boundary Road (Lot 5 DP 29067), 17 Boundary Road (Lot 6 DP 29067), 25 Boundary Road (Lot 10 DP 29067) from Rural Lifestyle Zone to Large Lot Residential Zone. Add new development area to Existing Development Areas.	5.5.8	Accept in part	See relevant section of the report	Yes
FS92	Transpower		Neutral				
141.1	Graeme and Lynne Wellington	Planning Maps – General	Rezone 21 Fawcetts Road (Lot 2 DP 75032), 49 Fawcetts Road (Lot 1 DP 75032), 63 Fawcetts Road (Lot 1 DP 29067), 65 Fawcetts Road (Lot 2 DP 29067), 75 Fawcetts Road (Lot 3 DP 29067), 87 Fawcetts Road (Lot 4 DP 29067), 9 Boundary Road (Lot 5 DP 29067), 17 Boundary Road (Lot 6 DP 29067), 25 Boundary Road (Lot 10 DP 29067) from Rural Lifestyle Zone to Large Lot Residential Zone. Add new development area to Existing Development Areas.	5.5.8	Accept in part	See relevant section of the report	Yes
FS92	Transpower		Neutral				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
50.1	Russell Price Clifford	Planning Maps – General	Consider area within Fawcetts Road, Boundary Road, Dixons Road and Cones Road block and consult all property owners (some may oppose or landbank). Prior rezoning decisions, correct lack of genuine responsibility or protection expected under District Council and Canterbury Regional Council protocols/regulations as affected properties, pasture and values are being degraded. Stormwater inundation into our properties from Loburn, Loburn Lea and above Dixons Road is not standard runoff but a developer/Council sanctioned stormwater problem which has been denied and disregarded (evidence is available).	5.5.12	Accept in part	See relevant section of the report	Yes
70.1	Kyleston Farms Ltd - Marguerite Galloway	LLRZ-General	Rezone 90 Dixons Road, Loburn as Large Lot Residential Zone.	5.4.2	Accept	See relevant section of the report	Yes
FS 92	Transpower New Zealand Limited		<i>Neutral</i>				
85.1	Doug Guthrie	Planning Maps – General	Supports more small rural sections in Ashley but concerned about the areas indicated. The area beside Loburn Leigh to the north of Dixons Road holds no water back and if this area proceeds there will be a problem for downstream properties. Supports this rezoning, but mitigate by taking the water to the river down Cones Road, and holding the water on the subdivision. Concerned about the block of land on the south side of Dixons Road. Small sections close to power pylons and wires is completely unacceptable. This would be better left as a 10ha area. Seeks the area along Fawcetts Road and partly up Boundary Road is increased to continue up Boundary Road to Dixons Road.	5.5.4	Accept in part	See relevant section of the report	Yes
145.65	Daiken New Zealand Limited	Planning Maps – General	Retain the zonings applied to the Ashley Township as notified.	5.6.2	Reject	See relevant section of the report	Yes
FS121	Alistair Cameron		<i>Oppose</i>				
FS64	Sean Deery HG Independent Trustees for the Sefton Trust & Anthony Butler Trustees for Rakahuri Trust		<i>Support</i>				
180.1	Alistair J D Cameron	Planning Maps – General	Rezone 2 Auckland Street, Ashley from Rural Lifestyle Zone (RLZ) to Large Lot Residential Zone (LLRZ). Should it be considered that the LLRZ zoning is not appropriate, seek consideration of alternative relief which may include, but is not limited to; - The incorporation of a higher density overlay in relation to the RLZ provisions to enable a higher developed density under the current proposed zoning. - Rezoning of the property to Settlement Zone in accordance with the adjoining Ashley Township.	5.6.2	Accept	See relevant section of the report	Yes

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
271.1	Michael John McCormick	Planning Maps – General	Rezone 59 Dixons Road to Large Lot Residential Zone from Rural Lifestyle Zone.	5.5.2	Accept in part	See relevant section of the report	Yes
272.1	Michael John McCormick	Planning Maps – General	Amend zoning overlay of 125 Boundary Road from Rural Lifestyle Zone to Large Lot Residential Zone.	5.5.2	Accept in part	See relevant section of the report	Yes
280.1	Robin and Yvonne Marshall-Lee	Planning Maps – General	Inclusion of 79 Boundary Road, Rangiora in the subdivision.	5.5.2	Accept in part	See relevant section of the report	Yes
312.1	Jeremy Charles and Catherine Margaret Cradwick	Planning Maps – General	Include 119 Boundary Road, Ashley in the local Large Lot Residential Zone Overlay.	5.5.2	Accept in part	See relevant section of the report	Yes
321.1	Fiona Pamela Roberts	LLRZ-General	Support rezoning of Fawcetts Road Residential 4B Zone in the Operative District Plan to Large Lot Residential Zone (LLRZ) in the Proposed District Plan, as this area is close to Rangiora via the new bridge. The smaller average lot size of 0.5ha is more practical to manage and maintain. Seek rules around tree planting on LLRZ tightened up.	5.5.2	Accept in part	See relevant section of the report	Yes
380.1	Lachlan James and Gloria Grace MacKintosh	Planning Maps – General	Rezone 194 Cones Road to Large Lot Residential Zone Overlay.	5.5.2	Accept in part	See relevant section of the report	Yes
FS92	Transpower		<i>Neutral</i>				
158.1	A. Carr	General	Amend: - the zoning of 308 Cones Road and surrounding land to be within Urban Environments, preferably Large Lot Residential Zone (LLRZ), or a similar zone, - SUB-S1 non compliance with LLRZ standards from Non-Complying to Restricted Discretionary, with SUB-MCD1 to MCD13 applying - objectives, policies and other provisions to enable efficient residential subdivision and development - LLRZ overlay to include urban zoning provisions, and is predominantly urban and part of the labour market of at least 10,000 people (definition of 'urban environment' to include all LLRZ areas) - by adding new Rural Lifestyle Zone (RLZ) policy enabling Outline Development Plan (ODP) within LLRZ Overlay - by adding new rule to RLZ, and other relevant chapters, providing for ODP through resource consent as a Restricted Discretionary Activity, and non-notified process without approval of affected persons.	5.4.2	Accept	See relevant section of the report	Yes
158.3	A. Carr	Planning Maps – General	Rezone 308 Cones Road and surrounding land to be within defined Urban Environments, preferably Large Lot Residential Zone, or a similar zone.	5.4.2	Accept	See relevant section of the report	Yes
158.7	A. Carr	LLRZ - Large Lot Residential Zone - General	Amend: - Large Lot Residential Zone (LLRZ) overlay to include urban zoning provisions, and is predominantly urban and part of the labour market of at least 10,000 people (definition of 'urban environment'				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			to include all LLRZ areas) - by adding new Rural Lifestyle Zone (RLZ) policy enabling Outline Development Plan (ODP) within LLRZ Overlay - by adding new rule to RLZ, and other relevant chapters, providing for ODP through resource consent as a Restricted Discretionary Activity, and non-notified process without approval of affected persons.				
330.1	Russell Price Clifford	Planning Maps – General	Rezone 22 Lower Sefton Road in consonance with the rezoning of 12 Lower Sefton Road Ashley on 31st July 2015 (RC155111, RC155112/150731114097).	5.5.10	Reject	See relevant section of the report	No
FS64	Sean Deery HG Independent Trustees for the Sefton Trust & Anthony Butler Trustees for Rakahuri Trust		Support				

Table B 4: Recommended responses to submissions and further submissions Rezoning Ohoka

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
156.1	Ulrike van Nek	Planning Maps – General	Retain Rural Lifestyle Zoning.	5.3.8	Accept	See relevant section of the report	No
160.1	Rolleston Industrial Developments Limited	Planning Maps – General	Rezone Ohoka properties legally described as Lot 2 & 3 DP 318615, Lot 2 & Part Lot 1 DP 8301, Lot 2 DP 61732, Lot 1 DP 55849, Lot 2 DP55404, Part RS 2220, Lot 1 DP 318615 and Part Lot 1 DP 2267 General Residential Zone with a portion subject to an Education/Retirement Village Overlay, Large Lot Residential Zone, Local Centre Zone, and Open Space Zone (as indicated in map in Annexure B of submission) as per the pending private plan change request for this land.			Addressed in Hearing Stream 12D s42A Ohoka officers report	No
FS36	J W & CE Docherty		Oppose				
FS38	I.W and L.M. Bismar		Oppose				
FS41	David Cowley		Oppose				
FS48	Waimakariri District Council		Oppose				
FS51	Philip & Michelle Driver		Oppose				
FS56	Elizabeth Liddell		Oppose				
FS59	Mervyn Emms		Oppose				
FS60	Martin Hewitt		Oppose				
FS61	Catherine Mullins		Oppose				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS62	Oxford Ohoka Community Board		Oppose				
FS65	James Armstrong		Oppose				
FS69	Sarah Maria Brantley		Oppose				
FS70	Beverley Gail Brantley		Oppose				
FS71	Albert George Brantley		Oppose				
FS72	Steven Holland		Oppose				
FS73	Michelle Holland		Oppose				
FS74	Val & Ray Robb		Oppose				
FS75	Edward & Justine Hamilton		Oppose				
FS84	Ohoka Residents Association		Oppose				
FS92	Transpower		Oppose				
FS98	Mary Koh		Oppose				
FS108	J W & CE Docherty		Oppose				
FS112	Gordon C Alexander		Oppose				
FS119	Andrea Marsden		Oppose				
FS120	Christopher Marsden		Oppose				
FS128	Robb Hall		Oppose				
FS130	David & Elaine Brady		Oppose				
FS132	Jan Hadfield		Oppose				
FS136	Emma Wood		Oppose				
FS137	Ohoka Residents Association		Oppose				
160.2	Rolleston Industrial Developments Limited	Planning Maps – General	Rezone Settlement Zone in Ohoka to General Residential Zone.			Addressed in Hearing Stream 12D s42A Ohoka officers report	
FS36	J W & CE Docherty		Oppose				
FS38	I.W and L.M. Bisman		Oppose				
FS41	David Cowley		Oppose				
FS48	Waimakariri District Council		Oppose				
FS51	Philip & Michelle Driver		Oppose				
FS56	Elizabeth Liddell		Oppose				
FS59	Mervyn Emms		Oppose				
FS60	Martin Hewitt		Oppose				
FS61	Catherine Mullins		Oppose				
FS62	Oxford Ohoka Community Board		Oppose				
FS65	James Armstrong		Oppose				
FS69	Sarah Maria Brantley		Oppose				
FS70	Beverley Gail Brantley		Oppose				
FS71	Albert George Brantley		Oppose				
FS72	Steven Holland		Oppose				
FS73	Michelle Holland		Oppose				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS74	Val & Ray Robb		Oppose				
FS75	Edward & Justine Hamilton		Oppose				
FS84	Ohoka Residents Association		Oppose				
FS98	Mary Koh		Oppose				
FS108	J W & CE Docherty		Oppose				
FS112	Gordon C Alexander		Oppose				
FS119	Andrea Marsden		Oppose				
FS120	Christopher Marsden		Oppose				
FS128	Rob Hall		Oppose				
FS130	David & Elaine Brady		Oppose				
FS132	Jan Hadfield		Oppose				
FS136	Emma Wood		Oppose				
FS137	Ohoka Residents Association		Oppose				
237.1	Carter Group Property Limited		Rezone the land a combination of General Residential Zone (including an overlay providing for Educational facilities and retirement village activities), Large Lot Residential Zone, Local Centre Zone, and Open Space Zone.			Addressed in Hearing Stream 12D s42A Ohoka officers report	
FS3	Albert Brantley		Oppose				
FS36	J W & CE Docherty		Oppose				
FS41	David Cowley		Support in part				
FS48	Waimakariri District Council		Oppose				
FS62	Oxford Ohoka Community Board		Oppose				
FS69	Sarah Maria Brantley		Oppose				
FS70	Beverley Gail Brantley		Oppose				
FS71	Albert George Brantley		Oppose				
FS75	Edward & Justine Hamilton		Oppose				
FS84	Ohoka Residents Association		Oppose				
FS92	Transpower		Neutral				
FS98	Mary Koh		Oppose				
FS108	J W & CE Docherty		Oppose				
FS119	Andrea Marsden		Oppose				
FS120	Christopher Marsden		Oppose				
FS137	Ohoka Residents Association		Oppose				
23.1	Ngaire Wilkinson		Within ODP160, Density Area B shall achieve a minimum allotment size of 2,500m2 the average allotment area is reduced to not less than 4,000m2 and the Stormwater Management Area be included in the calculation of overall average area.	5.7.2	Reject	See relevant section of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS57	Brenda & Michael Sharpe		Support				
FS80	Christchurch International Airport Limited		Oppose in part				
FS92	Transpower		Neutral				
FS113	Macrae Land Company Ltd		Support				
FS116	Simon Higgs		Support				
FS125	Wayne U W Godfrey		Support				
244.1	David Cowley	Planning Maps	Rezone the land outlined in red on Figure 1 which is 405 Bradleys Road, 547 Mill Road, 351 Bradleys Road, and 566 Mill Road (approximately 51ha) and any other neighbouring land as appropriate (including as outlined blue on Figure 1) from Rural Lifestyle Zone to Large Lot Residential Zone (LLRZ), with minimum lot size of 2,500m ² and average lot size not less than 5,000m ² . Alternatively, rezone to LLRZ, with minimum lot size 1,000m ² and average lot size not less than 2,000m ² ; or a mix of the above zones, as appropriate.	5.8.6	Reject	See relevant section of the report	No
FS62	Oxford Ohoka Community Board		Oppose				
FS80	Christchurch International Airport Ltd		Oppose				
FS92	Transpower		Neutral				
53.1	Graham and Sue Brown	Planning Maps – General	Rezone 215 Jacksons Road Ohoka from Rural Lifestyle Zone to Large Lot Residential Zone.	5.8.4	Reject	See relevant section of the report	No
FS80	Christchurch International Airport Limited		Oppose				
409.1	Macrae Land Company	DEV-MILL-BFS1	Submitter seeks amendments to the Mill Road Development Area Built Form Standard 1 (DEV-MILLBFS1) to enable the efficient development of this area, including by ensuring there is clarity in the applicable provisions. The Mill Road Development Area was originally introduced through a private plan change which included a detailed Outline Development Plan (ODP) and site-specific zone rules. Since the plan change was approved the Ohoka area has changed, with an increase in residential development. As such, a number of the provisions rolled over for the Mill Road Development Area from the Operative District Plan create constraints or additional costs to development which are no longer necessary or appropriate to manage effects. Submitter recommends an amendment to the built form standards for site density (DEV-MILL-BFS1) and the ODP to provide that the Area A minimum lot size is 5,000m ² and the Area B minimum lot size is 2,500m ² . The submitter states there is no reason to distinguish the	5.7.2	Reject	See relevant section of the report Part of the submission was assessment in section 6.10 of the s42A Development Officers Report.	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			lot sizes within the Mill Road Development Area from the rest of the Large Lot Residential Zone, and there are similar minimum lot sizes across Ohoka, including within the adjacent Bradleys Road Development Area. The change will not increase overall density across the Development Area. Additionally, the proposed changes will also assist the council in carrying out its statutory duties under the Resource Management Act 1991 (RMA), the National Policy Statement for Urban Development, the Canterbury Regional Policy Statement, meet the requirements of section 32 of the RMA, and promote the sustainable management and efficient use of natural and physical resources in accordance with Part 2 of the RMA. Amend DEVMILL-BFS1: (and the Outline Development Plan)				
409.2	Macrae Land Company	DEV-MILL-APP1	Submitter states the Proposed District Plan lacks clarity as to the dual application of the Large Lot Residential Zone (LLRZ) and Mill Road Development Area (MILL) provisions, and does not contain confirmation that the MILL provisions prevail in the event that the provisions are inconsistent (for example, in relation to site density). Seeks such amendments as necessary to confirm that the LLRZ provisions apply, except where inconsistent with the MILL provisions. These changes will assist the Council in carrying out its statutory duties under the Resource Management Act 1991 (RMA), the National Policy Statement for Urban Development, the Canterbury Regional Policy Statement, meet the requirements of Section 32 of the RMA, and promote the sustainable management and efficient use of natural and physical resources in accordance with Part 2 of the RMA. Submitter seeks such amendments as necessary to confirm that the Large Lot Residential Zone provisions apply, except where inconsistent with the MILL provisions. Requests the provisions in the Proposed District Plan (PDP) be amended as set out in the submission and such other relief as may be required to give effect to this submission, including alternative or further amendments to objectives, policies, rules and definitions of the PDP that address the matters raised by the submitter.	5.7.2	Reject	See relevant section of the report Part of the submission was assessment in section 6.10 of the s42A Development Officers Report.	No
409.3	Macrae Land Company	General	Submitter states the Proposed District Plan lacks clarity as to the dual application of the Large Lot Residential Zone (LLRZ) and Mill Road Development Area (MILL) provisions, and does not contain confirmation that the MILL provisions prevail in the event that the provisions are inconsistent (for example, in relation to site density). Seeks such amendments as necessary to confirm that the LLRZ provisions apply, except where inconsistent with the MILL provisions. These changes will assist the Council in carrying out its statutory duties under the Resource Management Act 1991 (RMA), the National Policy Statement for Urban Development, the Canterbury Regional Policy Statement, meet the requirements of Section 32 of the RMA, and promote the sustainable management and efficient use of natural and physical resources in accordance	5.7.2	Reject	See relevant section of the report Part of the submission was assessment in section 6.10 of the s42A Development Officers Report.	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			with Part 2 of the RMA. Submitter seeks such amendments as necessary to confirm that the Large Lot Residential Zone provisions apply, except where inconsistent with the MILL provisions. Section 6.10 Deferred to rezoning hearing 12 No 377 Requests the provisions in the Proposed District Plan (PDP) be amended as set out in the submission and such other relief as may be required to give effect to this submission, including alternative or further amendments to objectives, policies, rules and definitions of the PDP that address the matters raised by the submitter				
FS57	Brenda & Michael Sharpe						
FS67	Peter & Diane Graham						
FS109	Edward Jenkins						
FS113	Macrae Land Company Ltd						
FS116	Simon Higgs		Support				
FS134	Wayne Godfrey	General	Support				
289.1	Laurie and Pamela Richards	DEV-MILL-BFS2	Amend DEV-MILL-BFS2 to include new standards: <u>"(4) The integrity of the Mill Road ODP roading network shall be maintained to enable future subdivision of other land serviced by the roading network in the manner anticipated by the ODP.</u> <u>(5) Any subdivision application shall include the written approval of any other land owners within the Mill Road ODP where the application may adversely affect the land owner's ability to service future residential development of their land in the manner anticipated by the ODP."</u> Amend DEV-MILL-BFS2 to include an Advice Note: "Notification: An application for a non-complying activity under DEV-MILLBFS2 (4) and (5) this rule is precluded from being publicly notified, but may be limited notified, including to other land owners within the Mill Road ODP who might be adversely affected by the application"	5.7.2	Reject	See relevant section of the report Part of the submission was assessment in section 6.10 of the s42A Development Officers Report.	No
289.2	Laurie and Pamela Richards		Amend the Mill Road Outline Development Plan as may be required to support amendment to the above rules or give effect to the intent of this submission.	5.7.2	Reject	See relevant section of the report	No
289.3	Laurie and Pamela Richards		Amend relevant objectives and policies as may be required to support amendment to the above rules. Such other alternative amendments, additional amendments, deletions, or additions that are necessary or appropriate.	5.7.2	Reject	See relevant section of the report	No

Table B 5: Recommended responses to submissions and further submissions Rezoning Waikuku

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
112.1	Kristen Reid and Jason Patterson	Planning Maps – General	Seek drainage / retention pond for the village storm water with native planting for a sanctuary for native bird species and a beautiful outlook from Park Terrace (refer to attachment for map of proposal). Submission details included changing of property from Rural to LLRZ.	5.13.6	Reject	See relevant section of the report	No
188.1	Martin Pinkham	LLRZ - Large Lot Residential Zone - General	Delete the proposed Waikuku Large Lot Residential Zone Overlay on Gressons Road.	5.13.4	Reject	See relevant section of the report	Yes
211.1	B and A Stokes	Planning Maps – General	Rezone 81 Gressons Road and 1375 Main North Road to Large Lot Residential Zone from Rural Lifestyle Zone. Adopt and include the Outline Development Plan (refer to Appendix 8 in the full submission).	5.13.4	Accept	See relevant section of the report	Yes
FS79	Ravenswood Developments Ltd		Support				
286.14	Z Energy	Planning Maps – General	Support zoning of Z Waikuku Service Station as Large Lot Residential Zone.	5.13.2	Accept	See relevant section of the report	No

Table B 6: Recommended responses to submissions and further submissions Rezoning Fernside

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
189.1	Martin Pinkham	LLRZ - Large Lot Residential Zone - General	Extend the existing Fernside Large Lot Residential Zone to O'Roarkes Road on the south side of Johns Road (refer to full submission for map).	5.9.8	Reject	See relevant section of the report	No
236.1	Rick Allaway and Lionel Larsen	Planning Maps – General	<u>Preferred relief:</u> Rezone 181, 201, 255, 257, 259, 261, 263, 265, 267, 271, 285, 305, 311, and 315 Lehmans Road, Fernside ('the site') from Rural Lifestyle Zone (RLZ) to Large Lot Residential – Specific Control Area Density 2, with a minimum net site area 1000m ² and minimum average net site area 1500m ² (or similar). Amend Large Lot Residential Zone (LLRZ) to Large Lot Residential – Specific Control Area Density 1, with minimum net site area 2500m ² and minimum average net site area 5000m ² . Amend provide for some higher density residential development within the site, location and suitability to be addressed as part of master planning and Outline Development Plan (ODP). Any further or alternative amendments to be consistent with and give effect to the intent of this submission 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 (when it becomes law).	5.9.2	Reject	See relevant section of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			<u>Alternative relief:</u> Rezone 181, 201, 255, 257, 259, 261, 263, 265, 267, 271, 285, 305, 311, and 315 Lehmans Road, Fernside from RLZ to Low Density Residential Zone; or General Residential Zone (GRZ); or LLRZ (density standards as per notified Proposed District Plan; or a mix of any of and Large Lot Residential – Specific Control Area Density 2, with a minimum net site area 1000m2 and minimum average net site area 1,500m2 (or similar), Large Lot Residential – Specific Control Area Density 1 (minimum and minimum average lot sizes 2,500m2 and 5,000m2 respectively, Low Density Residential (minimum and minimum average lot sizes 1,000m2 and 1,500m2 respectively, or GRZ. Amend provide for some higher density residential development within the site, location and suitability to be addressed as part of master planning and ODP. Any further or alternative amendments to be consistent with and give effect to the intent of the alternative relief and the intent of the submission and the interests of the submitter, including amendments to give effect to the requirements of the Enabling Housing Supply and Other Matters Resource Management Amendment Act.				
FS28	Damian & Sarah Elley		Support				
FS30	Kim Manson & Neihana Kuru		Support				
FS31	Ross Fraser		Support				
FS32	L N R deLacy		Support				
FS33	Louise Marriott		Support				
FS4	Malcolm Dartnell		Support				
FS92	Transpower		Neutral				
FS110	Waka Kotahi NZ Transport Agency		Oppose				
7.1	Jesse Herschell	Planning Maps – General	Rezone 561 Johns Road to Large Lot Residential Zone.	5.9.4	Reject	See relevant section of the report	No

Table B 7: Recommended responses to submissions and further submissions Rezoning Mandeville and Swannanoa

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
8.1	Andrew Mcallister	LLRZ - Large Lot Residential Zone	Rezone 1275 Tram Road, Swannanoa as Large Lot Residential Zone Overlay.	5.3.8	Reject	See relevant section of the report	No
8.2	Andrew Mcallister	LLRZ - Large Lot Residential Zone	Include property in the Large Lot Residential Zone Overlay.	5.3.8	Reject	See relevant section of the report	No
136.1	Renee Marie Morrow	General	Retain Large Lot Residential zoning of Swannanoa as notified	5.3	Accept	See relevant section of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
200.1	Clifford Sinclair Bishop and Hope Elizabeth Hanna	LLRZ - Large Lot Residential Zone - General	Extend the existing Mandeville Large Lot Residential Zone to Whites Road on the south side of Tram Road (refer to full submission for map).	5.3.8	Reject	See relevant section of the report	No
225.1	Darrell O'Brien	LLRZ-General	Extend the existing Mandeville Large Lot Residential Zone eastward along the south of Tram Road up to Whites Road, as shown on the map in the submission.	5.3.8	Reject	See relevant section of the report	No
232.1	Adrian Selwyn Meredith	LLRZ-General	Extend Mandeville Large Lot Residential Zone to Whites Road on the south side of Tram Road (refer to full submission for map).	5.3.8	Reject	See relevant section of the report	No
247.1	Richard Black	Planning Maps – General	Rezone 82 Ohoka Meadows Drive from Rural Lifestyle Zone to Large Lot Residential Zone, and other neighbouring properties as appropriate, namely 83 Ohoka Meadows Drive and 859 Tram Road.	5.3.2	Reject	See relevant section of the report	No
247.2	Richard Black	LLRZ-General	Rezone 82 Ohoka Meadows Drive from Rural Lifestyle Zone to Large Lot Residential Zone, and other neighbouring properties as appropriate, namely 83 Ohoka Meadows Drive and 859 Tram Road.	5.3.2	Reject	See relevant section of the report	No
265.1	Richard and Simone Black	LLRZ-General	Amend the mapped Large Lot Residential Zone in Mandeville to include the remainder of 82 Ohoka Meadows Drive.	5.3.2	Reject	See relevant section of the report	No
269.1	Mark Lupi	LLRZ-General	Extend the Large Lot Residential Zone in Mandeville to Whites Road on the south side of Tram Road (refer to full submission for map).	5.3.2	Reject	See relevant section of the report	No
296.1	Malcolm Taylor	Planning Maps – General	Rezone the site at 1136-1160 Tram Road, 121-143 Wards Road and 490-494 No 10 Road from Rural Lifestyle Zone to Large Lot Residential Zone, to allow for allotment sizes in line with zoning of adjoining areas to the south and east around Mandeville.	5.3.4	Reject	See relevant section of the report	No
<i>FS92</i>	<i>Transpower</i>		<i>Neutral</i>				
317.1	Kevin Augustine and Diann Elizabeth Jones	Planning Maps – General	Identify Mandeville North as a location for future Large Lot Residential development. Delete the Mandeville Growth Boundary or at least moved north on the western side of Wards Road. Rezone 121 Wards Road Large Lot Residential Zone. Introduce some flexibility into the way the Council interprets its regulations.	5.3.6	Reject	See relevant section of the report	No
32.1	Peter and Lizzy Anderson	Planning Maps – General	Rezone 1 Tupelo Place, Swannanoa, to Large Lot Residential Zone. Insert a new Outline Development Plan for the site in Part 3 Development Areas.	5.1.3	Reject	See relevant section of the report	No
<i>FS82</i>	<i>Rolleston Industrial Developments Ltd; Carter Group Property; and CSI Property Ltd</i>		<i>Support</i>				
172.1	Oxford-Ohoka Community Board	Planning Maps – General	Support Large Lot Rural Residential Zones in Mandeville keeping with the rural feel of the area. Support development of land on the southern side of Tram Road adjacent to existing development. Seek San Dona is treated similar to the rest of Mandeville.	5.3.2	Reject	See relevant section of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS25	Peter and Lizzy Anderson		Oppose in part				
185.1	Martin Pinkham	LLRZ - Large Lot Residential Zone - General	Delete the proposed Swannanoa Large Lot Residential Zone Overlay on the corner of Tram Road and Two Chain Road.	5.3.12	Accept	See relevant section of the report	Yes
FS 25	Peter and Lizzy Anderson		Oppose				
187.1	Martin Pinkham	LLRZ - Large Lot Residential Zone - General	Extend the existing Mandeville Large Lot Residential Zone to Whites Road on the south side of Tram Road (refer to full submission for map).	5.3.8	Reject	See relevant section of the report	No
327.1	Matt Pidgeon	LLRZ-General	Extend the existing Mandeville Large Lot Residential Zone to Whites Road on the south side of Tram Road (refer to full submission for map).	5.3.8	Reject	See relevant section of the report	No
328.1	Beth Suzanne Warman	LLRZ-General	Extend the existing Mandeville Large Lot Residential Zone to Whites Road on the south side of Tram Road.	5.3.8	Reject	See relevant section of the report	No
329.1	Margaret Boyd Pierson	LLRZ-General	Extend the existing Mandeville Large Lot Residential Zone to Whites Road on the south side of Tram Road (refer to full submission for map).	5.3.8	Reject	See relevant section of the report	No
393.1	Lisa Anne Reidie	Planning Maps – General	Retain Large Lot Residential zoning for 1 Truro Close.	5.3	Accept	See relevant section of the report	No

Table B 8: Recommended responses to submissions and further submissions Rezoning Woodend, Kaiapoi, Oxford and Rangiroa

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
Woodend rezoning submissions							
263.1	Paul Marambos	Planning Maps – General	Rezone the area from 219 and 221 Gladstone Road up to the Copper Beach development and as far north as the Pegasus golf course development (see map below) as Residential 4A.	5.12.4	Reject	See relevant section of the report	No
29.1	Gary and Helen Roberts	Planning Maps – General	Rezone 14 Gatehouse Lane from rural 10-acre block into two five-acre Large Lot Residential Zones.	5.12.10	Reject	See relevant section of the report	No
FS79	Ravenswood Developments Ltd		Support				
190.1	Martin Pinkham	LLRZ - Large Lot Residential Zone - General	Extend the existing East Woodend Large Lot Residential Zone west of the proposed Woodend Bypass (refer to full submission for map).	5.12.8	Reject	See relevant section of the report	No
FS 79	Ravenswood Developments Ltd		Support				
299.1	Crichton Developments Ltd	Planning Maps – General	Amend Planning Maps to rezone 145 and 167 Gladstone Road, Woodend from Rural Lifestyle Zone to Large Lot Residential Zone.	5.12.6	Reject	See relevant section of the report	No
Kaiapoi rezoning submissions							

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
264.1	Daniel and Penelope Abel	Planning Maps – General	Rezone properties in the block to Large Lot Residential Zone.	5.14.2	Reject	See relevant section of the report	No
315.1	Clare Price and Patrick Pfeifer	Planning Maps – General	Rezone land at 537, 553, 565, 567, 535 and 545 Williams Street Kaiapoi from Rural Lifestyle Zone to Large Lot Residential Zone.	5.14.4	Reject	See relevant section of the report	No
Oxford rezoning submissions							
37.1	Jamie Robert Tapp	LLRZ-General	Allow Large Lot Residential Zone Overlay across entirety of 3025 Oxford Road.	5.10.2	Reject	See relevant section of the report	No
250.1	Survus	LLRZ-General	Rezone Large Lot Residential Zone (LLRZ) Overlay areas to LLRZ. Provide additional provision for Large Lot Residential development and zone suitable areas, or otherwise apply a LLRZ Overlay, including, but not limited to, township edge locations, rural residential areas in the Waimakariri Rural Residential Development Plan 2019, and areas adjoining existing Settlement Zones or LLRZ. Provide for Large Lot Residential densities of between 1 to 7 households per ha, with average densities determined on a case-by-case basis having regard to local circumstances.	5.11.2	Reject	See relevant section of the report Note that this submission was only assessed against the proposed Oxford LLRZO rezoning for Ashley Road.	No
301.1	Survus	LLRZ-General	Rezone the western portion of 22 Harewood Road, Oxford (refer to full submission for map) to Large Lot Residential Zone (LLRZ), or otherwise apply a LLRZ Overlay. Amend the relevant LLRZ provisions, including objectives and policies, to facilitate this. Seek further or alternative amendments to be consistent with, and give effect to, the intent of this submission and the interests of the submitter.	5.10.4	Reject	See relevant section of the report	No
FS 24	Claudia & Geoff Mehrrens		Support				
301.2	Survus	Planning Maps – General	Rezone the western portion of 22 Harewood Road, Oxford (refer to full submission for map) to Large Lot Residential Zone (LLRZ), or otherwise apply a LLRZ Overlay.	5.10.2	Reject	See relevant section of the report	No
FS24	Claudia & Geoff Mehrrens		Support				
Rangiora							
30.1	Nicky Cassidy	General	Rezone 3.3681ha (22) Marchmont Road property from Rural Lifestyle Zone (RLZ) to Large Lot Residential Zone (LLRZ) to allow subdivision. The eastern side of Golflinks Road has been rezoned to residential and this land is likely to be developed more intensely. Proposes a buffer zone between this development and current rural zoning. The size, soil quality, and specifics of the submitter's property are difficult for farming use and would not be of good value. Rezoning this, and similar properties from RLZ to LLRZ would allow for more market options, and drive interest in area. Rezone the areas on the fringe, or within a certain distance from Residential Zones, from Rural Lifestyle Zone to Large Lot	5.15.2	Reject	See relevant section of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested (Summary)	Section of this Report where Addressed	Officer’s Recommendation	Officers’ Reasons/Comments	Recommended Amendments to Proposed Plan?
			Residential Zone. It is a good option to consider for the area around the golf course.				
FS39	Marcus Obele		Oppose				
FS90	Rachel Hobson & Bernard Whimp		Support				

Appendix C. RRDS Growth Directions

Swannanoa

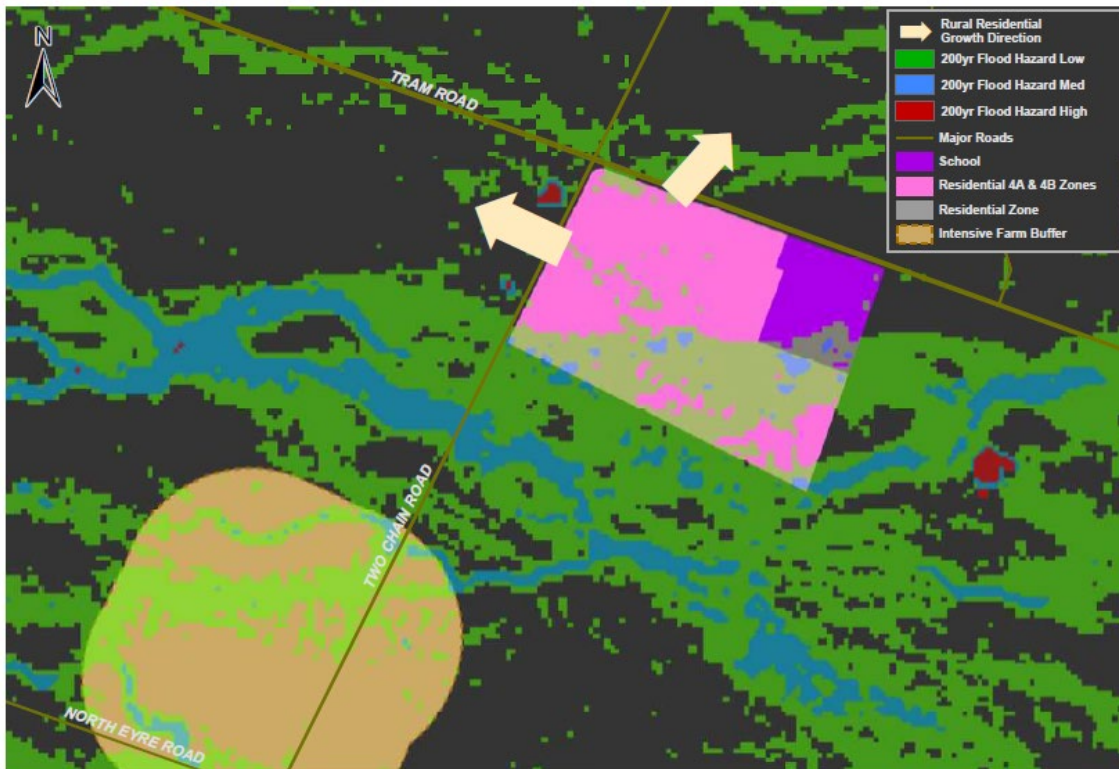


Figure 4: Swannanoa rural residential growth direction

Oxford

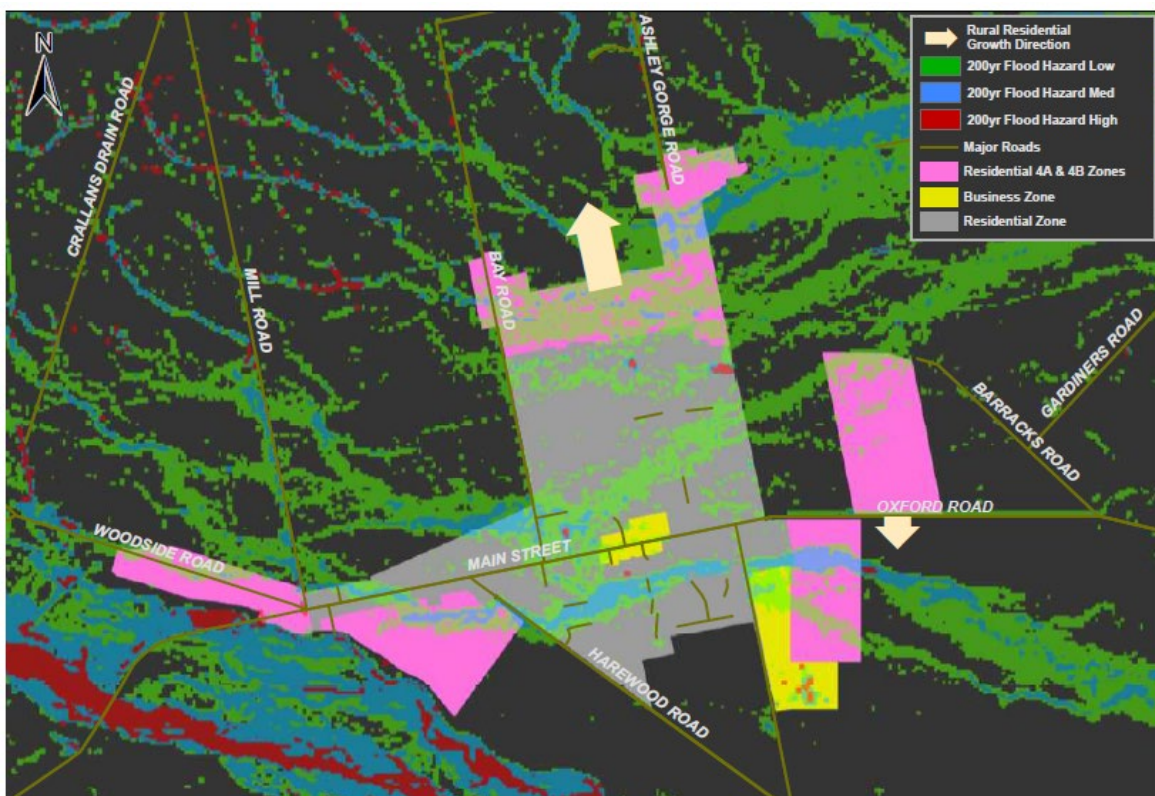


Figure 6: Oxford rural residential growth directions

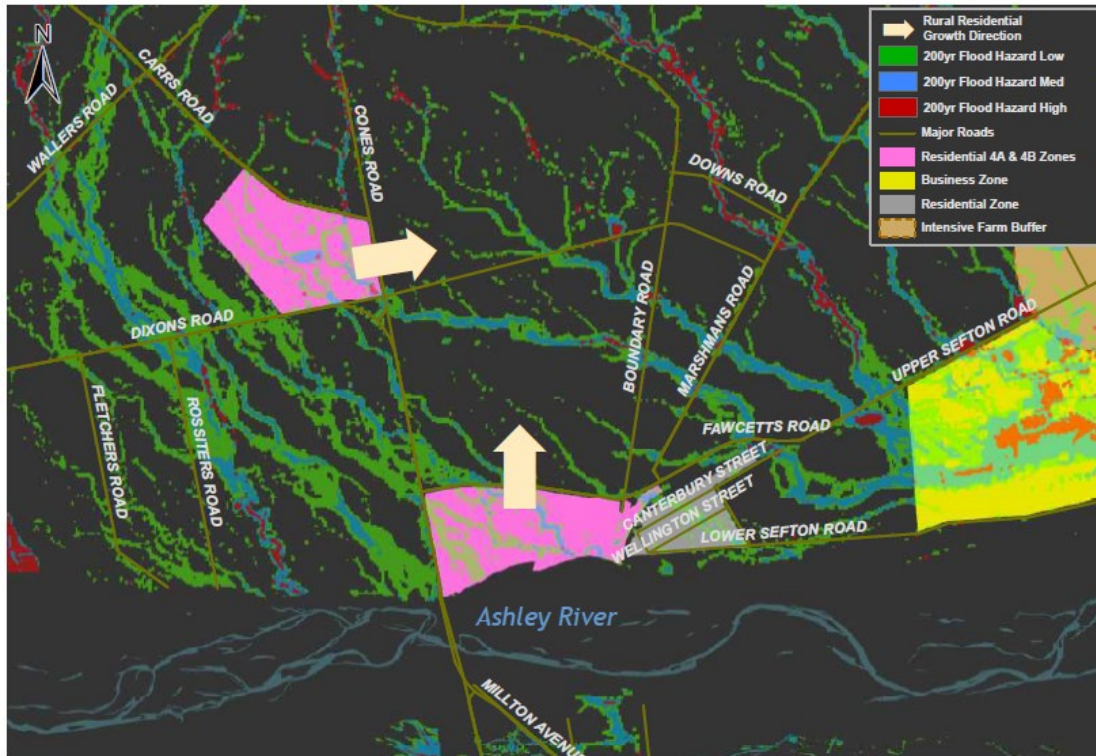
Ashley/Loburn

Figure 8: Ashley / Loburn rural residential growth directions

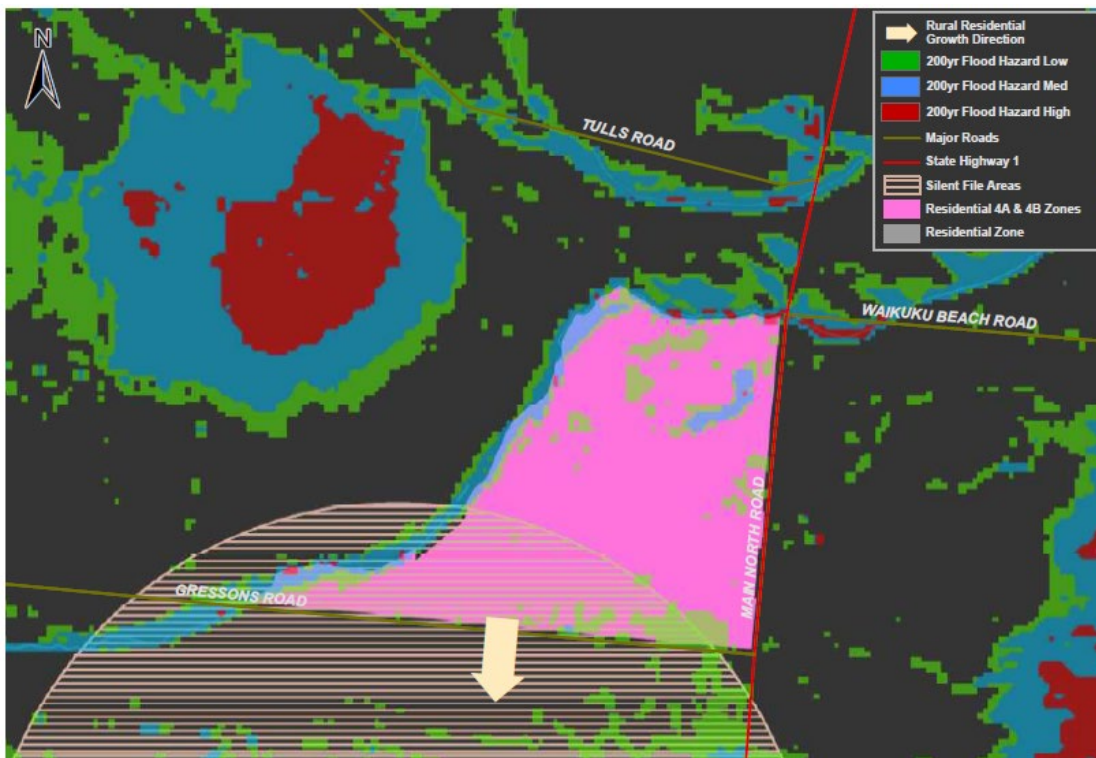
Gressons Road (Waikuku)

Figure 10: Gressons Road rural residential growth direction

Appendix D. Engineering Assessments

Appendix E. Mandeville and Ohoka Wastewater Modelling Memo

Appendix F. Transport Assessments

Appendix G. Flooding Assessments- Jacobs Report

Appendix H. Natural Hazards Assessments – GNS Report

Appendix I. Landscape Assessments

Appendix J. Economic Assessment

Appendix K. Cultural Advice Report

Appendix L. Ecological Assessments

Appendix M. HPL Consideration for Overlays

Appendix N. Rural Productive Review for 25 Ashley Gorge Road, Oxford

Appendix O. 2014 NZEnvC 119 Richard Black vs Waimakariri District Council

Appendix P. 2014 NZEnvC 83 Blue Grass Limited and Others VS Dunedin City Council

Appendix Q. Report Author's Qualifications and Experience

I hold the following qualifications: Master of Science (Waikato University). I am an associate member of the New Zealand Planning Institute. I have over 30 years' experience in working as a Planner for local and central government and a consultancy, and as an Environmental Scientist.

My work experience includes, amongst other matters:

- Research Environmental Scientist¹⁷⁹,
- Preparation and processing of regional and district resource consents,
- Author and technical support on various regional and district plans:
 - o Bay of Plenty Regional Council Water and Land Plan;
 - o Bay of Plenty Regional Council On-site Effluent Treatment Regional Plan¹⁸⁰; and
 - o Waimakariri Proposed District Plan.
- Preparation of Local Government policy, and various sections within the Rotorua District Annual Plan and Long-Term Plan,
- Expert witness in the Environment Court,
- Management Planner, Department of Conservation:
 - o Wellington Conservation Management Strategy;
 - o East Coast Hawkes Bay Conservation Management Strategy;
 - o Nga Whakahaere Conservation Management Strategy; and
 - o Te Hauturu-o-Toi Management Plan.

I have been employed by the Waimakariri District Council since November 2019 as a Principal Policy Planner within the Development Planning Unit Team. I was the Section 32 author for the Natural Character of Freshwater Bodies, Special Purpose Zone (Pegasus Resort), Financial Contributions Variation 2, and Airport Noise Qualifying Matter Variation 1.

I was the Section 42A author for Strategic Directions, Urban Form and Development, Rural Zones, and Subdivision Rural.

¹⁷⁹ Landfill gas and recyclable materials in road construction

¹⁸⁰ Lead author

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