

**BEFORE THE WAIMAKARIRI DISTRICT COUNCIL
HEARINGS PANEL**

IN THE MATTER OF Submissions and Further
submissions by Miranda Hale
(submitter 246) on the Proposed
Waimakariri District Plan.

AND

IN THE MATTER OF the Strategic Directions Chapter.

**STATEMENT OF EVIDENCE OF IVAN THOMSON ON BEHALF OF
MIRANDA HALE**

28 April 2023

INTRODUCTION

1. My full name is Ivan Thomson and I hold the position of Senior Planner with Aston Consultants.
2. I have a Master's Degree in Urban and Regional Planning (M.Phil) from Reading University in England. I have 40 years' post graduate experience in urban and regional planning, and I am a Fellow Member of the New Zealand Planning Institute.
3. My experience includes 30 years at the Christchurch City Council including 12 years' involvement with preparation, hearings and appeals for the former Christchurch City Plan, four years leading an Area Plans program, with the remainder of my time there being in a leadership/management role, including the Christchurch Replacement District Plan.
4. I confirm that I have read the Code of Conduct for Expert Witnesses contained in Part 9 of the Environment Court Practice Note 2023, and that I agree to comply with it. I also confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person.

STATEMENT OF EVIDENCE

5. Miranda Hale ('the submitter') lodged submissions on both the Proposed Waimakariri District Plan (PWDP) and Variation 1 to that Plan (V1) requesting the rezoning of 5.57 hectares of land in West Rangiora for urban residential purposes. The area sought for rezoning is shown in Figure 1 below. The entire site is within the West Rangiora Development Area and the hearing on the merits of the proposed rezoning is tentatively scheduled for February 2024.
6. As well as the rezoning request, the submission requested amendments to the Strategic Directions Chapter which are attached at Appendix 1, as well as amendments to the Narrative accompanying the Development Plan.
7. I have examined the recommendations of the reporting officer and note that a number of

amendments have been recommended to the Panel, all of which are consistent with the relief sought in the Submission. Of particular importance for the submitter, UFD-P6 has been amended to refer to West Rangiora as an identified new development area.

8. I note that the request for UFD-01 to provide for (***At least sufficient feasible development capacity***) for residential activity ***in each township*** has not been accepted in full. In my opinion providing at least sufficient capacity within each township provides a link back to Section 2.10 of the Waimakariri 2048 District Development Strategy, especially for managing growth under the Resource Management Act with infrastructure planning and intended function of the individual settlements under the Local Government Act.
9. The submission also opposed the proposed certification process but that is the subject of a later hearing.
10. The Hales further submission opposes a number of submissions which seek greater policy restrictions on use of HPL/Class 1-3 soils (ECAN, Christchurch City Council, Federated Farmers, Horticulture NZ). I note that the s42A report advice that the issue of HPL will be addressed within the Section 42A report for the Rural zones (Stream 6, October 2023). In any case, the Hale land is not HPL as defined in the NPS-HPL. It is zoned Rural Lifestyle in the PWDP and exempted under Clause 3.7 bii); and also exempted under Clause 7bi) because it is a Future Development Area i.e. identified for future development.
11. Overall, I support the recommendations of the Reporting Officer as far as the relief sought by the Submitter is concerned.

APPENDIX 1

Requested changes to Urban Form provisions recommended to be accepted in Section 42A report highlighted in yellow.

Part 2 – District Wide Matters.

Strategic Directions

SD-02

Urban development and infrastructure that:...

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

UFD-O1

Feasible development capacity for residential activities

At least s*Sufficient feasible development capacity for residential activity in each township to meet specified housing bottom lines, a wide range of housing types, sizes and densities and a changing demographic profile of the District as follows:...**{updated housing capacity bottom lines}***

UFD-O2

Feasible development capacity for commercial activities and industrial activities

At least s*Sufficient feasible development capacity to meet commercial and industrial development demand.*

UFD-P6

Mechanism to release Residential Development Areas

*The release of land within the identified new development areas of Kaiapoi, **West Rangiora**, North East Rangiora and South East Rangiora occurs in an efficient and timely manner **via a certification process to that enables** residential activity to meet **or exceed** short to medium-term feasible development capacity and achievement of housing*