

**BEFORE INDEPENDENT HEARING COMMISSIONERS APPOINTED BY THE
WAIMAKARIRI DISTRICT COUNCIL**

IN THE MATTER OF

The Resource Management Act 1991 (**RMA** or
the Act)

AND

IN THE MATTER OF

Hearing of Submissions and Further
Submissions on the Proposed Waimakariri
District Plan (**PWDP** or **the Proposed Plan**)

AND

IN THE MATTER OF

Hearing of Submissions and Further
Submissions on Variations 1 and 2 to the
Proposed Waimakariri District Plan

AND

IN THE MATTER OF

Submissions and Further Submissions on the
Proposed Waimakariri District Plan by
Doncaster Developments Limited

**EVIDENCE OF CHRISTOPHER JAMES PREBBLE
ON BEHALF OF DONCASTER DEVELOMENTS LIMITED
REGARDING HEARING STREAM 12E**

DATED: 2 August 2024

Presented for filing by:
Margo Perpick
Saunders & Co
PO Box 18, Christchurch
T 021 311 784
margo.perpick@saunders.co.nz

INTRODUCTION

- 1 My name is Christopher James Prebble.
- 2 I am a Development Manager at Suburban Estates Limited (**Suburban**).
Doncaster Developments Limited (**Doncaster**) is a subsidiary of Suburban Estates Limited.
- 3 I have expertise in land surveying and land development, having served as a Senior Surveyor with land development consultant Davis Ogilvie and Partners for a decade. I currently hold the position of Development Manager at Christchurch-based Land Development Company Suburban Estates Ltd and have done so for the last twelve years.
- 4 My experience in development over the last 22 years covers the full range from residential development through to industrial development. I have been involved in the development of over 2000 sections throughout New Zealand.

SCOPE OF EVIDENCE

- 5 In my evidence I address the following matters:
 - (a) My involvement in the rezoning proposal for Doncaster Developments Limited.
 - (b) My experience in undertaking land development projects.
 - (c) My support for the notified rezoning of the Doncaster Site in north west Rangiora from Residential 4A Zone, to Medium Density Residential Zone (**MDRZ**) under the PWDP; and
 - (d) My response to the s42A officers' report regarding the proposed rezoning of Doncaster Developments Limited.

CONTEXT

- 6 Doncaster is seeking to rezone approximately 11.6 ha of land in northwest Rangiora (**the Site**) to MDRZ in the PWDP, with an Outline Development Plan (**ODP**) applied to the site.
- 7 The rezoning would enable an approximate yield of 174 households at a density of 15 lots per hectare. Although the area of land that Doncaster owns

is 11.6 ha, a portion of land running parallel to Parrott Road is occupied by two sets of pylons. Along the eastern pylons there is a no-build setback of about 25m from the centreline of the pylons and I would expect the same treatment to be applied to the western set of pylons. With that in mind, the developable area for housing is reduce to about 8 ha. I would expect the density calculations to exclude the no-build area, therefore resulting in about 8 ha of developable land at 15 lots per hectare, producing a yield of about 120 residential lots.



INVOLVEMENT IN THE REZONING PROPOSAL FOR DONCASTER DEVELOPMENTS LIMITED, RANGIORA

- 8 Doncaster purchased the Site at northwest Rangiora in 2010, with the intention of providing residential development that meets the evolving needs of the local community.
- 9 Since the purchase, we have undertaken detailed planning and design work to ensure the development aligns with the district's growth strategy.

- 10 We have engaged with expert consultants and the community to incorporate feedback into our development plans.
- 11 We have also completed necessary environmental assessments to ensure sustainable development.
- 12 I am confident that Doncaster/Suburban has the experience and financial capability to undertake a high-quality residential development on this Site.

EXPERIENCE IN UNDERTAKING LAND DEVELOPMENT PROJECTS

- 13 Doncaster/Suburban has the experience and expertise to deliver good quality residential land developments and has done so throughout Greater Christchurch for over 60 years.
- 14 Doncaster has an excellent compliance record and has never been subject to an abatement notice, compliance or enforcement actions under the RMA. Furthermore, it has an excellent track record in providing quality housing.
- 15 Doncaster is a subsidiary of Suburban Estates Ltd, which has been in existence since 1957. Suburban is one of the leading and oldest land development companies in the Greater Christchurch Area and has developed over 8000 sections in that time. Suburban is currently developing residential sections in all 3 districts of Greater Christchurch. Suburban's approach is to develop land in a controlled and responsible manner. It does not actively pursue the development of land if it does not fit within the parameters of sound environmental planning.
- 16 Suburban recently completed the highly sought-after premium subdivision, Prevelles, in Prebbleton. This well planned and thoughtfully designed development yielded 130 desirable residential sections, creating an exceptional living environment. The project, executed in two stages, was completed over a span of two years.
- 17 In 2016, Doncaster successfully completed the Arlington Park residential development in Rangiora, located within the Waimakariri District. The project, spanning five years and executed in five stages, provided over 200 new sections with a variety of lot sizes ranging from 400m² to 800m². Additionally, the development enhanced community amenities by including a central

neighbourhood recreation reserve, a commercial area, and a preschool, effectively catering to the diverse needs and demands of the local population.

RESPONSE TO THE S42A OFFICERS REPORT

18 In this section I respond to the s42A Officer Report by reference to the paragraph number in that report.

19 **At para 368** – the Officer Report comments that “An upper bound of 200m² lot sizes, resulting in about 474 additional lots. This represents an MDRS scenario”. I understand the intention and calculations behind the upper bounds of 200m² and 474 additional lots, but I do not agree that these numbers are a viable outcome for any residential development in this area.

20 In my experience, and from working in the Waimakariri District and other fringe areas around Canterbury, typical Medium Density Residential developments need to be well thought out with a mixture of sizes and shapes that align with good urban design principles and meet the various demands of the market. Several different factors need to be accounted for when developing MDR. Some of these factors are:

- **Community:** The lot size of 200m², if applied over the entire Site, is too small to create a liveable and sustainable community. Such high density could lead to overcrowding, insufficient open spaces, and a lack of privacy for residents. This would ultimately detract from the quality of life for the community.
- **Market:** Based on our extensive experience in land development, we have observed that there is a preference for larger lots in the Rangiora area. Buyers are often looking for properties with more space for gardens, outdoor activities, and parking. 200m² lot sizes do not align with market preferences, potentially making the development less attractive to potential buyers.
- **Environmental:** Smaller lots typically lead to higher impervious surface areas, increasing stormwater runoff and potential flooding risks. Managing these environmental impacts would require careful planning and additional investment in stormwater management systems.

- Aesthetics: Larger lots provide the opportunity for more aesthetically pleasing developments with varied housing designs and more substantial landscaping. This contributes to the overall character and appeal of the neighbourhood, promoting a sense of community and well-being.

CONCLUSION

21 In conclusion I suggest there needs to be a balanced density producing an average of 15 lots per hectare, with a mixture of section sizes and shapes. This will help provide better liveability and meet market demand for the area. A more moderate density approach would be better suited to achieving the desired outcomes for both the community and the developers.

22 Thank you for the opportunity to present my evidence.

Chris Prebble
2 August 2024