

**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**

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**SUPPLEMENTARY EVIDENCE OF PATRICIA HARTE  
IN RESPONSE TO OFFICER REPORT  
ON BEHALF OF DONCASTER DEVELOPMENTS LIMITED  
REGARDING HEARING STREAM 12E**

DATED: 2 August 2024

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## INTRODUCTION

- 1 My name is Patricia Harte.
- 2 I have prepared a statement of evidence regarding Hearing Stream 12E in support of the submissions of Doncaster Developments Limited (**Doncaster**) to rezone approximately 11 ha in north west Rangiora, adjoining Lehmans Road from Residential 4A Zone to Medium Density Residential Zone (**MRZ**) subject to an Outline Development Plan (**ODP**) through the Proposed Waimakariri District Plan (**PWDP**) and Variation 1 to the PWDP.
- 3 My qualifications and experience are set out in that statement. I confirm that this supplementary statement of evidence is also prepared in accordance with the Environment Court's Code of Conduct.
- 4 On 22 July 2024 the Waimakariri District Council (**Council**) released an Officer Report for Hearing Stream 12E prepared under section 42A of the RMA containing an analysis of submissions seeking residential rezoning and recommendations in response to those submissions (**Officer Report**).
- 5 The Officer Report recommends that the Doncaster rezoning submission be rejected. My supplementary evidence is filed in response to that Report.

## SCOPE OF SUPPLEMENTARY EVIDENCE

- 6 In my supplementary evidence I address the following matters:
  - (a) those parts of the Officer Report that address matters within scope of my expertise, with particular emphasis on matters where there is a difference of view between myself and the Officer Report.
- 7 In preparing my supplementary evidence I have:
  - (a) Reviewed the Officer Report and the Appendices to that Report relevant to my area of expertise;
  - (b) Reviewed my evidence in chief filed earlier on behalf of the Submitters;

## **CONTEXT AND APPROACH**

- 8 As mentioned, the Officer Report recommends decline of the Doncaster rezoning submission. A range of reasons are given for this recommendation, some of which relate to my area of expertise.
- 9 The approach I have adopted in this supplementary statement of evidence is to identify those parts of the Officer Report (including Appendices attached to that Report) where I disagree with the Officer Report and to explain my reasons for disagreement.

## **RESPONSE TO OFFICER REPORT**

10. The matters raised or addressed in the section 42A Report that I wish to provide supplementary evidence on are:
- Support for rezoning
  - Zoning and density of development
  - Access management
  - Revised Outline Development Plan

### **Support for rezoning**

- 10 Firstly, I support the approach of Mr. Wilson involving stepped consideration of higher-level policy in assessing proposed rezonings. In particular I agree that the restrictions in the current CRPS limiting new residential development only to areas identified on Map A is dated and does not provide for the necessary supply of land. I also agree that the proposed Medium density zoning has potential to provide for substantial development capacity, especially as pointed out by Mr. Wilson that this is the only quadrant of Rangiora to not have proceeded with a development area. I also agree that this land is required to meet housing demands and that it will become an extension of the well-functioning environment of Rangiora.

### **Zoning and density**

- 11 When Doncaster made the submission there was a level of uncertainty by the submitters as to what zoning would be appropriate and so the more conservative General Residential zone was chosen. However, when evidence in chief was prepared they were open to the flexibility provided by the Medium Density Residential zone provisions. I agree that MDR zoning is the most appropriate for this site as it provides a range of housing options all within a single development. I also agree with Mr. Wilson that the General Residential

zone would make it very difficult to meet the minimum density requirements for development areas.

#### **Access management**

- 12 Mr. Gregory and Mr. Wilson have recommended “access management” which I understand would prevent vehicle access onto Parrott Road which is intended to be an arterial road. While that approach may be appropriate in some situations, that management is unnecessary for the Doncaster development as the residential area is quite removed from Parrott Road and the transmission lines. However, I acknowledge that the proposed ODP does have light green colouring either side of the road linking Parrott Street with the main residential area. This is not intended and the colouring needs to be removed from the ODP.

#### **Revised outline development plan**

- 13 Aurecon (Regan Smith) has prepared a revised outline development plan for the area -refer **Attachment 1 below**. This revised plan is intended to replace the existing Northwest Rangiora ODP which extends further east and south and provides for the Arlington commercial area. As these areas have been developed there is no longer a need to retain an ODP over these areas. Accordingly the revised ODP only deals with the Doncaster area. There are no rules or built-form standards associated with ODP.

#### **CONCLUSION**

- 14 Thank you for the opportunity to present my evidence.

Patricia Harte  
2 August 2024

## ATTACHMENT 1: PROPOSED AMENDMENTS TO PWDP

The Northwest Development Area provisions in the Proposed District Plan are proposed to be amended to recognise that the land in the southern and western section of the ODP area have been fully developed in accordance with the NWR-ODP. The amended Northwest Rangiora Development covers the remaining undeveloped land between Parrott Road and Lehmans Road Area. The amended NWR-Northwest Development Area is to be inserted in Part 3 – Area specific matters / Wāhanga waihanga – Development Areas / Existing Development Areas.

The following text (*italics*) is the same as contained in the NWR- Northwest Development Area provisions in Proposed District Plan with the exception of two deletions referring to development that has already occurred, namely *A more detailed Outline Development Plan has been prepared for inclusion in the Development Area provisions and is attached in the Appendix.*

### ***NWR- Northwest Development Area***

#### ***Introduction***

*The Northwest Rangiora Development Area is located to the east of Lehmans Road and to the south of the Rangiora Race Course. The National Grid lines run along the southeastern boundary of the development area. The area is a Medium Density Residential Zone that provides for medium residential activities.*

*Key features of the DEV-SK-APP1 include:*

- *proposed road and pedestrian layout, including access to Lehmans Road and through to the Arlington development;*
- *stormwater management network to provide for new and existing overland flow paths;*
- *local purpose reserve area under the National Grid Lines and a central neighbourhood park;*
- *landscaping and setback requirements; and*

#### ***Activity Rules***

<b><i>DEV-NWR-R1 Northwest Rangiora Outline Development Plan</i></b>	
<b><i>Activity status: PER</i></b>	<b><i>Activity status when compliance not achieved: DIS</i></b>
<i>Where:</i> 1. <i>development shall be in accordance with DEV-NWR-APP1</i>	
<b><i>Advisory Note</i></b>	
<ul style="list-style-type: none"> <li>• <i>For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this ODP, the ODP shall substitute the provision.</i></li> </ul>	

*There are no area-specific built form standards for the Northwest Rangiora [ODP](#) area.*

Appendix 1

DEV-NWR- APP1 – Northwest Rangiora ODP

