

**Before the Hearings Panel  
At Waimakariri District Council**

**Under** Schedule 1 of the Resource Management Act 1991

**In the matter of** the Proposed Waimakariri District Plan

**Between** **Various**

**Submitters**

**And** **Waimakariri District Council**

**Respondent**

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**Council Officer's Summary Statement on the Whitua Nohonoho - Residential  
Zones (RESZ) on behalf of Waimakariri District Council**

**Date: 16 September 2024**

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## **Introduction**

1 My name is Andrew MacLennan. I am a Consultant Planner for Waimakariri District Council. I prepared the s42A report on the Residential Zones and can confirm that I have read the submitter evidence and legal submissions relevant to the report. As the reporting planner, I understand that my role in this hearing is to be of assistance to the Hearings Panel.

2 I will provide a very brief overview of my s42A report, and the evidence received. Then I will go through the questions from the hearings panel and my preliminary written responses. After which, I will be happy to take further questions on the s42A report.

## **S42A Report – overview**

3 My s42A report considered submissions received on the following chapters within the Proposed District Plan (the Plan):

- General objective and Policies for all Residential Zones (RESZ)
- Large Lot Residential Zone (LLRZ)
- General Residential Zone (GRZ)
- Settlement Zone (SETZ)
- Matters of Discretion for all Residential Zones (RESZ)
- Associated definitions

4 These chapters are collectively referred to within this report as the ‘Residential Topic’.

5 The submission points considered within my s42A report relate to the amendments sought to the objectives, policies, methods, and associated definitions of the Residential topics. It does not assess or provide

recommendations on where these zones will be applied. These submission points are considered within the relevant re-zoning hearings.

- 6        Though the development of the s42A report, I have worked closely with the Section 42A report author on Variation 1 to ensure there is consistency between the provisions we are recommending.
  
- 7        It is important to note that the Residential Topics of the Plan were notified prior to the Amendment Act. As such, a significant number of submissions points on the Residential Topics seeking greater intensification have been superseded by the introduction of Variation 1.
  
- 8        The notification of Variation 1 also significantly reduced the areas of the district where the General Residential Zone (GRZ) applies. As notified, the GRZ applied to majority of the suburban areas in the district, including Rangiora, Kaiapoi, Oxford, Woodend, and Pegasus. However, following the notification of Variation 1, as proposed, the GRZ now largely only applies to Oxford.

#### **Submitter evidence**

- 9        I have read all the submitter evidence received on this topic.
  
- 10       The submitter evidence seeking amendment to provisions with the Residential Topics is largely focused on three areas, being the evidence from:
  - Ms Styles for Summerset related to the management of retirement villages.
  
  - Mr Kyle for CIAL seeking greater recognition of the significance of the airport, and the need to protect it from incompatible land use and development.
  
  - Ms Dale for Kāinga Ora seeking amendments to ensure the terminology within the Plan is consistent with the NPS-UD.
  
- 11       I will consider this evidence and provide a response in my right of reply.

## Hearing panel questions

12 I will now address the hearing panel's preliminary questions, and I anticipate that there may be questions of clarification on my answers to your pre-circulated questions.

**Date:** 16/09/2024