

PWDP Hearing Stream 12A - Tuesday 4 June 2024

Verbal Statement (Planning) by Joanne Sunde on behalf of Howard Stone (Submission #191)

Good afternoon, tēnā koutou. My name is Joanne Sunde and I am a planning consultant with 13 years experience in the resource management field. I am appearing on behalf of Mr Howard Stone (Mr Stone) in support of his rezoning request to the Proposed Waimakariri District Plan (Proposed Plan).

As a planner¹, it is important to me that at the outset we keep in mind the democratic nature of a proposed plan review. In essence, the process provides all people with the ability to be involved in plan making and contribute to the land use and resource management decision making in their own environments. The NZ Planning Institute itself states²:

“Planning is a collaborative process that engages with stakeholders to enable democratic decision making and action by, and on behalf of, communities. Planning empowers people to have influence over their districts and environments.”

Mr Stone, while not a major stakeholder, has sensibly sought to be involved in the plan making process by way of a rezoning request to influence the future use of his own landholding through the Proposed Plan review. His site is already serviced and has infrastructure capacity to service a 12 lot subdivision within an appropriate location. In effect, the rezoning request essentially completes the original Mapleham subdivision through the extension of the Special Purpose Zone Pegasus Resort (Pegasus Resort zone) to Mr Stone’s serviced land on the southern side of Te Haunui Lane. The northern side of the Lane is already developed with large lot residential housing.

In Mr Stone’s view as a lay person, it is a ‘no-brainer’ to rezone the site, and he has taken considerable and necessary steps to obtain professional advice to support this view. In my own view as a planning professional, I agree that there is no question that the site should be rezoned. As planners, we use a lot of technical jargon and a plethora of policy documents to guide and justify our decision making, but at the end of the day, I consider that this particular rezoning request is straightforward and simple. The site has existing servicing and can be readily incorporated into the Pegasus Resort zone and development managed in accordance with an Outline Development Plan (ODP) without any significant effects on the environment or setting a precedent for unplanned growth.

Turning now to the specifics of the rezoning request, I summarise the following salient points:

- The rezoning request applies to an approximately 3.81 ha portion of Mr Stone’s 16.061 ha block of land at 1188 Main North Road / 20 Te Haunui Lane, Pegasus (Lot 2 DP 80926). I will refer to this 3.81 ha portion of Mr Stone’s land as the Site.
- Mr Stone seeks to rezone the Site from Rural Lifestyle Zone (RLZ) to Pegasus Resort subject to an ODP.
- As mentioned above, the Site is already serviced with infrastructure and has network capacity to facilitate 12 lots which was provided for by the original Mapleham (Pegasus Resort) subdivision in the mid 2000s.
- It makes practical sense to utilise this planned existing infrastructure through a natural extension to the adjacent Pegasus Resort zoning where the proposed residential lots will front onto the Pegasus Resort golf course and Te Haunui Lane. I would also argue that the rezoning in a sense completes the Pegasus Resort subdivision through the development of the southern side of Te Haunui Lane.
- It is proposed to apply ODP Activity Area 7 Residential to the Site which would allow for allotments approximately 2,000m² in area, a private road, and a 30m landscaped native riparian setback alongside Wai Hora Stream.
- The proposal accords well with the provisions and policy framework of the Pegasus Resort zone. Notwithstanding this, I consider that the minimum subdivision allotment size for the Activity Area 7 as it applies to the Site should be amended to 2,000m² to align with average lot size of the zone and the ODP. The reporting planner agreed that this consequential amendment would need to be made should the rezoning request be accepted³.

¹ Int.MNZPI

² NZPI Website, “What is Planning” tab, <https://planning.org.nz/planning-in-nz/what-is-planning>

³ Section 42A Report, paragraph 266

The reporting planner has recommended that the zoning request be rejected. The s42A report summary sets out the main findings, including the principal matters of contention, relating to the Site⁴. These are:

- The Site is outside of the **identified regional growth areas**;
- **Residential housing supply** and whether the site contributes significantly to **capacity**;
- Lack of **public transportation or non-motorised access** to Ravenswood (nearest commercial centre), and in turn accessibility to services, amenities and employment by these modes;
- **Cultural values**, specifically the impact of cumulative development, and water quality;
- Lack of detail provided with respect to how the proposed development will be **shown on the ODP** and integrate with the Pegasus Resort zone; and
- Overall, whether the proposal achieves a **well-functioning urban environment**.

In line with my evidence, I summarise my response to the findings of the section 42A report:

Growth Areas

- The proposed rezoning is aligned with the growth, development and environmental policy framework for the Site, district, and wider region. In particular, the rezoning will give effect to the Central government policy and direction under the NPS-UD relating to housing supply and the broader directives of the Canterbury Regional Policy Statement.
- The NPS-UD directs territorial authorities to be responsive to plan change requests – in essence, whether development beyond that already put forward by council plan makers is appropriate. The Proposed Plan review enables a greater level of public engagement on plan making, and enables the intricacies of zoning requests, through the supply of additional information and expert advice, to be considered at a macro and micro-level by a robust decision making process.
- In my view, the Site provides an appropriate, suitable and efficient extension to the Pegasus Resort zone with no significant effects on the environment and will not set an unintended precedent for unplanned and integrated growth in the district.

Housing Supply

- There is a shortfall in housing supply in Pegasus/Woodend⁵. Whilst a relatively small site, when considered as part of the wider Proposed Plan review, the rezoning contributes positively to the housing supply and growth of the district. It proposes a unique serviced housing choice offer that can't be provided elsewhere in the district given its proximity and relationship with the golf course. Therefore, again, the rezoning will not set an unintended precedent for unplanned and unintegrated growth in the district and responds to the NPS-UD with choice of housing supply.

Outline Development Plan

- An amended Pegasus Resort ODP for the site was not submitted prior to the writing of the section 42A report. In hindsight, I consider that the provision of an ODP prior may have assisted Council in understanding the effects of the development better. Specifically, how the site would tie into the existing Pegasus Resort zone. Therefore, we have provided an amended ODP to give certainty to the development pattern of the Site, with specific environmental response and features identified up front, including the riparian landscaped setback and roading layout.
- The amended ODP shows that the Site will seamlessly integrate with the pattern of development in the Pegasus Resort area with large lot residential fronting the golf course and Te Haunui Lane. This will enable an efficient urban form with no significant adverse effects.

⁴ Section 42A Report, *Section 3.3.2.13 Rezoning request assessment summary*

⁵ Waimakariri Residential Capacity & Demand Model 2023

- The proposed minimum subdivision allotment size of 2,000m² for Activity Area 7 will more clearly align with the existing, well-established pattern of subdivision in the Pegasus Resort zone.

Transport and Accessibility

- The section 42A report considers that the Site does not have appropriate public transport or active transport modes and this will affect accessibility and greenhouse gas emissions⁶. I disagree with this position. The Site is well connected with the nearby centres of Pegasus Town, Ravenswood and Woodend all located within 1.5 – 2.5km of the Site, offering access to services, amenities and employment. While limited public transport options are provided, there is a bus stop within 10-15 minute walk on nearby Pegasus Boulevard which enables modal choice, and the wider Pegasus area is conducive to active transport modes with well-planned walking and shared path facilities between the centres.
- I have also read the Transport evidence prepared by Mr Dave Smith on behalf of DEXIN. Mr Smith makes some broader supportive comments on the active mode connectivity of Pegasus Resort. Mr Smith also notes that the improvements in provision for active modes will be delivered through the Woodend Bypass project and future Pegasus to Woodend cycleway⁷.

Cultural Effects

- The Cultural Advice Report has recommended that the rezoning be rejected on the ground of the cumulative impacts of subdivision and development, particularly with respect to water quality and groundwater.
- We have amended the ODP to show a riparian landscaped set back of 30m alongside Wai Hora stream. Mr Cox has confirmed that there are many best practice stormwater management solutions that can adequately address any quantity and quality effects⁸. The rezoning request applies to only a small area of Mr Stone's landholding, with the larger balance lot being retained as RLZ. Further, the development itself will be large lot residential in nature with a substantial portion of each site retained as landscaped pervious areas in any future development.
- Since receiving a copy of the Cultural Report, we approached MKT for further dialogue around their findings. Specifically, I provided a copy of the amended ODP to see if this would go some way to satisfying their concerns. MKT responded on 17/5/24 recommending that we contact the Council to discuss the decision-making process and would not be providing any further input into the process.

Well-Functioning Urban Environment

- I am of the firm view that the proposed rezoning will contribute to a well-functioning urban environment in line with Policy 1 of the NPS-UD. The proposed rezoning is a practical, appropriate and efficient approach that will achieve good planning outcomes for the Site and surrounding area and contribute positively to the housing supply of the wider Waimakariri District. The proposed rezoning provides for the logical extension of the Pegasus Resort zoning across a Site that has infrastructure servicing and capacity already in place, can seamlessly integrate with the pattern of development in the adjacent area, is well located in proximity to three centres, and with no significant effects on the environment.

Summary

In summary, it is my view that the land should be rezoned Special Purpose Zone Pegasus Resort. The merits of the rezoning request and its consideration as part of a robust integrated planning review process with balanced decision making in the form of an independent panel, will ensure that overall, a well-functioning urban environment will be achieved to meet the intention of the guiding statutory framework and sound resource management of the Waimakariri District.

By Joanne Sunde
Senior Planner – Woods

⁶ Section 42A Report, paragraph 275

⁷ Mr Dave Smith Evidence on behalf of DEXIN to Hearing Stream 12A, paragraph 66.

⁸ Mr Cox's evidence dated 20 May 2024