

SUMMARY OF EVIDENCE OF MARK DAVID ALLAN ON BEHALF OF MARK AND MELISSA PROSSER

INTRODUCTION

- 1 My name is Mark David Allan.
- 2 I prepared a statement of evidence dated 24 April 2024 and a supplementary statement of evidence dated 8 July 2024 in relation to the planning aspects of the Prosser submission (**the Proposal**) on the Proposed Waimakariri District Plan (**PWDP**). My qualifications and experience are set out in my evidence-in-chief.
- 3 I repeat the confirmation given in my evidence-in-chief that I have read and agree to comply with the Code of Conduct for Expert Witnesses in the Environment Court.
- 4 My role in relation to these proceedings has been to provide planning advice on the appropriateness of the Prosser's request to rezone approximately 70ha of land on the northern boundary of Mandeville (**the Site**) from Rural Lifestyle Zone (**RLZ**) to Large Lot Residential Zone (**LLRZ**).

SUMMARY

- 5 The Proposal is well suited to the Site, being located within the 'Christchurch tier 1 urban environment' and capable of delivering a significant increase in development capacity for LLRZ-type housing over and above that provided for in the PWDP.
- 6 Mandeville is an appropriate location for further LLRZ development, being the largest and most populous rural residential settlement in (the Waimakariri District portion of) Greater Christchurch that has experienced strong growth over the past decade. It is also the District's only LLRZ settlement served by a commercial hub (Mandeville Village Shopping Centre) that has been given Local Centre Zone status in the PWDP. Consequently, Mandeville possesses the requisite elements of an area that is predominantly urban in character.
- 7 The Site forms a logical and legible extension of the existing Mandeville settlement within walking distance of the Mandeville Village Shopping Centre. LLRZ-enabled development in accordance with the ODP will deliver a similar character and amenity as the existing areas of established rural residential development immediately west and south of the Site. The Proposal takes

advantage of the Site's shape and location to contribute to a compact, consolidated settlement pattern in a location that will readily integrate with its surroundings.

- 8 The Proposal will enhance active mode options by connectivity to neighbouring LLRZ development to the west and south, and establishment of a footpath connecting the Site with the Mandeville Village Shopping Centre. The current lack of public transport provision is not unique to Mandeville, and there is the potential for improved public transport provision in Mandeville in the future. From a GHG emissions perspective, the Proposal will perform better than most other LLRZ locations in respect of supporting the reduction in GHG emissions.
- 9 Feasible options are available to service the Site with all the necessary infrastructure, and capacity issues in the wastewater network can be overcome by appropriate design. Similarly, flood risk and groundwater resurgence can be appropriately mitigated through the subsequent subdivision process. The Site is suitable for LLRZ-enabled development from both a geotechnical and contamination perspective, and the loss of productive farmland as a result of the Proposal would be minimal.
- 10 Based on the nature and form of LLRZ-enabled development, and considering the technical evidence, I consider the Proposal will contribute to a well-functioning urban environment, i.e., integrated with an established rural residential settlement located near main urban centres, meeting the needs of the rural residential typology, and good accessibility to public or active transport commensurate with rural residential environments.
- 11 The Proposal is consistent with providing a consolidated urban form and settlement pattern and sustainable growth at Mandeville, will meet the general intent for the managed provision of rural residential development in the Greater Christchurch area, and will provide much-needed development capacity.
- 12 The Proposal recognises that LLRZ development is of a different nature, scale and extent than other forms of development. It will achieve a tailored development outcome that responds to the principles of good urban design to the extent appropriate for rural residential development in the context of the Mandeville settlement.

- 13 The Proposal represents rural residential expansion outside the Mandeville Growth Boundary (**MGB**), a growth limit that was first introduced in 2013/2014 and maintained in the Waimakariri Rural Residential Development Strategy 2019. However, I consider the decade-old MGB warrants renewed evaluation that takes into account subsequent changes to the statutory planning context, current capacity constraints, and the merits of the Proposal, particularly in the context of providing at least sufficient development capacity to meet expected demand for housing.
- 14 While the Proposal will introduce change to the setting, I consider the extent of change will be appropriate in the context of the established character of the receiving environment and the recognised shortfall of rural residential land supply.
- 15 I consider the technical evidence for the Prossers demonstrates that the Proposal will contribute to a well-functioning urban environment, will supply significant development capacity and, on its merits, is a more efficient and effective way to give effect to the NPS-UD and the CRPS, and achieve consistency with the relevant objectives and policies of the PWDP.
- 16 Thank you again for the opportunity to present my evidence and I am happy to address any questions.

Mark Allan
22 July 2024