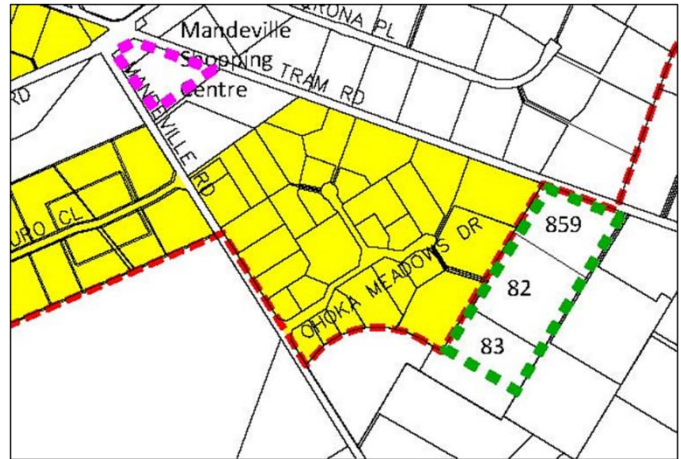


**SUMMARY SUBMISSION OF MARTIN PINKHAM  
ON BEHALF OF RICHARD and SIMONE BLACK  
REGARDING HEARING STREAM 12C**

**INTRODUCTION**

1 My name is Martin John Pinkham. I have spent my career as a civil and environmental engineer. My full qualifications and experience are set out in Appendix J of the full submission.

2 I have prepared this submission in support of Richard and Simonne Blacks's submission on the Proposed Waimakariri District Plan (**PWDP**) to rezone approximately 11ha at Mandeville from Rural Lifestyle Zone (**RLZ**) to Large Lot Residential Zone (**LLRZ**). The addresses of these properties are 82 and 83 Ohoka Meadows Drive and 859 Tram Road. The diagram is part of WDC Planning Map 167 Mandeville North Growth Boundary dated 17 November 2014 and shows the location of the requested LLRZ rezoning.



3 The requested LLRZ zoning is located immediately adjacent to an existing LLRZ zone (Ohoka Meadows) and is within 500m of the existing Mandeville Shopping Centre, the existing service centre for this part of the district. Ohoka Meadows Drive is off Mandeville Road and is almost opposite the entrance to the Mandeville Recreation Area, the main sports and recreation facility for the local area. The requested LLRZ rezoning is 8.4km from the SH1 / Tram Road interchange. This location is as close to Christchurch than any other requested new LLRZ zone in Waimakariri District.

4 The establishment of 82 and 83 Ohoka Meadows Drive, and 859 Tram Road, came about from a subdivision of Lot 1 DP79267 to create Lots 1 to 3 DP394407 in March 2003. As each of these lots has an area of less than 4ha the consent application was considered a non-complying activity and was subject to an Environment Court hearing.

5 The conditions of consent required the establishment of rights of way from Ohoka Meadows Drive, and connection to the Ohoka Meadows potable water and wastewater systems. The subdivision also created easements for the installation of power and telecommunications to each of the lots along the western boundary of the subdivision. Each of the created lots is liable for water and wastewater rates associated with the Mandeville potable water and wastewater schemes, rubbish collection and drainage, along with district wide rates.

6 The land is poorly utilized for primary production with agricultural activities primarily employed to reduce fire risk. This is not untypical of this type of landholding in the Mandeville area. As other submitters have noted there is a significant demand for LLRZ type properties in the Waimakariri District, and that potential new residents are generally not interested in purchasing 4ha lots as they only wish to purchase a lot that provides more space than a residential lot in Christchurch and local towns. Many of these new residents purchase LLRZ type lots as a work from home base or obtain work in the Waimakariri District.

7 In accordance with the WDC Code of Practice any new lots would be required to install a large potable water tank, and an approved wastewater holding tank with its self-contained pump system. Each lot is

required to have a contract with an approved wastewater contractor to maintain the wastewater system. All buildings and hardstand areas on each lot would be required to install approved design soakpits to dispose of stormwater to ensure that there is no change in the runoff from each lot.

- 8 In 2010 the WDC developed a Rural Residential Development Plan (RRDP). This Plan identified Mandeville as a preferred Rural Residential development area, and in particular, south of Tram Road.
- 9 In 2019 the WDC undertook the development of a new non statutory Rural Residential Development Strategy (RRDS). I participated in this process and in my opinion this process was highly flawed. The preliminary assessment was very dismissive of Mandeville as an option and took the existence of the Mandeville Growth Boundary as a reason for dismissing Mandeville as an option. This was not logical, especially when it was considered that there were no other Preliminary Criteria triggered.
- 10 The assessments of the Officers Report has also highlighted that the non-statutory 2019 RRDS prepared by WDC has numerous and significant flaws. There are many areas identified for LLRZ zoning in the RRDS that have now been dismissed. There are likely to be many areas where LLRZ zoning has been requested that will meet the criteria detailed in UFD-P3 Identification/location and Extension of Large Lot Residential Zone areas. It is my opinion that the RRDS should be given little weight when considering requests for LLRZ rezoning.
- 11 The Black vs Waimakariri District Council Environment Court decision, included as Appendix O of the Officer Report WDC Plan Change 32 which established the Mandeville Growth Boundary (MGB) as shown as WDC Planning Map 167 Mandeville North Growth Boundary. The impetus for Plan Change 32 appeared to stem from a desire of the WDC to limit the expansion of the Mandeville area following a rash of plan changes to the north and southwest of Mandeville in response to a significant demand for rural residential property following the Christchurch earthquakes. The establishment of this MGB appears to have been quite arbitrary as it included areas that were zoned Residential 4A and 4B, and it effectively became the de facto RRDP boundary for the Mandeville area.
- 12 It is my view that the current process of developing a new District Plan should not necessarily be influenced by the Black vs Waimakariri District Council Environment Court decision as there is a completely different framework in place. For example, the previous Residential 4B zoning of the Ohoka Meadows development is now shown as a LLRZ zone in the PDP. In addition, the PDP contains UFD-P3 Identification/location and extension of Large Lot Residential Zone areas with clear criteria for where LLRZ should be established.
- 13 The Officer Report has many errors especially not acknowledging that each of these three properties are fully serviced with water and wastewater from the Mandeville schemes through the right of way off Ohoka Meadows Drive and is effectively part of the Ohoka Meadows development. The properties are also well serviced with power and communications with appropriate easements in place. In addition, the Council's Activity Management Plans for both potable water and wastewater schemes have provision for growth.
- 14 I concur with the Officers Response that concluded that LLRZ should not be considered to be urban, and therefore Policy 1 of the NPSUD is no longer relevant. It is acknowledged that the requested rezoning was not included in the 2019 RRDS. However, the development of the 2019 RRDS was highly flawed, and the Officer Report has already concluded that some areas included in the 2019 RRDS are no longer recommended for rezoning to LLRZ. The risk of reserve sensitivity effects on primary production is very low. The extent of the requested rezoning is so minor that an ODP is not warranted, and all details of extending services and access can be dealt with during the subdivision resource consent process.
- 15 It is my opinion that the only relevant National Policy Statements (NPS) and National Environmental

Standards (NES) relevant to this requested LLRZ rezoning relates to NES-HPL which requires a Regional Policy Statement (RPS) to identify Highly Productive Land and discourages development on HPL. A draft CRPS has been circulated and this shows that the requested Black LLRZ zoning is not in an area of HPL.

- 16 The relevant provision of the Canterbury Regional Policy Statement CRPS is policy 6.3.9 which requires any new LLRZ to be in a RRDS. However, as noted above the 2019 WDC RRDS is highly flawed and should be given little weight.
- 17 It is my opinion that the criteria detailed in Section Part 2 – District-wide matters Strategic directions UFD - Urban form and development, UFD-P3 Identification/location and Extension of Large Lot Residential Zone areas should take precedence when considering requested LLRZ zoning.
- 18 The requested rezoning requested in Submissions 247.1, 247.2, and 265.1 would result in the creation of approximately 10 new lots and this would have a minimal impact on the roading network, water network and wastewater network. The properties subject to this request for rezoning to LLRZ are already connected to the Fernside - Mandeville Water Scheme and the Mandeville Wastewater Scheme. In accordance with the WDC Code of Practice all buildings and hardstand areas on each lot are required to install approved design soakpits to dispose of stormwater.
- 19 Data from the Waimakariri District Natural Hazards Interactive Viewer shows that two of the three properties may be subject to low hazard level of flooding. Avoidance of these overland flow paths to construct dwellings on 5000m<sup>2</sup> lots would be simple and is a common practice in rural residential developments. There are no other known natural hazards.
- 20 Feedback from the WDC Plan Development team has been that the primary greenspace and recreation area in the Mandeville area is the Mandeville Sports Ground located on Mandeville Road, and no further greenspace facilities would be required because of a rezoning to LLRZ.
- 21 The requested Black rezoning from RLZ to LLRZ will have a minimal effect on the environment as there will be little change in the use of the land from its current use. A LLRZ zoning will not preclude small scale primary production or activities reliant on the natural and physical resources of the environment but will be an efficient use of the land compared to the current inefficient use. The change to a LLRZ zoning will not be inconsistent with the area surrounding the site as the site does not lend itself to primary production activities currently due to its relatively small area. The proposal will maintain the existing character and reflect the existing activities surrounding the existing sites.
- 22 Thank you for the opportunity to present this summary submission.

Martin Pinkham  
18 July 2024