

Before an Independent Hearings Panel
Appointed by Waimakariri District Council

under: the Resource Management Act 1991

in the matter of: Submissions and further submissions on the Proposed
Waimakariri District Plan

and: Hearing Stream 12B: Rezoning requests

and: **Crichton Development Group Limited**
(Submitter 299)

Summary of evidence of Georgia Brown

Dated: 23 July 2024

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SUMMARY OF EVIDENCE OF GEORGIA BROWN

INTRODUCTION

- 1 My full name is Georgia Ellen Brown.
- 2 I prepared the following statements in support of the Submitters' rezoning request in their submission on the Proposed Waimakariri District Plan (PWDP):
 - 2.1 Statement of evidence dated 5 March 2024; and
 - 2.2 Supplementary statement of evidence dated 11 July 2024.
- 3 In accordance with my primary evidence, I consider the proposal to rezone the land at 145-167 Gladstone Road, Woodend to be consistent with the NPS-UD.
- 4 The NPS-UD is applicable to the rezoning proposal because Waimakariri District Council is a tier 1 local authority and the planning decision sought by the submitter affects an urban environment (clause 1.3(1)). As per my primary evidence, I consider the relevant urban environment is Greater Christchurch as indicated on Map A of the CRPS. In my supplementary evidence I also adopt and rely upon the evidence provided to the Panel as part of Hearing Stream 12D with respect to how the extent of the 'Christchurch' tier 1 urban environment is defined.
- 5 Per my supplementary evidence, I disagree with the narrow approach that Mr Buckley has taken in determining what the 'urban environment' is, and that Large Lot Residential does not form a part of said environment. As set out in my supplementary evidence, I consider this interpretation to create a number of risks and ultimately potential failures with regard to giving effect to the NPS-UD.
- 6 It is my opinion that the proposal satisfies the responsive planning provisions of the NPS-UD. Specifically, the proposal will provide significant development capacity within the locality of Woodend; it will assist in addressing a likely shortfall in capacity in Woodend/Pegasus in the medium term and contribute to the well-functioning urban environment of Greater Christchurch. On this basis, Council must be responsive to, and have particular regard to the development capacity provided by the proposal.
- 7 In terms of development capacity, I rely upon the evidence of Ms Hampson which demonstrates that there is an expected development capacity shortfall over the medium-term for the Waimakariri District, and that there is limited supply of LLRZ in Woodend and the Woodend/Pegasus township overall (including LLRZ). The proposal will assist in meeting this shortfall through the provision of 27 LLRZ allotments in the Woodend locality. In the

context of this locality, the proposal will add 'significant development capacity'. As stated by Ms Hampson *'the proposed rezoning would be significant in the context of the LLRZ housing supply and capacity in Woodend. Even a proposal to deliver 27 rural residential sections can make a significant contribution in light of a projected shortfall of rural residential capacity in the district over the medium-term'*¹.

- 8 I am of the opinion that the NPS-UD directs that sufficiency shall and can be assessed on a locality basis. Based on the evidence of Mr Twiss there is a demand for LLRZ in the locality of Woodend, with some people preferring this location over other areas of the Waimakariri District due to value for money and locality to Christchurch City whilst still having a 'rural feel'. Ms Hampson further emphasises this matter where she describes how the Woodend locality differs to other LLRZ offerings within the Waimakariri District².
- 9 Overall, the proposal will enable more people to live in an area of the urban environment that is near an area with employment opportunities and has a high demand for housing relative to other areas. The proposal provides for people who are seeking a rural residential lifestyle that is still in close proximity to a township and within commuting distance to Christchurch City. The proposal is well-located to provide for this demand and will support a consolidated urban form. The site is readily available for development, providing a consolidated area framed by the proposed Woodend Bypass, which can be developed in a well-planned and timely manner.
- 10 As per my primary and supplementary evidence, I note the following points, of which are generally in agreement between the submitter and the Council except where I state otherwise:
- 10.1 The site has a low risk of natural hazards, the distance from the coast, separation afforded by the proposed bypass and ability to manage flooding risk contributes to a resilience against the effects of climate change.
- 10.2 The site can be serviced by infrastructure. There is capacity within the network that will most likely be funded by development contributions³.

¹ Paragraph 55 of Ms Hampson's Supplementary Evidence, dated: 11 July 2024

² Paragraphs 31 - 32 of Ms Hampson's Supplementary Evidence, dated: 11 July 2024

³ Council Officer's Preliminary Response to written questions on Large Lot Residential Rezoning on behalf of Waimakariri District Council, dated 27 June 2024 at para 37.

- 10.3 The loss of land for rural productive purposes will have a negligible effect in the context of the Waimakariri District and the Canterbury Region.
- 10.4 Acoustic effects will be mitigated through the construction of a bund along the eastern boundary of the site, such that 'traffic noise at the site will be similar to that experienced through many current and future residential areas in the Waimakariri District'⁴. No evidence was provided by Council to the contrary.
- 10.5 Landscape and visual amenity effects can be mitigated through the construction of a landscaped buffer along the eastern boundary of the site.
- 10.6 The traffic related effects of the proposal will be acceptable and can be mitigated via conditions of the Outline Development Plan.
- 10.7 The proposal supports future residents in reducing their GHG emissions, noting it is located in an efficient location close to an existing centre, community facilities and employment opportunities of Woodend/Ravenswood.
- 10.8 The proposal provides good connectivity and accessibility to an existing urban centre, supporting a consolidated urban form.
- 10.9 Cultural values can be appropriately managed through existing provisions associated with the proposed Ngā Tūranga Tupuna overlay within the PDP.
- 11 For the above reasons and expressed in my evidence, I consider the proposal should be accepted.

Dated: 23 July 2024

Georgia Brown

⁴ Supplementary statement of evidence of Jeremy Trevathan (Acoustics) on behalf of Crichton Development Group Limited in relation to Gladstone Road rezoning request, dated 5 July 2024.