

BEFORE THE WAIMAKARIRI DISTRICT PLAN REVIEW HEARINGS PANEL

IN THE MATTER OF the Resource Management Act 1991

AND

IN THE MATTER OF the hearing of submissions and further submissions on the Proposed Waimakariri District Plan

AND

hearing of submissions and further submissions on Variations 1 and 2 to the Proposed Waimakariri District Plan

Hearing Stream 12E: Rezoning Requests

**SUMMARY OF EVIDENCE OF IVAN THOMSON
(PLANNING)
FOR RICHARD AND GEOFF SPARK
(PDP SUBMITTER 183 / VARIATION 1 SUBMITTER 61)**

Dated 19 August 2024

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SUMMARY OF EVIDENCE OF IVAN THOMSON

1. My full name is Ivan Thomson.
2. I prepared the following statements on behalf of Richard and Geoff Spark (PDP Submitter 183 / Variation 1 Submitter 61):
 - (a) First Statement of Evidence dated 4 March 2024; and
 - (b) Supplementary Statement of Evidence dated 2 August 2024.
3. The proposed rezoning Site comprises three sub-areas, shown on the Outline Development Plan as Blocks A, B and C, each with its own set of resource management issues. For the purpose of integrated resource management, particularly transport and infrastructure planning, these areas have been considered as one planning unit.
4. I have noted Mr Wilson's discussion on Variation 1 at Section 2.8.6 of his Report. The legal considerations on this matter are traversed by Mr Caldwell, but as a planner I consider that both Blocks A and B give effect to higher order documents (and achieve the purpose of the Act) under either process. The effects of the rezoning have been based on a yield of 600 hh units (net density of 15hh/ha) which is not a fanciful scenario, even with the MDRS (Variation 1).
5. I agree with Mr Wilson's approach to FDAs explained in Section 2.8.5 of his Report. Block A is a planned area for development both in the Canterbury Regional Policy Statement (as a Future Development Area) and the District Plan (as a New Development Area – South East Rangiora). Its future development has clearly been anticipated in the Greater Christchurch Housing Capacity Assessment (HCA) 2021 for the purposes of preparing Housing Bottom Lines¹ and its rezoning can be assumed to be giving effect to the Objectives and Policies of the NPS-UD. The NPS-HPL is not relevant.
6. Blocks B and C, which abut in places onto the Existing Urban Area, form a relatively small portion of the 197-hectare Spark Farm that will be severed from the farm by the Rangiora East Link Road ('REL'), programmed to be completed within the current Long Term Plan period. As such, urban development could be considered as infill rather than greenfield development and consistent with objectives and policies promoting a coordinated pattern of development in the Proposed District Plan (UFD-P2) and CRPS (Objective 6.2.2).
7. The rezoning of Block B gives effect to those objectives and policies in the NPS-UD promoting a well-functioning urban environment and requiring decision makers to respond to proposals that, in particular, provide significant additional development capacity (Objectives 1 & 6, Policies 1, 2 and 8). An assessment by an appropriately qualified expert has concluded that the severed land will have little if any remaining productive potential under the NPS-HPL.

¹ Greater Christchurch Partnership HCA 2021 Ref Table 1.2,

8. The anticipated yield of around 600 residential units contributes to the Council's obligations under the NPS-UD to provide at least sufficient capacity to meet the demand for housing in the District² at all times in the short, medium and long term. I also consider, in providing around 300 hh, Block B satisfies this obligation on its own.
9. Block C falls within a constrained area created by potential odour from the Rangiora Wastewater Treatment Plant, and residential development is to be avoided. I consider that a non-residential urban use is the most efficient use³ of that land resource, and it has been identified as a future industrial/commercial area that requires further detailed planning and environmental assessments. A plan change is the most likely method to enable development sometime in the future.
10. Based on the evidence of the relevant technical experts, I am not aware of any infrastructural matters that impede the achievement of plan provisions requiring the integration of land use and infrastructure. To the contrary I consider the proposed rezoning of all three blocks assists in achieving these provisions.
11. Again, based on the evidence of the technical experts I am not aware of any significant adverse effects that cannot be avoided or mitigated, either through the ODP or subdivision consent process. One possible exception, which has been subject to recent discussions with Officers, is whether road access should be provided from Block B onto the REL.
12. The rezoning, particularly of Block A, paves the way for significant positive effects, including the creation of the North Brook Trail. The project was endorsed by the Council on the 6 August. The long-term Council vision is to create a walkway/cycleway between Rangiora and Kaiapoi via the Northbrook Stream and Cam River. The Spark farm which adjoins both The Northbrook Stream and Cam River have offered to donate riparian land in support of the Trail.
13. There is one minor outstanding matter that concerns the amendments to the District Planning Map on and in the vicinity of the Rossburn Event Centre and Museum (17 and 19 Spark Lane.) The Submission on Variation 1 sought M(D)RZ for both titles, while the submission on the PDP sought GRZ. The Rangiora S.E Development Plan denotes the Event Centre/Museum at No 17 as Education / Community' and the appropriate zone needs to be confirmed. I consider that this matter can be left to the final 'wash up' as the planning map is finalised.
14. I have attached, for the Panel's information, proposed amendments to the Narrative in response to the Officer's report and an alternative road layout for Block B reflecting the Council's preference.

Ivan Thomson

12 August 2024

² More specifically that part of the District within the Greater Christchurch Urban Environment.

³ Having particular regard to S7(b) of the Act.