

Before the Hearing Panel
Appointed by the Waimakariri
District Council

Under the Resource Management Act 1991

In the matter of a hearing on submissions on the proposed Waimakariri District
Plan

Hearing Stream 12E: Residential Rezoning – Rangiora

Rachel Hobson and Bernard Whimp

Submission number: 179

Further Submission number: 90

Summary of Evidence of Bryan John McGillan

20 August 2024

Submitter's solicitors:

Sarah Eveleigh | Sarah Schulte

Anderson Lloyd

Floor 2, The Regent Building, 33 Cathedral Square, Christchurch 8011

PO Box 13831, Armagh, Christchurch 8141

DX Box WX10009

p + 64 3 379 0037

sarah.eveleigh@al.nz | sarah.schulte@al.nz

**anderson
lloyd.**

Introduction

- 1 My full name is Bryan John McGillan
- 2 My qualifications and experience are set out in in my primary evidence.
- 3 I have prepared a statement of evidence dated 5 March 2024 and supplementary evidence dated 2 August 2024, in respect of the submission of Rachel Claire Hobson and Bernard Whimp on the proposed Waimakariri District Plan, relating to land located at 518 Rangiora Woodend Road and 4 Golf Links Road (**the Site**).
- 4 I provide a brief summary of my evidence below.
- 5 I confirm that I have read the Code of Conduct for expert witnesses contained in the Environment Court of New Zealand Practice Note 2023 and that I have complied with it when preparing my evidence.

Summary

- 6 The Site is an appropriate location for future residential growth, aligning with the intended direction for Waimakariri urban growth around and particularly to the north east of Rangiora.
- 7 The Site is located adjacent to identified Future Development Areas, has good transport connectivity for a range of transport modes, and is in close proximity to amenities provided by Rangiora and its surrounds.
- 8 Urban design, transport, infrastructure, flood hazard, contaminated land, geotechnical and economic assessments are addressed in the evidence provided in support of the submission.
- 9 Residential rezoning will enable development of a well-functioning urban environment and contribute to housing capacity, giving effect to the National Policy Statement for Urban Development 2020.
- 10 While the land is not identified for development in the Canterbury Regional Policy Statement (**CRPS**) Map A. However, future development of eastern Rangiora has been clearly signalled in the Waimakariri 2048 District Development Strategy (**WDDS**). I also note that the CRPS is currently under review and due to be notified in December of 2024. Review of the CRPS will be informed by the recently confirmed Greater Christchurch Spatial Plan (**GCSP**) (2023). The GCSP identifies enhancement of public transport routes, including Rangiora-Woodend Road, directly south of the Site. It also proposes a green belt of ecological enhancement to the west and south of Rangiora leaving eastern Rangiora as the obvious direction of future growth. In my assessment, residential rezoning of the Site gives effect to the remainder of the CRPS objectives and policies.

- 11 Residential rezoning is consistent with and achieves the notified objectives and policies of the Proposed Waimakariri District Plan, providing development that is consolidated and integrated with the urban environment; meets the criteria for new residential areas outside of Future Development Areas; provides a high level of transport connectivity and no impediment to providing servicing; satisfies criteria for an Outline Development Plan.
- 12 The proposal is consistent with Part 2 of the Resource Management Act 1991 and seeks to enable people and communities both future and present.

Conclusion

- 13 This proposal presents an opportunity for integrated residential development, in a logical and appropriate location for urban growth, that is aligned with the WDDS and GCSP.
- 14 Rezoning the land now will give certainty to areas that are anticipated for residential development and would better contribute towards the provision of housing capacity than the proposed rural lifestyle zoning.

BJ McGillan

Bryan John McGillan

20 August 2024