

BEFORE THE WAIMAKARIRI DISTRICT PLAN REVIEW HEARINGS PANEL

IN THE MATTER of the Resource Management Act 1981

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 WOODWATER
(PDP SUBMITTER 215 / VARIATION 1 V48 SUBMITTER)**

Dated 19 August 2024

Christchurch
Solicitor acting: G J Cleary
Level 9, Anthony Harper Tower
62 Worcester Boulevard
PO Box 2646, Christchurch 8140
Tel +64 3 379 0920 | Fax +64 3 366 9277
gerard.cleary@ah.co.nz

**Anthony
Harper** 

SUMMARY OF EVIDENCE OF IVAN THOMSON

- 1 My full name is Ivan Thomson.
- 2 I prepared the following statements on behalf of Woodwater (PDP Submitter 215 / Variation 1 Submitter 48):
 - (a) First Statement of Evidence dated 12 March 2024; and
 - (b) Supplementary Statement of Evidence dated 2 August 2024.
- 3 The proposed rezoning Site is bounded by urban residential zoned to the north (MRZ) and to the south and east (LLRZ). Furthermore, I note that the land immediately to the west has been identified as Special Purposes (Kainga Nohoanga) Zone, a Zone which will potentially enable a wide range of urban activities. In this context I consider the rezoning proposal to be more of an infill, rather than greenfield, development.
- 4 I concur with Mr. Wilson's view that, as the Site is not recognised on Map A as a greenfield priority area or Existing Urban Area, the appropriate pathway for rezoning is through Objective 6 and Policy 8 of the National Policy Statement on Urban Development 2020. However, the Site is within the Projected Infrastructure Boundary on Map A, therefore, I consider some weight should be given to the CRPS. The general area has been identified in the Waimakariri District Development Strategy as a proposed residential growth direction.
- 5 UFD-P2 (2) provides the Proposed District Plan (PDP) policy criteria for assessing the rezoning. In my opinion, the rezoning of the Site strongly supports the strategic directions contained in the Policy (generally contained in subsections (a)-(c), and (g)) and meets the requirements (as relevant) in the remaining sub clauses.
- 6 The addition of at least 500 household units constitutes 'significant development capacity' in terms of the NPS-UD and assists the Council in meeting the housing targets in UFD-01 of the PDP. This additional capacity will be provided for in an area of Woodend and Greater Christchurch that gives effect to the requirements in locational terms of a well- functioning urban environment (NPS-UD Policy 1).
- 7 Based on the evidence of the relevant technical experts, I am not aware of any infrastructural matters that impede the achievement of provisions requiring the integration of land use and infrastructure. However, there are interim capacity limits on the surrounding road network and transport staging rule has been proposed that limits development of the Site to 170 sections until various roading improvements have been undertaken.

- 8 Again, based on the evidence of the technical experts I am not aware of any significant adverse site-specific effects that cannot be avoided or mitigated, either through the ODP or subdivision consent process.
- 9 All other technical matters relating to the ODP and narrative identified in Mr. Wilson's report, including the size and location of the reserve have been addressed in the supplementary evidence filed on behalf of Woodwater. At the time of writing, I understand Mr Wilson agrees with the amended ODP and narrative provided with my supplementary evidence.
- 10 The rezoning will provide significant positive effects, including the environmental enhancement of McIntosh Stream which, when fully planted, will provide a substantial amount of biodiversity value as well as amenity and pedestrian/cycle access. In addition, any existing soil contamination resulting from past land uses practices will be appropriately addressed at the time of development.
- 11 In my overall view, the site is highly suited for urban development having particular regard to the statutory matters that need to be considered.

Ivan Thomson

19 August 2024.