

**Before the Hearings Panel
At Waimakariri District Council**

Under Schedule 1 of the Resource Management Act 1991

In the matter of the Proposed Waimakariri District Plan

Between **Various**

Submitters

And **Waimakariri District Council**

Respondent

**Council Officer's Summary Statement on the Rezoning Requests – Special
Purpose Zone - Rangiora Airfield ('SPZ(RZ')) on behalf of Waimakariri District
Council**

Date: 22 August 2024

Introduction

- 1 My name is Bryce Powell. I am a Consultant Planner for Waimakariri District Council. I prepared the s42A report on the rezoning requests for the Rangiora Airfield and can confirm that I have read the submitter evidence and legal submissions relevant to the report. As the reporting planner, I understand that my role in this hearing is to be of assistance to the Hearings Panel.

- 2 I will provide an overview of the submission received and the main points of my s42A report. Then I will go through the questions from the hearings panel and my preliminary written responses. After which, I will be happy to take further questions on the s42A report.

S42A Report – overview

- 3 The s42A report primarily considered a rezoning request from Daniel Smith [10.1] to rezone Rural Lifestyle Zone land to Special Purpose – Rangiora Airfield for the purpose of establishing a commercial airpark and supplying a limited number of residential properties for aviation enthusiasts. There was also one submission from Z Energy [286.12] that sought the Rural Lifestyle Zone be retained. No further submissions were received on either original submission.

- 4 The location of the land in question is shown in Figure 1 on page 8 of my s42A report. However, I will show you where they are located on the Proposed District Plan maps.

S42A Report – key matters for consideration

- 5 The original submission included limited detail on the submitters zoning proposal which has since been provided as the submitters evidence. This raises a question on the degree of scope that should be afforded to the submission and whether it was reasonable to foresee the consequences proposed by the submission.

- 6 The submitter’s zoning proposal is unanticipated by the growth management policies of Part 6 of the CRPS, but despite this, I am of the opinion that as a concept, the proposal is one that could be supported by policies that seek to

optimise strategic infrastructure (the Airfield), subject to further information being provided. It is also a proposal that could achieve a well-functioning environment under the NPS-UD, subject to further information being provided.

- 7 It is unclear how the SPZ(RA) and designations WDC-1 (Airfield Purposes) and WDC-2 (Noise Contours) will integrate and function together and the Panel should consider whether it is reasonable to accept the submission without also altering designations at the same time.
- 8 The submission proposes changes to provisions in other chapters of the Proposed Plan beyond the Special Purpose Zone and there is contention around whether these can be considered consequential to the submission for the purpose of supporting the SPZ(RA).
- 9 It is possible that the altered Plan provisions could manage effects generated by the activities enabled by the SPZ(RA) (such as reverse sensitivity effects), however further information is required to understand if the provisions are adequate.
- 10 In my opinion it has not been adequately demonstrated that the activities enabled by the zone align with airfield activities or that these activities would be ancillary to the primary airfield activity and support the operation and development of the Rangiora Airfield as a strategic asset of local and regional significance.

Submitters evidence – key outstanding matters

- 11 The s42A report has identified a number of gaps in submission provided by Mr Smith, including:
 - Information on the scale, intensity, and nature of enabled land uses. Whether there is demand for these land uses and whether there is land available in the current airfield to meet this demand.
 - Clarity on what the long term vision for the airfield is and whether there has been any master planning or consultation undertaken with key stakeholders, such as Mana Whenua.

- Information on how the subdivision will be serviced, whether any formal agreement has been progressed and when road stopping might occur under the proposed rezoning.
- Clarity on how a reasonable standard of amenity would be achieved for occupants of the residential units in Area A, and between activities within the SPZ(RA) and adjacent land zoned RLZ.

S42A Report – recommendations

12 Upon weighing up all submissions, at this stage I recommend Hearing Commissioners reject Submission 10 based on the lack of information provided in relation to the key matters I've identified above.

Submitter evidence

13 I have read all the submitter evidence received on this topic.

14 Since, the finalisation of the s42A report, Daniel Smith [10] has provided additional supplementary evidence.

15 The evidence has responded to the areas of contention I raised in my s42A report and the submitter has made changes to the proposals to respond to issues raised. I will consider this new information and provide a response in my right of reply. I note this may change my recommendation to the Hearing Panel.

Hearing panel questions

16 I will now address the hearing panel's preliminary questions, and I anticipate that there may be questions of clarification on my answers to your pre-circulated questions, so I will take a pause between my responses for this purpose.

17 **[Refer to STREAM 12F RANGIORA AIRFIELD PRELIMINARY RESPONSE TO WRITTEN QUESTIONS BRYCE POWELL].**

Date: 22/08/2024