

Waimakariri Urban Growth - a layman's perspective

Presentation to
District Plan Hearings

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Introduction

- Waimakariri resident for over 35 years
- Previously WDC Technical Services Manager
- Managed 1998 Kaiapoi Urban Design Project
- DDS Project Manager at WDC until 2000
- Have both a personal and professional interest in the current process

Kaiapoi Planning Processes

1999 North East Kaiapoi Development Strategy

- Covered all of NE Kaiapoi east of Williams St and north of Beach Road
- Extensive community consultation
- Experienced external urban planner and landscape designer
- CIAL noise contours late in process

Kaiapoi Planning Processes

2004 Kaiapoi Urban Growth Strategy

- Led by Kaiapoi Community Board
- Explored a wide range of options
- Extensive engagement with community
- Professional and robust assessment
- Resulted in identification of priorities

Kaiapoi Planning Processes

2012 LURP

- Urgent response to red zoning of East Kaiapoi
- Based on areas previously identified for development
- CIAL given lower priority
- Silverstream and Sovereign Palms almost 2000 dwellings

Kaiapoi Planning Processes

Current Situation

- Silverstream in final stages
- Rezoning requests for NE Kaiapoi opposed by CIAL
- Rezoning requests for SE Kaiapoi flawed
- Red zoned land “out of bounds”
- Further significant growth unlikely

Woodend Planning Processes

Pegasus

- Prolonged plan change process with EC decision in 2003
- Strongly opposed by CRC
- Lots of promises not delivered
- Lacks retail infrastructure
- Separated from Woodend by SH1 bypass

Woodend Planning Processes

Ravenswood

- Early 2000s proposal
- Led by former Pegasus developer
- Fast track process
- No primary school
- Included Commercial / Retail development
- Unexpected impact on Rangiora and Kaiapoi
- Further extension of Commercial / Retail

Woodend Planning Processes

2013 Woodend Pegasus Strategy

- Simply summarized existing environment
- Did not provide any guidance for significant future growth directions
- Assumed that growth would slow

Woodend Planning Processes

Current Situation

- Pegasus in final stages
- Ravenswood in final stages
- Limited development potential in east
- MR873 to west of Woodend
- Appalling example of urban design

Rangiora Planning Processes

Bellgrove

- Approximately 1300 lots
- WDC developed ODP with good consultation
- Proceeding at pace
- Kippenburger Avenue not compromised unlike south side of Avenue

Rangiora Planning Processes

Other

- Limited developments in north west, south west and south east
- Disjointed retail development
- Large format retail in Southbrook and East CBD

District Development Strategy

- 2017 DDS workshops were well run
- Initial consultation of high standard
- Final strategy vague and uninspiring
- Concluded Rangiora should grow to east
- Concluded Woodend should grow to north

District Development Strategy



Canterbury Regional Policy Statement

- 2013 process was not well understood
- Councils were dealing with earthquakes
- Flood hazard standard inconsistent with other regions
- Map A appears to be arbitrary and very blunt
- Use of infrastructure boundary misleading
- CRPS currently under review

Canterbury Regional Policy Statement

- JWS prepared for PDP highlighted major differences in opinion
- Strong argument that all areas within GCP boundary will eventually be “urban”
- WDC DDS and ODPs should be very long term and do not need to be completely aligned to CRPS Map A.

NPS:UD

- WDC have CRPS taking precedence over NPS:UD
- WDC have not been proactive in identifying large scale future development areas and associated infrastructure planning
- Poor assessment of Demand and Capacity

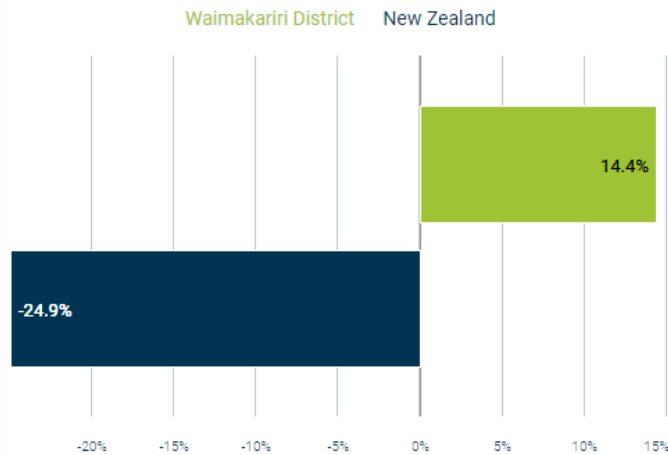
NPS:UD

Residential consents

Compare areas: ▼ New Zealand ✕

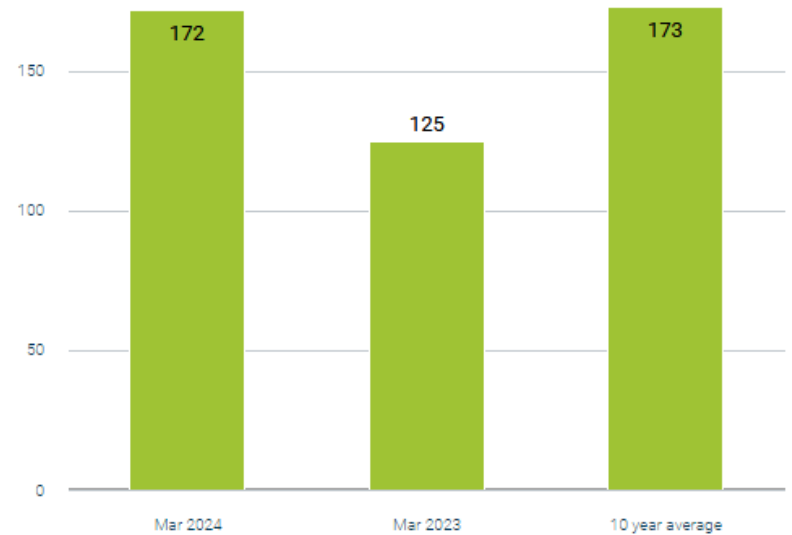
Growth in number of new dwelling consents

Annual average % change March 2023 - March 2024



Number of new dwelling consents

Quarterly number, Waimakariri District



NPS:UD

- WDC Infometrics Report

Waimakariri District

Jul-24

Building Consents Issued	Quarterly	Annual
10 Year Average (quarterly)	175	700

Next 30 Years	Growth Rate (%)	Total Required
Based on 10 Year Average	0%	21,000
Based on 10 Year Average	1.5%	26,277
Based on 10 Year Average	2.0%	28,398
Based on 10 Year Average	2.5%	30,732

NPS:UD

- WDC Land Uptake Report – April 2024

Waimakariri District

Land Uptake Reporting

Apr-24

Area (ha)	876.6
No Built	6995
Vacant at 12hh/ha	1880
Total A	8875
Average Density	10.1

Area (ha)	877
No Built	6995
Vacant at 15hh/ha	3234
Total B	10229
Average Density	11.7

Most Likely Net Vacant

1880

NPS:UD

● WDC Land Uptake Report – April 2024

Zone/Development	GROSS Area of Zone (m2)	GROSS area of zone (ha)	Area (m2) of non-residential land (for roading, reserves and stormwater (actual or if not actual figures available 20% gross area assumed))	Area (ha) of non-residential land	% non-residential land (assumed 20% unless actual available)	NET AREA (ha) (Gross area less area for non-res)	Number of potential of households based on 12 hh/ha of NET AREA	Number of potential of households based on 15 hh/ha of NET AREA	Number of built properties	Net capacity VACANT based on NET AREA 12 hh/ha or otherwise achieved density	Net capacity VACANT at 15 houses/ha
<i>RANGIORA</i>											
East Rangiora	732,286	73	166,050	16.6	23%	56.6	679	849	794		55.35
East Rangiora South (LURP)	51,726	5	13,440	1.3	26%	3.8	46	57	46		11.43
Doncaster (LURP)	256,370	26	76,311	7.6	30%	18.0	216	270	205	11.07	65.09
South West Rangiora (LURP)	690,510	69	138,113	13.8	20%	55.2	663	829	166	496.88	652.60
Ryman (LURP)	169,772	17	34,020	3.4	20%	13.6	163	204	431		
Farmlands Development Trust	62,701	6	12,540	1.3	20%	5.0	60	75	90		
West Park	150,363	15	30,073	3.0	20%	12.0	144	180	145		85.44
Summerset	134,025	13	26,805	2.7	20%	10.7	129	161	1	127.66	159.83
North Rangiora Ashley St	59,434	6	11,886	1.2	20%	4.8	57	71	37	20.06	34.32
North Rangiora Ballarat Rd	155,339	16	31,068	3.1	20%	12.4	149	186	86	63.13	100.41
Bellgrove	800,000	80	133,333	13.3	20%	66.7	800	1000	50	750.00	50.00
<i>KAIAPOI</i>											
Beach Grove (LURP)	378,467	38	75,887	7.6	20%	30.3	363	454	405		48.87
Silverstream (LURP)	807,041	81	278,781	27.9	35%	52.8	634	792	786		6.39
Sovereign (LURP)	878,033	88	225,990	22.6	26%	65.2	782	978	906		72.06
<i>WOODEND/PEGASUS</i>											
East Woodend (LURP)	307,532	31	61,512	6.2	20%	24.6	295	369	180	115.22	189.03
Freeman	200,437	20	40,058	4.0	20%	16.0	192	241	117	85.45	133.57
Pegasus	1,676,045	168	501,306	50.1	30%	117.5	1410	1762	1561		197.11
Ravenswood (LURP)	1,256,295	126	251,367	25.1	20%	100.5	1206	1507	995	210.91	512.39
TOTAL	8,766,376	876.6	2,108,541	210.9		665.8	7989	9987	6995	1880	3234

NPS:UD

STREAM-12E-S32AA-PLAN-ENABLED-CAPACITY-ASSESSMENT-

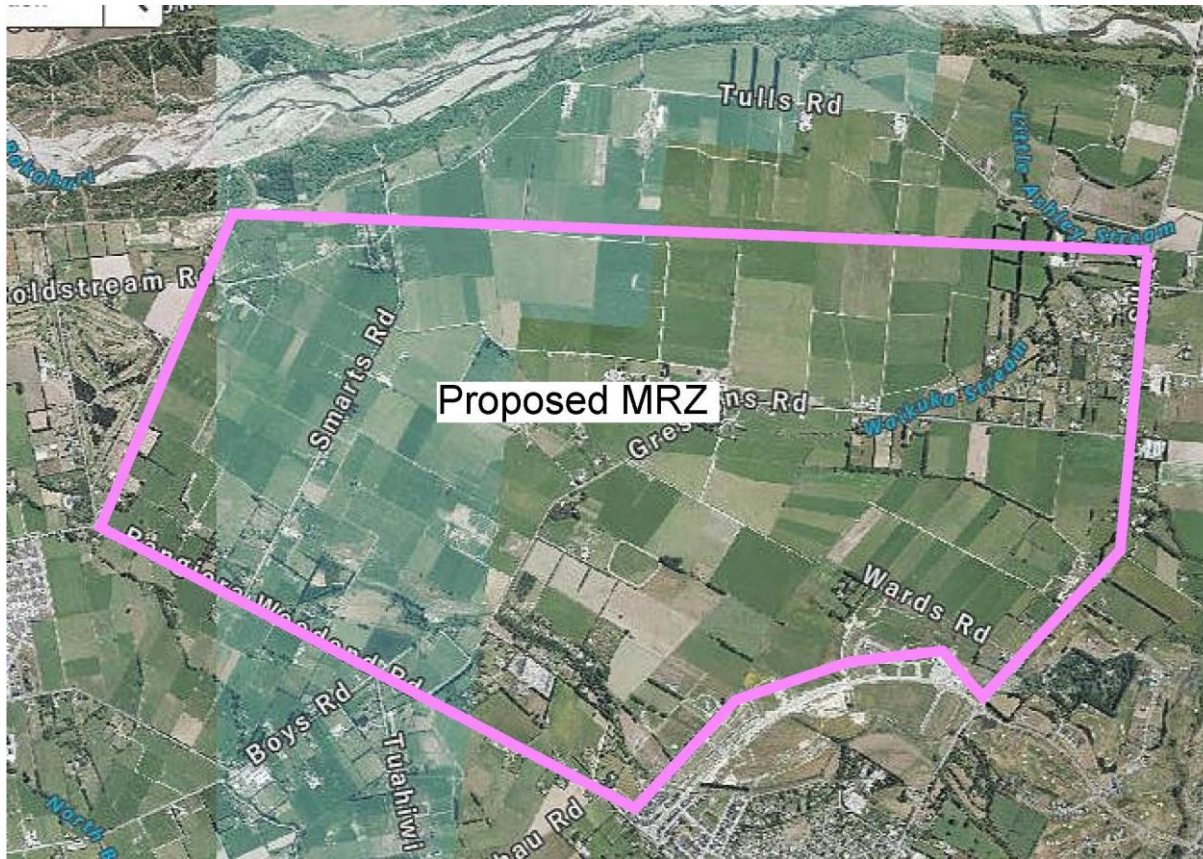
Waimakariri District

Household Capacity vs Demand

Parameter	Source	Households
Current Capacity	WDC Land Uptake Monitoring April 2024	1880
Anticipated Urban	WDC Stream 12 Plan Enabled Capacity	6131
Unanticipated	WDC Stream 12 Plan Enabled Capacity	700
Oxford & Settlement	WDC Stream 12 Plan Enabled Capacity	118
Large Lot Residential	WDC Stream 12 Plan Enabled Capacity	654
Rural	WDC Stream 12 Plan Enabled Capacity	26
Total		9509

Demand	WDC 10 Year Consent Records - No growth	21000
Shortfall over 30 years		11491

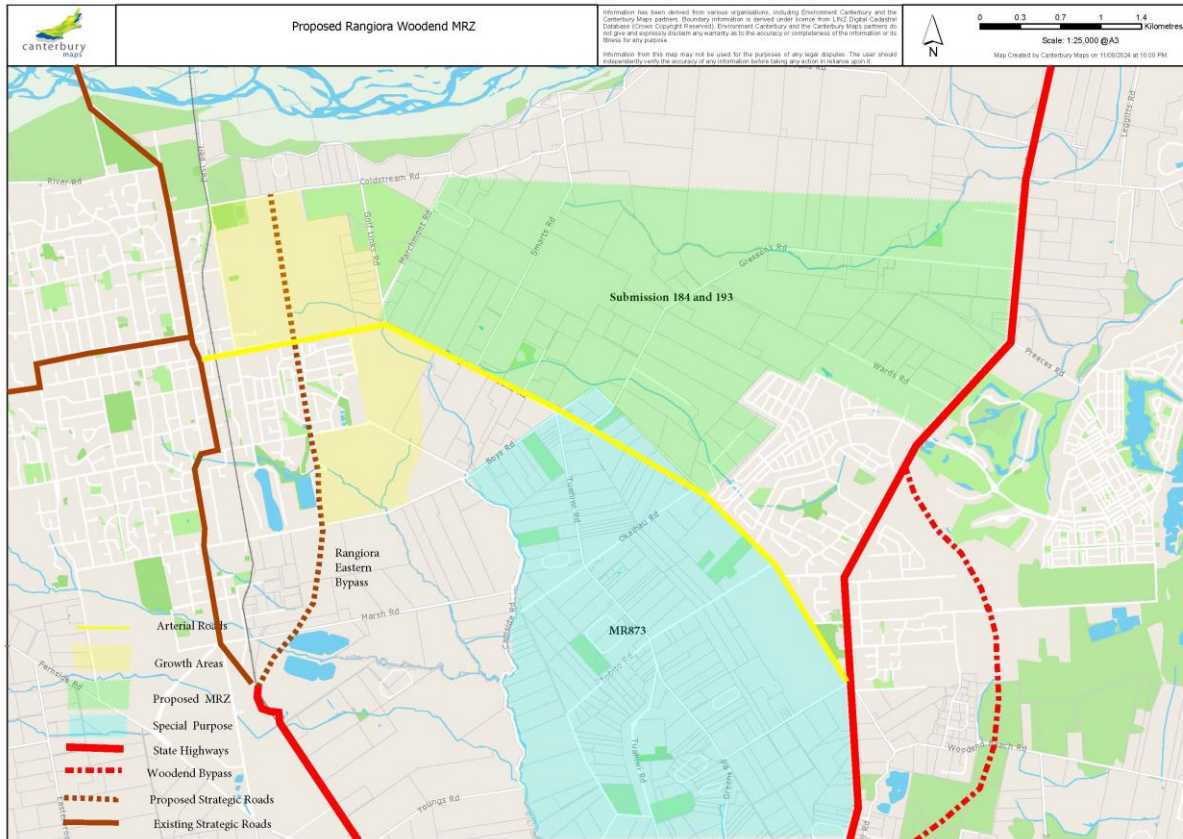
Submission 184 and 193



Submission 184 and 193

- Approximately 1200 hectares
- 10,000 to 12,000 dwellings
- Northern edge may need adjustment to avoid flood hazard
- Opportunity to create an excellent urban environment
- Opportunity to link to MR873

Submission 184 and 193



Suggested Next Steps

- Panel instructs WDC to prepare a draft Structure Plan
- Panel recommends deferred MRZ zoning for area shown, accompanied by Structure Plan
- Panel instructs WDC officers to prepare draft rules that would define the tasks to be completed prior to consideration of requests to full MRZ