

SUMMARY STATEMENT

1. The Canterbury Regional Council submission was generally supportive of the notified Proposed Waimakariri District Plan provisions subject to this hearing stream. The Regional Council did, however, seek some amendments to the provisions in Variation 1 - Housing Intensification.
2. My evidence focuses on the recommendations that are important in giving effect to the Canterbury Regional Policy Statement along with relevant national direction.
3. I have reviewed the Section 42A report prepared by Mr Peter Wilson for the Waimakariri District Council.
4. My evidence looks at the areas where changes are being requested to the recommendations in the s42A reports, aiming to better align with the Canterbury Regional Policy Statement. It also addresses proposed changes to the pWDP mentioned in the Regional Council submission, clarifying the submission's intent based on the comments and recommendations in the s42A report. I've suggested specific amendments to the pWDP, which you can find detailed in Appendix 1 of my evidence

Recommendations in the S42A Report

5. In its submission, the Regional Council supported the inclusion of natural hazards as a qualifying matter but had concerns regarding the density of development provided for within areas subject to high hazard risk within Kaiapoi. As such, the Regional Council sought that no further intensification is undertaken within flooding risk qualifying matter areas, and that the amount of potential intensification is quantified and requests that consideration is had on the effects of increasing the risk from a high hazard flood event.
6. The submission noted that while Policy 11.3.1 of the CRPS provides for development within existing residential areas that may be subject to high hazard risk, the Regional Council considered that it would be more appropriate to avoid further intensification in these areas that are subject to high hazard risk.
7. The Regional Council sought that the minimum allotment size of 500m² for sites within Kaiapoi Area A is retained that are affected by the qualifying matters – natural hazard area, as was notified in the pWDP.
8. While the s42A Officer noted the submission in the body of the, the s42A report did not directly respond to the submission point.
9. I consider the resolution of this submission unclear but remain of the opinion that the minimum allotment size of 500m² for sites within Kaiapoi Area A that are affected by the qualifying matters – natural hazard area is retained. I consider this to be more appropriate to avoid further intensification in areas that are subject to high hazard risk and also note that the CRPS directs the avoidance of

development of land that increases risks associated with natural hazards
(Objective 11.2.1 and Policy 11.3.1).

10. The fact of the matter is that we are seeing increased frequency and intensity of natural hazards events in the face of climate change. The CRPS directs development in areas that increase the risk of natural hazards to people should be avoided unless the risk can be mitigated. While mitigation can protect against hazard risk, intensifying in an area that is identified as a natural hazard area exposes more people to hazard risk and in the event that mitigation fails due to the increasing intensity of hazard events, more people are subject to harm.