

**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 (PDP)

Between **Various**

Submitters

And **Waimakariri District Council**

Respondent

**Council reply on Hearing Stream 12C LLRZ Rezoning Requests– Mark Buckley,
Principal Policy Planner on behalf of Waimakariri District Council**

Date: 29 November 2024

INTRODUCTION:

- 1 My full name is Mark Buckley. I am employed as a Principal Policy Planner for Waimakariri District Council. I am the Reporting Officer for the Large Lot Residential Zone (LLRZ) Rezoning Requests topic and prepared the Section 42A (S42A) Report.
- 2 I have read the evidence and tabled statements provided by submitters relevant to the Section 42A Report – Hearing Stream 12C LLRZ Rezoning Requests.
- 3 I have prepared this Council reply on behalf of the Waimakariri District Council (**Council**) in respect of matters raised through Hearing Stream 12C.
- 4 I am authorised to provide this evidence on behalf of the District Council.

QUALIFICATIONS, EXPERIENCE AND CODE OF CONDUCT

- 5 Appendix Q of my S42A report sets out my qualifications and experience.
- 6 I confirm that I am continuing to abide by the Code of Conduct for Expert Witnesses set out in the Environment Court's Practice Note 2023.

SCOPE OF REPLY

- 7 This reply follows Hearing Stream 12C held on 22 and 23 July 2024. Minute 2 of the Hearing Procedures allows for S42A report authors to submit a written reply within 10 working days of the adjournment of the hearing.
- 8 The main topics addressed in this reply include:
 - Answers to questions posed by the Panel,
 - List of submitter material,
 - LLRZ Rezoning requests,
 - Changes to recommendations in the S42A report,
 - Matters remaining in contention, and

- Memos relating to specific issues associated with rezoning requests.

9 Appendix 1 has a list of materials provided by submitters including expert evidence, legal submissions, submitter statements etc. Most of the information is available on the Council's Hearings webpage.

10 Appendix 2 has recommended amendments to PDP provisions, with updated recommendations differentiated from those made in Appendix A of the s42A report.

11 Appendix 3 has an updated table of recommended responses to submissions and further submissions, with updated recommendations differentiated from those made in Appendix B of the s42A report.

12 Appendix 4 Cultural impact assessments.

13 Appendix 5 Traffic impacts memo Fawcetts Road.

14 Appendix 6 Literature assessment of trees in roadways.

15 Appendix 7 Stormwater memo for Fawcetts Road.

16 Appendix 8 Economic Assessment for North East Mandeville.

Answers to questions posed by the Panel

Please review and respond on the each of the submitters' planners' opinions in respect to:

What is the "urban environment" relevant to these rezoning requests

17 The urban environment as outlined in my preliminary response can be considered as relevant to rezoning requests when considered on a site-specific basis. I am in agreement with the Buddle Findlay opinion dated 9 May 2024 and do not consider that all LLRZ can be considered as being an urban environment.

18 The JWS on urban environment dated 26 March 2024 highlights that not all planners agree that all of the Greater Christchurch Area (GCA) is urban in character and meets the NPS-UD definition of an urban environment.

- 19 Figure 1 below shows an area zoned LLRZ comprising 27 houses located on North Eyre Road, located outside of the GCA, approximately 10km from the nearest school, no wastewater or stormwater services, no Council or community services, and the area is completely surrounded by farms and lifestyle blocks. Section sizes are variable, with them ranging from 170m² up to 4.4ha.
- 20 Figure 2 of Loburn North shows eight houses in a line on Pittville Street with properties ranging from 0.4 to 0.5ha, with no wastewater or stormwater services, no community services, public transport, and not located near major employment opportunities.

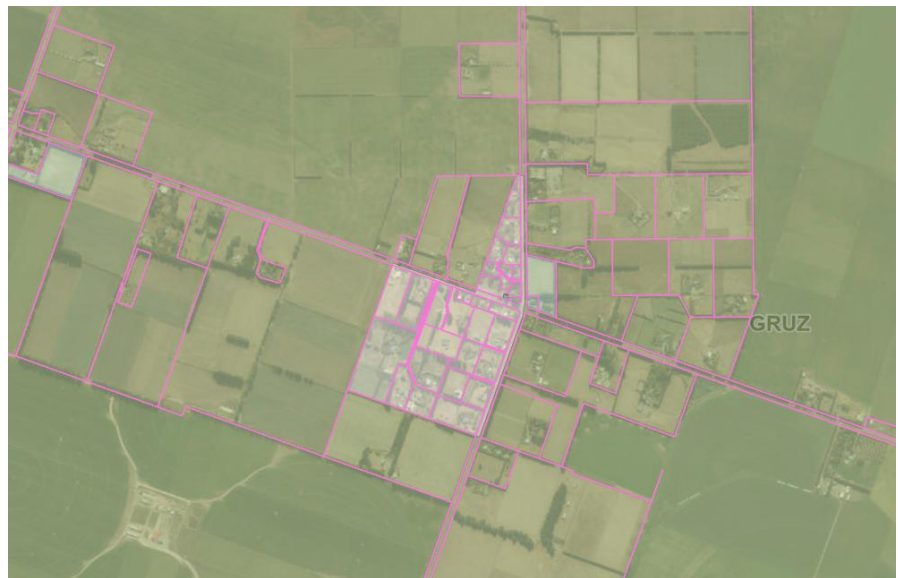


Figure 1. LLRZ on North Eyre Road.



Figure 2. Loburn North LLRZ.

- 21 These clearly demonstrate that not all LLRZ areas are urban in character, but that an assessment of each area is required to determine the character of the area. I consider that a small cluster of houses sitting within a wider rural environment, with little to no services, does not constitute an urban environment.
- 22 The PDP includes a definition for 'Urban Environment' that lists a series of areas, including settlement zones, "all Large Lot Residential Zones" and Special Purpose Zone (Kainga Nohoanga). It should be noted that the intent of the list of zones in the definition was to identify all of the zones where the 'urban flood overlay' applied¹.

Whether the LLRZ is urban and whether the NPS-UD applies (noting that some planners considered each LLRZ needed to be considered in its relevant context). In doing so, please also comment on the s32 report for the Residential Chapter which concludes that LLRZ should be treated as an urban environment for the purposes of the NPS-UD, even after

¹ Section 5 of S32 Natural Hazards Report

acknowledging that in many ways it does not appear as an urban land use;

23 The author of the Section 32 Residential Zones report has taken the approach that all of Greater Christchurch is “*identified as a high growth urban area*”² and concludes that “all of the provisions of the NPS-UD apply to the district”. LLRZ are also discussed in the Section 32 Rural Zones report, noting that the NPS-UD applies to new urban development opportunities for residential and rural residential development³.

24 It is noted that the first paragraph on page 18 of the S32 report states that because Rural Residential (LLRZ) is used as part of the capacity calculations for growth, that it is part of the urban environment. Section 4.5 of the Waimakariri Residential Capacity and Demand Model report dated December 2023 states that the urban zoned land in Rangiora, Kaiapoi and Woodend/Pegasus was used for the Greater Christchurch housing capacity assessment and did not use LLRZ for the calculations.

25 I note that while the S32 states that LLRZ is urban for the purpose of the NPS-UD, this statement relates to the assessment of capacity calculations and does not include a character assessment for each LLRZ area. Figures 1 and 2 demonstrate that there is variability in the size and character of LLRZ areas within the district.

The importance and application of UFD-P3 (with its separate (a) and (b) limbs), and the relevance that UFD-P3 is located in the Urban Form and Development Chapter of the PDP;

26 UFD-P3 provides the direction in the PDP for large lot residential growth within the district. The two limbs of UFD-P3 enable the rezoning of those areas identified in the Waimakariri Rural Residential Development Strategy (RRDS) (UFD-P3(1) and consideration of new areas that have not been identified in the RRDS (UFD-P3(2)).

² Third paragraph Section 3.2.2

³ Noting that the author separated out residential and rural residential.

27 The introduction of the Urban Form and Development chapter clearly identifies the purpose of the chapter:

The Urban Form and Development objectives and policies are informed by the Waimakariri District Development Strategy (WDDS), which is a document that addresses a range of matters related to growth and development, for both urban and rural environments. The objectives and policies also give effect to higher order documents as required by the RMA, in particular the NPSUD and the RPS.

28 UFD-P3 is intended to provide a policy framework for LLRZ development in the district.

29 It should be noted that LLRZ is carved out of the rest of urban development through Objective SD-O2(9) that provides limited opportunities for LLRZ development. This objective works on the basis that LLRZ development is not unconstrained in the district despite it being located within the wider 'urban environment of Greater Christchurch'.

Does UFD-P3 give effect to the RPS, and, if not, does the NPS-UD provide a pathway to resolve the conflict;

30 As detailed in the explanation in para [149] of the Hearing Stream 1 S42A UDF officer report, I am of the opinion that UFD-P3 does give effect to the RPS (UFD-P3(1)), while also giving effect to the NPS-UD (UFD-P3(2)). This matter will be addressed in the response to Minute 44.

31 Policy 6.3.9 limits LLRZ development in the district on the basis of potential impacts on rural productivity and servicing, amongst other matters. Policy 6.3.11 enables the review of supply and uptake of LLRZ development in the district, where monitoring shows that there is a shortfall⁴. This enables both the Regional and District Councils to meet Objective 3 and Policy 2 of the NPS-UD.

⁴ Noting that 6.3.11(1) relates to residential and business land meeting the requirements of the NPS-UD, while 6.3.11(2) relates to rural residential only.

32 I am of the opinion that the NPS-UD does not need to resolve conflict between district and regional planning documents, as the Proposed District Plan gives effect to the RPS.

The weight that should be afforded to the RRDS;

33 The RRDS is a strategy prepared under the Local Government Act which was adopted by Council, therefore pursuant to s74(1)(s)(b)(i) when preparing or changing a district plan, the Council shall have regard to the RRDS. Regard has been given to the RRDS through the RPS development of the PDP and the Greater Christchurch Spatial Plan. However, the weight given to the RRDS can be higher than 'have regard to' because of Policy 6.3.9 of the RPS. This policy specifically requires rural residential development to be in accordance with an adopted RRDS, and the PDP must give effect to the RPS (RMA s73(4)).

Therefore, within the context of the direction provided in Policy 6.3.9, we must give effect to the RRDS. When weighed against the objectives and policies of the NPS-UD, the RRDS is more constraining with respect to rural residential development and could be considered as having a lower weighting given the RRDS is a planning document to 'have regard to' (s74(2)(a)(i)), whereas the NPS-UD is a planning document that the PDP must be 'in accordance with' (s74(1)(ea)).

The RRDS direction for growth, and in particular does this provide sufficient detail relating to property boundaries etc;

34 The RRDS clearly states that "the purpose of the Rural Residential Development Strategy is to determine **directions**⁵ for rural residential growth" General growth directions where shown as to not constrain development should new properties provide sufficient information that enables them to be considered for rezoning.

35 While the RRDS identified growth directions for LLRZ, it does not rezone land and acknowledges that detailed assessments are required to demonstrate the suitability of a property for rezoning⁶. While

⁵ Bolding is my emphasis

⁶ Page 21 RRDS

properties that align with the growth directions identified in the RRDS can be considered, it does not mean that they are to be rezoned without sufficient information. Where the information provided does not demonstrate that the property is suitable for rezoning, then it is reasonable to assume that specific constraints should be able to exclude land, making any overlay redundant.

Review the evidence relating to NPS-UD Objective 3 and Policy 1 re: location/typology (same matter as for Mr Yeoman above)

- 36 In my opinion housing location and typology in the context of the NPS-UD relates to new and existing urban areas, and the type of dwelling, whether it is a detached, semi-detached, terraced or an apartment. This aligns with NPS-UD clause 3.2(1) which lists three criteria as part of the assessment for sufficient development capacity, these being:
- a) in existing and new urban areas; and
 - b) **for both standalone dwellings and attached dwellings; and**⁷
 - c) in the short term, medium term, and long term.
- 37 I do not consider that housing typology relates to sizing of section or zoning. In complying with the National Planning Standards, Council has not provided a complete range of property sizes should housing typology be considered as relating to land sizing. While the submission for Allaway and Larsen touched on the provision of quarter acre (1,000m²) and 1,500m² sections, Council in its minimum allotment area sizing only has four residential zone property sizes.
- 38 As described previously, the location of existing and new urban areas does in part depend upon where Council identifies these areas (Clause 3.24(2)) and in part where they can be considered as contributing towards a well-functioning urban environment (Policy 1). The NPS-UD does not require Council to provide housing development in the district

⁷ Bolding is my emphasis

on a granular scale. In this case I agree with the statement made by Mr Willis in his right of reply for Hearing 12D (para [13]).

Are there any other matters raised in submitter evidence for specific areas for rezoning that would cause you to change your opinion?

39 In addressing this question, I have sought the opinion of Mr Yeoman on whether Policy 8 of the NPS-UD requires Council to provide fine granular demand for LLRZ in specific locations within the district.

40 I have considered the role of Policy 8 of the NPS-UD as whether Council should enable LLRZ development throughout the GCA from a housing demand in an alternative location perspective. I am not convinced that sufficient evidence has been provided to demonstrate that there is in fact a large untapped market for LLRZ within specific semi-rural locations. I consider that in the context of urban demand in Waimakariri that in order for development to be “Significant” under Policy 8 then it would need to provide for demand of 500 or more in the short-medium term (for the next 10 years). I note that all of the economists (Mr Copeland, Ms Hampson, and Mr Yeoman) that have presented demand estimates for the GCA area have agreed that demand ranges between 300-400 in the short-medium term. Therefore, at most any additional capacity provided would accommodate a share of this demand and would be well below 500 which in this context is not significant. Having reviewed evidence from real estate agents regarding demand for specific locations, in my opinion it appears that bias is introduced through leading questions and sampling methodology. For example, if you specifically ask someone whether they “want” or “like” to live in a LLRZ property in Mandeville, you are nearly always going to find the answer that you seek.

41 I consider that the following discussion from Mr Yeoman’s on survey data in his right of reply to Hearing Stream 12D is relevant: 2.3(b) *“a well-known issue associated with surveys of housing preferences is that questions of what people would ‘like’ do not equate to actual demand in the real world. Critically, asking a person what they ‘like’ will*

invariably result in them selecting things that they would never actually choose. Importantly, in the case of housing preferences a survey should be designed to inform the respondents of the cost of the options and also to restrict them from choosing options that they could never afford. There is a significant difference between what people say they would 'like' in an abstract world and what they would pick in the real world when taking into account their own financial position."

42 Discussions with Council Engineers regarding the provision of services for the Ohoka, Mandeville and Swannanoa area, have indicated that there may be solution that address these constraints. Their position is that servicing would need to be developer lead, as Council has not provided for any new wastewater, stormwater or transport infrastructure in the Long-Term Plan (LTP) that would alleviate these constraints.

43 Apart from where I have reconsidered my recommendations for specific rezoning requests there was nothing that would substantially change my opinion with respect to rezoning.

In the event that the Panel determines that the LLRZ (or parts thereof) is part of the urban environment, and therefore the NPS-UD applies, please advise on the following:

What is your understanding of the overall objective of the NPS-UD?

44 My understanding of the overall objective of the NPS-UD is *"to enable growth by requiring local authorities to provide development capacity to meet the diverse demands of communities, and encourage quality, liveable urban environments. It also aims to provide for growth that is strategically planned and result in vibrant cities that contribute to the well-being of our communities by giving clear direction about planning for growth, supporting local government to apply more responsive, effective planning and consenting processes, and to clarifying the*

*intended outcomes for urban development across within communities and neighbourhoods across New Zealand*⁸.

- 45 I consider that an important aspect to the consideration of new urban areas as part of the response to the NPS-UD is whether they form part of a well-functioning urban environment (Objective 1 and Policies 1 and 6). Other objectives and policies refer to existing or planned public transport, integrates with infrastructure planning, near employment opportunities and community services, support greenhouse gas (GHG) emission reduction and resilient to current and future effects of climate change. These aspects form part of a consideration of rezoning requests and are not mutually exclusive from providing for competitive land and development markets, or areas where there is high demand in comparison to other areas.

Taking into account the expert economists/ positions, does the term 'at least sufficient development capacity' in NPS-UD Policy 2 (read alongside objectives 2 and 3) indicate a presumption or preference for providing more development capacity than is required to meet forecast demand?

- 46 As stated on page 38 of the Waimakariri Residential Capacity and Demand report, the “NPS-UD sets out minimum requirements for sufficiency within urban areas”. The report states that the minimums are not a target, but a threshold that should be exceeded. I am of the opinion that the NPS-UD does not therefore require Local Authorities to rezone large areas of land that do not contribute to being part of a well-functioning urban environment.

Does the NPS-UD require that additional supply only be provided through intensification?

- 47 The NPS-UD encourages intensification of existing urban areas (Objective 3 and Policy 3). The NPS-UD also requires Council to identify land for future urban use, or urban intensification in an Future

⁸ Taken from Section 2.3.1 of the NPS-UD Section 32 Evaluation Report.

Development Strategy (FDS)⁹, enabling Council to direct development into areas where they are infrastructure ready and contribute towards a well-functioning urban environment, which can include either greenfield or intensification. Also, clause 3.2(1)(a) requires councils to provide sufficient capacity in both existing and new urban areas, which suggests that capacity needs to be provided as both greenfield and intensification. Furthermore, the NPS-UD also provides for unanticipated or out of sequence development which would add significant development capacity and contributes towards a well-functioning urban environment (Policy 8), which in most instances will be greenfield developments proposed by private developers.

48 The NPS-UD does not require that all additional housing supply must be provided through intensification. It does however require that additional housing supply contributes towards a well-functioning urban environment.

49 Policy 1 lists a series of criteria that contribute towards a well-functioning urban environment. These criteria are listed in a manner where all of them need to be met in order for a proposed development to be considered as well-functioning.

Does the NPS-UD require that the council consider the provision of a variety of homes in other than the three main centres in Waimakariri?

50 Clause 3.37 of the NPS-UD requires Council to monitor development outcomes for a number of specific zones¹⁰. The results of the development outcomes monitoring feed back into the Housing and Business Development Capacity Assessment (HBA). The HBA from Council must estimate short-, medium- and long-term supply, the demand for additional housing in each district urban environment in different locations and dwelling types (Clause 3.24(1)). Clause 3.24(2) states that “local authorities may identify locations in any way they choose” implying that Local Authorities can identify areas that they

⁹ Section 3.4(1)(c) NPS-UD

¹⁰ Noting that Waimakariri District Council has only Town Centre, Mixed Use, Medium density and general residential zones from the list.

consider meet the definition of 'urban environment' and where subsequent development achieves a 'well-functioning urban environment'.

- 51 I am of the opinion that the term 'variety of homes' in the context of Policy 1(a) does not mean different section sizes or densities, but means different typology of housing e.g. stand alone, semi-detached, terraced or apartment. I note the next element of Policy 1(b) explicitly states that "site size" is important when considering variety of business land. The fact that the NPS-UD explicitly used "site size" in Policy 1(b) in relation to variety and not in 1(a) shows a clear intent that the variety of homes does not include site size, otherwise the drafters of the NPS-UD would have included this term. Additionally, I note that the NPS-UD distinguishes between types and densities. The types can be defined as the local authorities chose, but must include at least standalone and detached (Clause 3.24(3)). Also in Policy 6(b) the NPS-UD refers to housing densities and types, which implies they are not one and the same. I consider that Policy 1(a) explicitly refers to a list of things that enable a variety of homes, and the fact that this long list does not include section size or densities, while they are mentioned elsewhere in the NPS-UD, this exclusion from Policy 1(a) suggests that there was no intent for these to be considered.
- 52 I consider that the only sensible way to apply Policy 1 is to consider variety of homes across the urban environment, as in many cases some forms of housing will not be developable in particular areas. As discussed in the preceding question, I do not consider semi-detached, terraced or apartment buildings are anticipated within LLRZ areas. While standalone houses are considered as a different type to the aforementioned housing typologies, the provision of that particular type of housing would need to be considered along with contributing towards a well-functioning urban environment.
- 53 In providing a 'variety of homes' Council would need to consider intensification of existing urban environments as meeting this requirement. It would make no sense in constructing a five-story

apartment block in Mandeville, which is not supported by community services, well away from public transportation, out of character, and does not contribute towards a well-functioning urban environment, just because it is a type of dwelling that is not present in an area and therefore Council has to provide a variety of homes. Taking another extreme, there is unlikely to be capacity for new standalone dwellings within the Central City of Christchurch. There should not be a requirement that council provide for this variety in this location, as it would not be sensible. I consider that variety of housing types need not be provided at every location, but can be accommodated via provision across the urban environment.

54 **Specific questions:**

55 *Does the PDP provide for a Settlement overlay as you have recommended in respect to the Cameron submission in Ashley?*

56 The PDP does not include or exclude the use of overlays within various zones. There are no specific policies within the PDP to enable new overlays to be formed outside of the RRDS process as identified in UFD-P3(1), nor do they limit the application of overlays.

57 In developing an FDS, Council must identify areas forming part of their long-term development capacity. The NPS-UD defines development capacity as being *“capacity of land to be developed for housing or for business use, based on: the zoning, objectives, policies, rules, and overlays¹¹ that apply in the relevant proposed and operative RMA planning documents”*.

58 While overlays can be included in the PDP there is no policy and rule framework to count them as part of development capacity.

59 Despite the above, I now consider that the outstanding issues for the rezoning of the Auckland Street in Ashley Village development have been addressed and I am now recommending that the area can be rezoned to SETZ.

¹¹ My emphasis

Given your response to the Panel's question in respect to Paragraph 291 of your s42A report, have you considered whether it is appropriate in the circumstances to recommend accepting these submissions in part, and applying a LLRZ Overlay to these properties? Taking into account your answer to this question, are there any other submissions where it may be appropriate to apply a LLRZ Overlay?

60 Having considered my answer, I do not consider that there are any additional areas that need to have the LLRZ Overlay across them. I am of the opinion that no additional provision of LLRZ sections should be provided within rural areas away from the main townships. The present clustering of LLRZ in Mandeville, Swannanoa and Ohoka does not contribute towards a well-functioning urban environment. Those areas generally do not have any major community services, support services or job opportunities, and contribute towards a loss in production land¹² and increase in GHG emissions¹³. Those areas also have a number of servicing constraints associated with wastewater, stormwater and traffic, and while they may be adequately mitigated through developer lead engineering options, these have not been proposed.

Please provide a final response in respect to 3025 and 3065 Oxford Road, Jamie Rapp [37.1], taking into account Panel questions during the hearing and your reply to our question in respect to paragraph 408.

61 With respect to the property at 3025 and 3065 Oxford Road, the original purpose of the overlay was to indicate potential suitability of an area for rezoning given sufficient information. In this particular case the fault line, adjacent flooding and potential odour from the Oxford wastewater treatment plant mean that the site has a considerable number of constraints that greatly reduce the potential for rezoning and subsequent subdivision of the site.

62 Should the hearing panel consider that there is no specific scope to remove the overlay, then the property will retain the overlay without

¹² As discussed in Section 4.2 S42A Hearing Stream 12C LLRZ Rezoning Officer report

¹³ See discussion in Hearing Stream 12D S42A Ohoka Rezoning Appendix G

the ability to be removed until a subsequent review of the plan is undertaken.

Please respond to all evidence, and any legal submissions, presented at the hearing, in particular:

The tabled evidence from Ms Styles on behalf of Daiken [s145]

- 63 Ms Styles has not clarified what other reverse sensitivity effects, other than noise and amenity, are generated from the Daiken plant that would affect dwellings located over 1.3km from its closest point¹⁴. Both noise and amenity effects was assessed in para [307] of the S42A report.
- 64 Ms Styles in para [5.6] of her statement stated that “*some people may consider themselves to be affected by the existing activity*”. While this could be considered reasonable where the Daiken plant could be seen or heard at a level well above background levels from a property, this is not the case for the Auckland Street site in Ashley Village. There seems to be no explanation as to what distance perceived reverse sensitivity effects should be considered, and this argument could equally be used to limit any new residential development elsewhere in the district.
- 65 Ms Styles in her evidence notes that there was no assessment against the NPS-UD. It should be noted that Settlements Zones are not specifically identified in the NPS-UD as being part of the urban environment¹⁵ and are considered as being more rural in the National Planning Standards¹⁶. While some settlement zones may contain components of urban character (street lights), in the district they are generally in locations that have major constraints that do not provide for good planning outcomes (e.g. Waikuku, Woodend Beach, Pines

¹⁴ Despite there being 13 dwellings located between the Daiken plant and the rezoning area.

¹⁵ Noting that building intensity is not a criteria for an urban environment, otherwise a cluster of farm cottages could be considered as urban.

¹⁶ *Areas used predominantly for a cluster of residential, commercial, light industrial and/or community activities that are located in rural areas or coastal environments.* NPS Definition

Beach and Karaki being in flood zones, while Cust, Sefton and Ashley are not serviced with wastewater¹⁷).

66 The application of the NPS-HPL to RLZ has been previously discussed in the S42A Rural Zones officer report and Council’s memo to the Hearing Panel dated 30 June 2023.

67 Consideration of the Greater Christchurch Spatial Plan is not relevant for Ashley Village as the village is outside of the Greater Christchurch Area. Both the NPS-UD and the Greater Christchurch Spatial does not constrain all residential growth to be within the spatial area. Such an approach would mean that no residential development would occur within any Teir 3 local authorities¹⁸.

68 Ms Styles also provides her own assessment of RPS Policy 3.5.1 stating that urban development patterns should include “*the avoidance, remediation or mitigation of reverse sensitivity effects*” No evidence has been presented to demonstrate that there is an actual reverse sensitivity effect that would occur at the proposed rezoning location. The reference to Ashley Village not being considered in the RRDS is correct because it never formed part of the initial assessment because it was a settlement zone, similar to Cust, Sefton and other settlement zones. While the DDS does acknowledge the retention of existing character, the DDS acknowledges that some limited growth may occur in these areas. I consider that the proposed rezoning is consistent with the character of the existing settlement.

Ms Aston’s evidence for Allaway and Larsen [236] seeking with a LLZR or a LLRZ Overlay apply to the subject land

69 Ms Aston’s submission and subsequent evidence did not provide any technical assessment¹⁹ with respect to servicing the sites, assessment of flood risk and provision of an ODP. In para [13] of Ms Aston’s rebuttal evidence she states that she has information that shows that there is no technical constraints that are serious enough to preclude

¹⁷ Noting that Ashley Village is proposed to be serviced with wastewater

¹⁸ Timaru, Amberley, Ashburton etc

¹⁹ Para [25] of rebuttal evidence

the site from being rezoning. No technical information has been provided as part of the rezoning request to support this statement. On this basis there is insufficient technical information to enable the properties identified in the Allaway and Larsen submission to be recommended for rezoning.

70 While I agree in part with Ms Aston's assessment of the NPS-UD, I do not agree with her assessment as to whether all of the LLRZ is part of the urban environment as stated in my previous assessments. I am of the opinion that the submission (236) from Ms Aston while not meeting the information requirement for rezoning, there is scope in the submission to consider a LLRZ overlay as a lesser outcome (236.1). This could be either done through a review of the RRDS or should the hearing panel consider otherwise have an overlay included as part of this PDP process.

Peter and Lizzy Anderson's [32] lay evidence in respect to 1 Tupelo Place

71 Peter and Lizzy Anderson in their tabled evidence provided an ODP that they thought showed how their property would integrate with any subsequent development of the wider area into a LLRZ. In my opinion the ODP does not show any integration with the surrounding properties aside from a proposed pedestrian access to the Swannanoa Domain. The accompanying ODP does not show any connection for any of the properties other than the existing dwelling and the north western property that adjoin the proposed pedestrian/cycleway on the northern boundary.

72 I agree with Peter and Lizzy Anderson's opinion that LLRZ is not urban, and that the intent of the LLRZ is to provide for some 'ancillary activities'²⁰ on larger lots. Although, I do not agree with their assessment regarding the presence of community services and employment in the area. In my opinion the proposed rezoning of the property will not contribute towards a well-functioning urban environment.

²⁰ They listed the keeping of chooks, sheep and horses.

73 There are a number of outstanding issues associated with any development of the property, these include: stormwater, groundwater resurgence, wastewater and traffic impacts. It should be noted that the stormwater JWS contained a number of maps showing where Council had investigated complaints associated with groundwater resurgence. The water race traversing through 1 Tupelo Place was investigated for groundwater resurgence in 2023. This was not assessed within the submitter's technical reports, and the statement that groundwater levels were between 8 to 10m below ground level (BGL) is not supported with any evidence²¹.

74 The Anderson's have stated that any development of the site could use on-site wastewater systems to address the wastewater capacity issue. RPS Policy 6.3.9(3) states that 'All subdivision and development must be located so that it can be economically provided with a reticulated sewer and water supply integrated with a publicly owned system, and appropriate stormwater treatment and disposal' This is reflected in policy EI-P2²² and rule EI-R45 that makes on-site wastewater systems non-complying for residential zones.

75 As with other Mandeville and Swannanoa LLRZ rezoning requests, there are a number of outstanding issues that need to be addressed prior to any development occurring in the area.

Mr Glasson's evidence and Mr Schulte's submissions in respect to Cameron [180]

76 I do not agree with Mr Glasson's and Mr Shulte's statement regarding the need for an ODP for rezonings. Para [13] of Mr Glasson supplemental evidence lists the reasons what an ODP should show, but conflates this with the scheme plan, which as submitted doesn't actually show all of the detail listed. An ODP is required in accordance with policies UFD-P2(2)(f), SUB-P6 and RESZ-P12, and RPS Policy 6.3.3.

²¹ Jacobs report (Appendix G) noted that deeper bores tapped into deeper aquifers while shallow bores (e.g. M35/0596) had higher groundwater table at approximately 0.5m bgl.

²² Noting that the policy was written to include rural zone development as well as residential zone development.

77 The summary in section 5 of the legal submission from Mr Shulte is considered a reasonable reflection of the proposed rezoning of the Auckland Street property. I do not however accept Mr Schulte's statement that Settlement Zone can be considered to an urban environment under the NPS-UD despite being a residential zone, as it is rural under the National Planning Standards. Settlement Zones are generally small bespoke communities that are located in an area where a major constraint exists. Within the district issues as flooding (Waikuku, Woodend Beach, Pines Beach and Karaki) and availability of services (Ashley, Sefton, Gressons Road and Cust) are major constraints for expansive development. Final recommendations and proposed development area chapter are appended (Appendix 2).

The expert evidence (including supplementary) in respect to Carr [158]

78 I am in general agreement with the technical evidence presented for Cones Road. Mr Binder is also in general agreement with the traffic evidence. Given subsequent discussions the need for widening Cones Road will only be required should the Dixons Road area be subdivided in the future. Final recommendations and proposed development area chapter are appended (Appendix 2).

The expert evidence (including supplementary) and Ms Appleyard's submissions in respect to Crichton [299]

79 I am in general agreement with the evidence of Mr Thompson on geotechnical matters, Mr Mthamo on soils²³, Mr Compton-Moen on urban design, Mr Trevathan on acoustics^{24,25}, and Ms Peacock on contaminated land. Mr Aramowicz agreed that there was no major issues with servicing the property on the basis of the assessment by Mr McLeod.

²³ I do not however agree with the assessment on nutrient limits on productivity and farm economics as it does not acknowledge the externality costs borne by the wider environment, and the assessment justifying incremental loss of productive land.

²⁴ Noting that a 2m high acoustic barrier on the northern half of the site is proposed in the Marshall Day report (2013) for Waka Kotahi as part of the bypass. Rp 002 R08 2011124C.

²⁵ Although I sceptical with Mr Trevathan's assessment that traffic noise generated from 1,600 vehicles/day for Cones Road is the same as the projected 18,400 vehicle/day for the Woodend Bypass. Para [12] supplemental evidence.

- 80 I am not in agreement with the evidence of Mr Twiss regarding LLRZ demand in Woodend, given the graphic assessment does not support his concluding statement. I am in agreement with Mr Yeoman's assessment of Ms Hampson's evidence.
- 81 Overall, I am in general agreement with the assessment of policy documents undertaken by Ms Brown. I do not however agree with Ms Brown's statement with respect to the RPS not giving effect to the NPS-UD. The RPS was updated as Ms Brown states in para [55] to give effect to the NPS-UD, the differing opinion relates to whether all of the GCA is part of an urban environment and therefore whether the LLRZ is required to be considered as part of a housing development capacity assessment. As I have stated previously I do not consider that all of the GCA is part of an urban environment or that LLRZ has to form part of a housing development capacity assessment, noting that it is not one of the zones to be monitored in clause 3.37(1) and was not one of the locations (in a generic way) or dwelling type²⁶ (standalone vs attached) identified by Council as per clause 3.24²⁷. I do not consider that section size defines dwelling type, otherwise Councils would have to provide sections at all sizes between 300m² to 4ha, which it does not.
- 82 I do not agree with the assessment of 'urban environment' presented in the Crichton Development legal submission as detailed in paras [14] and [15]. As detailed in the interpretation section of the NPS-UD, a *Tier 1 local authority means each local authority listed in column 2 of table 1 in the Appendix, and tier 1 regional council and tier 1 territorial authority have corresponding meanings, and a tier 1 urban environment means an urban environment listed in column 1 of table 1 in the Appendix*. I am of the opinion that as per the meaning above a tier 1

²⁶ Dwelling type as used for statistical purposes is 'any building or structure, or part thereof, that is used (or intended to be used) for the purpose of human habitation. It can be of a permanent or temporary nature and includes structures such as houses, motels, hotels, prisons, motor homes, huts, and tents. There can be more than one dwelling within a building, such as an apartment building in which each apartment or unit is considered to be a separate dwelling. Dwellings are defined as either private or non-private if they are occupied.' Stats NZ

²⁷ Policy 1(a)(i) states a variety of homes that meet the needs in terms of type (type being standalone, attached, terraced or apartment), price, and location (as determined by Council as being an urban environment for the purpose of capacity assessment).

local authority listed in column 2 does not mean that it is an 'urban environment' as listed in column 1. Nowhere in the NPS-UD does it state that column 2 is the same as column 1 with respect to an 'urban environment'. Conflating the definition of Tier 1 local authority with the definition of urban environment as given in the NPS-UD would mean that Council would have to provide housing development capacity in remote areas such as Lees Valley, which is clearly not urban²⁸. Tier 1 local authorities are listed in column 2 as they contribute to the housing and labour market of 10,000 people, but that it is only those areas that are urban in character that can be considered as being an 'urban environment' not the other way around as interpreted.

83 I do not agree with para [23] of the legal evidence that confuses the term 'predominantly urban' with the complete statement of 'predominantly urban in character', which relies on establishing that an area has characteristics that are urban.

84 Despite the comments above, I consider that the proposed rezoning of the Gladstone Road Development Area can be considered as being part of a well-functioning urban environment in accordance with Policy 8 of the NPS-UD. Final recommendations and the proposed development area chapter are appended (Appendix 2).

The expert evidence in respect to Hack [201]. In responding to this, please liaise with the s42A report author for HS12E

85 I have liaised with Mr Wilson, and he agrees that the proposed rezoning that includes a split zone that enables a mix of medium density and LLRZ, and he agrees that such split zoning is appropriate. Final recommendations and proposed development area chapter are appended (Appendix 2).

86 In considering the evidence associated with the Passonage rezoning request, I am in general agreement with Mr Warmington planning assessment. I agree with him that the rezoning request does not meet

²⁸ Noting that the NPS-UD does not refer to GCA, but only Christchurch.

RPS Policy 6.3.9, and I also agree that it can be considered under Objective 6 and Policy 8 of the NPS-UD. As stated in para [481] of the S42A Hearing 12C LLRZ Rezoning officer report, I consider that the rezoning of the Passonage and Gladstone Road properties could produce a good urban design outcome. In considering this in the context of Policy 8 of the NPS-UD the proposed rezoning of the property could contribute towards a well-functioning urban environment through its connection with the existing Woodend township, being near community services, employment opportunities and public transport.

87 The reports have shown no barriers to development of the site which would prevent a zoning decision being made. An agreement on infrastructure can be reached through the normal negotiation processes between Council and consent applicant.

88 Specific points in this regard are summarised below, further detail can be found in the reports:

89 Mr Hopkins confirmed in his report and evidence (Stream 12C and 12E) that stormwater, potable water and wastewater can be managed appropriately for up to 32 lots on the site, as set out in the concept masterplan and supporting reports. These matters were supported by Mr Aramowicz in the s42A reports for Stream 12C and 12E.

90 Mr Hopkins confirmed that the risks of flooding and liquefaction at this site are acceptable and can be well managed. A geotechnical memo supporting this was provided by Mr Su. These matters were supported by Mr Aramowicz in the s42A reports for Stream 12C and 12E.

91 Mr Carr confirmed in his report and evidence (Stream 12C and 12E) that transport matters can be managed appropriately and that the requested rezoning can be supported from a traffic and transportation perspective.

92 Mana whenua Te Ngāi Tūāhuriri Rūnanga have been consulted and were not opposed to development of the site, subject to sensitive management of water resources in the development process,

identification and protection of any springs, protection and enhancement of indigenous biodiversity and being sensitive to cultural values, wāhi tapu and wāhi taonga. Their cultural advice was attached to the Stream 12E Passonage evidence.

Hack Please respond to the evidence presented in respect to traffic noise, including the relevance of the conditions imposed on the notice of requirement for the Bypass and the PDP noise controls for new residential units. Please ensure that your recommendation addresses the ODP as a whole and includes that part sought to be zoned LLRZ.

- 93 I am aware that Waka Kotahi commissioned a traffic noise assessment report from Marshall Day for the proposed Woodend Bypass²⁹. The report recommended that a 2m high noise barrier and Open Graded Porous Asphalt be used to achieve a Category A noise level of 57 dB L_{Aeq} (24hr) at 50m from the carriageway, which aligns with the designation conditions (condition 93).
- 94 Noise rule NOISE-R16 of the PDP requires noise insulation for any residential unit or minor residential unit within 80m of an arterial or strategic road. For the proposed rezoning of Parsonage Road, this would cover approximately half of the site (Figure 3).
- 95 Considering the designation conditions and the Noise rules of the PDP, any new residential units and minor residential units would need to meet the permitted activity status of the rule without having to apply for a resource consent. Provision has been made in the proposed development conditions for the Parsonage Road Development.

²⁹ Marshall Day, 2013. Woodend Bypass Noise Assessment. Rp 002 R08 2011124C



Figure 3. 80m setback from Woodend Bypass designation (thick red line).

The expert evidence (including supplementary) and Ms Eveleigh's submissions in respect to MacRae [s409]

96 Having considered the evidence presented at the hearing I am still unsure how the amendments to the minimum lot sizes within the Area B from 4,000m² down to 2,500m² will reduce the risk of flooding in the development (Figure 4). No technical evidence or explanation has been given as to how flood risk to any development will be addressed other than it being determined at subdivision stage³⁰. While I can understand the principle of enabling more flexibility in layout to avoid areas subject to flooding, the basic facts are that the development is located within an overland flow path, Ohoka has existing drainage issues and is subject to regular flooding and groundwater resurgence^{31 32}. It should be noted that although floor levels for new buildings may avoid flooding, access to and from the property is not guaranteed. With regard to the modification of overland flow paths, I have not seen evidence as this is

³⁰ Para [25(c)] Legal evidence

³¹ Purton K and Cleary G, 2015. Flood Response in the Waimakariri District. Asia Pacific Stormwater Conference

³² The Stormwater JWS presents two opinions, Council notes that not all areas have been assessed for groundwater resurgence (noting that investigations were based on flooding around drains) while development engineers stated that they did not think it occurred in Ohoka. The lack of investigation of an area does not mean it does not occur.

new evidence and the panel have not seen the report or been able to question the expert³³.

97 In the legal submission for the Macrae Development, the justification³⁴ for the reduced average lot size within Area B of the development being the Bradley's Road development has not addressed the fact that the Bradley's Road Development does not have the same flooding risks to it as the Mill Road Development.

98 Para [29] of the Legal Evidence suggests that the 1ha minimum lot size for Area A should be removed to align with Area B. It referred to the commissioners' explanation for the lower density not being necessary, but still considered that it was appropriate for those locations. The original submission did seek to reduce the minimum lot size for Area A down to 5,000m², and remove the Area A within the middle of the development. I do not agree with removing the middle Area A as the area contains a major stormwater channel, and no evidence has been presented as to the potential impacts upon the stormwater channel from increased impervious surface runoff.

99 With respect to the change in roading, I understand that the development has not progressed due to complexities with ownership of Kintyre Lane and that the Developer needs the alternative access in order to develop more of the site. The requested amendment to enable the unnamed road to become a major access road onto the site was originally opposed by Mr MacDonald [308.3] stating impacts upon his property. Upon further consideration, there is no access off the road onto Mr MacDonalds property, the nearest corner of the house is 30m away, and is separated by a 4+m high hedge, I am now of the opinion that the impacts are likely to be less than minor.

³³ Shuster W.D. et al, 2005. Impacts of impervious surface on watershed hydrology: A review. Urban Water Journal, Vol. 2, No. 4, pp. 263-275.

³⁴ para [25(b)] Legal evidence

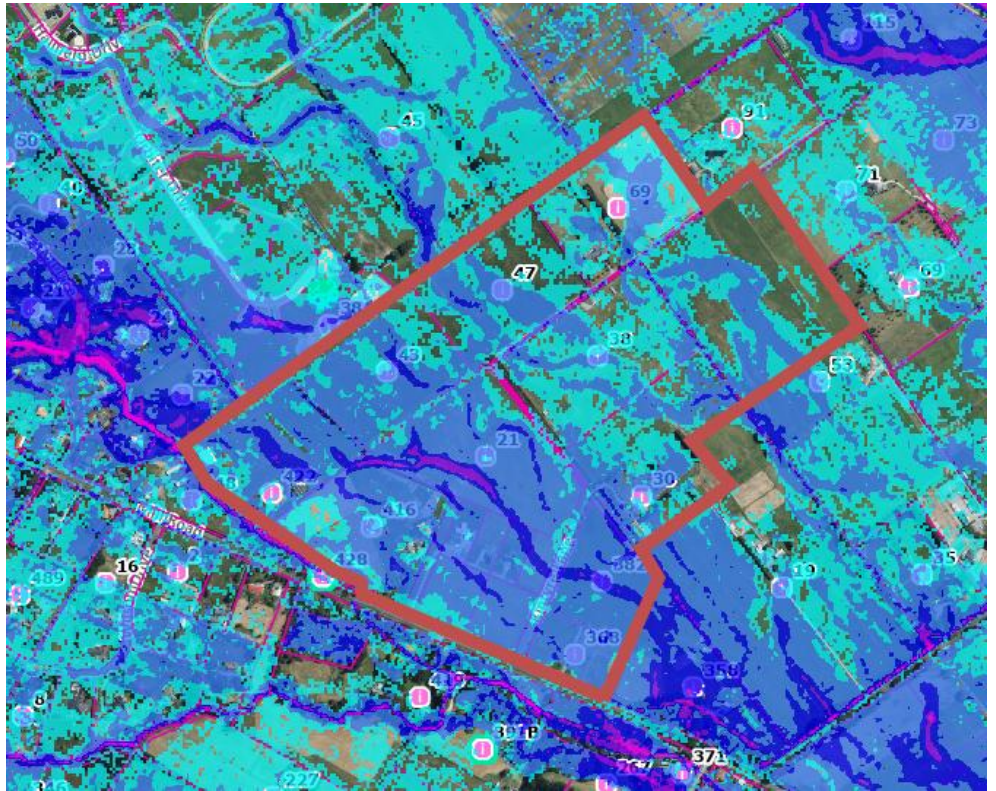
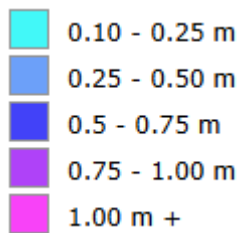


Figure 4 Flooding risk associated with a 200-year event.



100 With respect to the removal of the character provisions associated with the planting of trees, Mr Carr proposed to remove the trees and have a narrower carriageway instead. Mr Binder does not agree with the single assessment regarding the value of trees for traffic calming and has pointed to that and other benefits for the provision of trees as presented in research literature (Appendix 6). I am more in agreement with Mr Binder's statement regarding the value of trees than Mr Carr's.

The expert evidence (including supplementary) in respect to McAllister [s8]

101 With respect to Block A, my opinion as stated in section 5.3.10 of the S42A 12C LLRZ Rezoning's officer report, has not changed as a result of the evidence and supplementary evidence presented at the hearing.

- 102 I do not agree that the planning assessment of Mr Thomson regarding that the Greater Christchurch Partnership adopted the GCA as an urban environment and point to Appendix 1 of the Planning JWS as 'Report authors consider that there is a substantial discrepancy between the development of the Greater Christchurch study area boundary, particularly through non-RMA FDSs such as Our Space and the Greater Christchurch Spatial Plan, its latter application as the "Greater Christchurch urban environment", and the statutory CRPS which does not reproduce this understanding, particularly through Map A. In short, the words, largely in non-statutory documents, do not match the maps (in both the statutory and non-statutory documents).'
- 103 I do not agree that the proposed rezoning of the two blocks (Block A and B) contribute towards a well-functioning urban environment. In my opinion the provision of a school and the Mandeville shops do not meet the tests of NPS-UD Policy 1(c) of having 'good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport' or (e) 'support reductions in greenhouse gas emissions'³⁵ or (f) 'resilient to the likely current and future effects of climate change'.³⁶
- 104 I am in general agreement with the assessment of Mr Ford regarding agricultural productivity of Block B, noting that he is of the opinion that half of the site is suitable for horticulture/vegetable production and half for pastoral land use. I do not however agree that the "significant constraints" being the size of the block given that the district has smaller land parcels that are highly productive³⁷.
- 105 I am in agreement with the contamination assessment undertaken by Fran Hobkirk and the geotechnical assessment by Jason Grieve.
- 106 In relation to Mr Mars rebuttal evidence for the provision of services, the availability of a water supply is not in contention. For wastewater,

³⁵ See GHG reports in Hearing 12E, relying on the uptake of private electric vehicles is

³⁶ Noting that the Mandeville and Swannanoa area are subject to flooding effects associated with groundwater resurgence.

³⁷ There are numerous examples of highly productive horticulture and produce operations on less than 10ha: Freedom flowers on 2ha, Island Horticulture with vegetables on 4ha,

the statements of evidence and rebuttal should be read in light of the Wastewater JWS for Hearings 12C/12D dated 4 September 2024.

107 Mr Bacon reviewed the rebuttal evidence of Mr Mars and generally agreed with most of the initial points raised. He did however disagree with Mr Mars statements around I&I³⁸ for STEP system, the use of Scada on private on-site wastewater pumps, committing ratepayers' money for investigation of privately owned infrastructure, and the use of on-site storage until I&I issues are addressed.

108 Stormwater and groundwater resurgence statements of evidence and rebuttal should be read in light of the Stormwater JWS for Hearings 12C/12D dated 4 September 2024. It was proposed that rainwater tanks be used to buffer stormwater flows from the development. Mr Aramowicz was asked to comment on whether the use of rainwater tanks was a viable option, he was of the opinion that *"there is no evidence provided by the expert that this would be helpful or effective or even possible for areas with risk of groundwater resurgence"*.

109 The rebuttal evidence for traffic should be read in light of the Traffic JWS for Hearings 12C/12D dated 10 October 2024.

110 Final recommendations and a proposed development area chapter are appended (Appendix 2). When considering the various LLRZ rezoning options for Swannanoa and Mandeville, the proposed Block B integrates into the existing Swannanoa community better than the Block A offered for rezoning. Should the hearing panel consider that LLRZ is part of an urban environment and that other development constraints such as wastewater, stormwater and traffic can be addressed at resource consent stage, the rezoning of Block B and its integration with the school and existing LLRZ area on Winter Road is preferred.

The lay evidence in respect to Pinkham and Black [s247 and 265]

³⁸ Inflow and infiltration is the process of water other than wastewater, such as stormwater and groundwater, entering the wastewater system.

- 111 I agree in part to Mr Pinkham’s statement regarding the RRDS process being flawed³⁹, although not for the same reasons. Where major constraints are present that would restrict any development these areas should have been excluded and greater consideration towards integration with existing rural residential areas should have undertaken.
- 112 With respect to the proposed rezoning properties, Mr Pinkham states that the NPS-UD does not apply to the requested rezoning for LLRZ⁴⁰. Considering the properties are not identified in the RRDS, are excluded due to Policy 6.3.9 of the RPS and is not considered under UFD-P3(1).
- 113 Mr Pinkham states in his summary statement of evidence that the properties are presently serviced with wastewater, yet does not assess whether the additional connections associated with rezoning⁴¹ could be provided as part of the existing capacity. Mr Pinkham noted that the Mandeville Wastewater Scheme Activity Management Plan identified that there was an additional 160 connections available over the next 20 years. This does not take into account the change in zoning from Residential 4b to LLRZ which will contribute an additional 115 connections as a permitted activity, and the existing LLRZ zoned properties in Ohoka (Mill Road 70, and Orbiter Drive 32), demonstrating that there is existing capacity constraints in the network should all of the properties develop.
- 114 With respect to the Mandeville Growth Boundary, the process went through the Environment Court⁴² and the decision was that Ohoka Meadows should not be included in Mandeville Growth Boundary. This was based on the limiting policies around rural residential growth within the Operative District Plan and the RPS (policy 6.3.9).

The expert evidence and Mr Fowler’s submissions in respect to Prosser [s224]

³⁹ Para [25]

⁴⁰ Para [44]

⁴¹ Potentially 10 additional connections (para [65])

⁴² Black v Waimakariri District Council Decision No. [2014] EnvC 119

- 115 I am in general agreement with the evidence presented by Ian McPherson (Geotech risks), Aaron Graham (Contaminated land)⁴³, Sharn Hainsworth (Soils)⁴⁴, and Fraser Miller (Landscape).
- 116 I have read the planning and supplemental evidence from Mr Allan. I have considered his position in response to the officer report. He does not present any new evidence or convincing statements that change my position. Statements associated with the presence of community services in Mandeville by Mr Allan, Mr Singh and Mr Prosser does not align with the range of services that you would expect in an urban community.
- 117 With respect to Mr Cosgroves economic evidence, Mr Yeoman has reviewed the evidence and supplied feedback in the form of a memo (Appendix 8).
- 118 I do not agree with the assessment by Mr Vikramjit Singh on urban design. In his evidence he refers to Mandeville having a medical services (para [19]) which is not the case as there are no medical services in Mandeville. I do however agree with the streetscape and character assessment in paras [78]⁴⁵ and [79] of Mr Singh's assessment. Mr Singh states that the site is able to connect to the Mandeville Village centre and will integrate with pedestrian and cycleway connections, although there is no actual pedestrian or cycling links to the site from the surrounding active transport network, although I note in Mr Smith's supplemental evidence the Prosser's have agreed to build a footpath.
- 119 The outcomes of GHG assessment by Mr Wilson from Lucid Consulting does not align with the study undertaken by Beca. In reviewing the input data associated with Mr Smith's supplemental evidence, I am

⁴³ Although I note that Mr Graham identified significant gaps in the Eliot Sinclair PSI but still considered it suitable despite the gaps.

⁴⁴ I note that Mr Hainsworth did identify soil wetness as a limitation but did not comment on whether it related to ongoing irrigation of the property and the poor drainage associated with gley soils.

⁴⁵ *The streetscape is suggested to provide rural residential character by avoiding use of kerbs and edges, with wide green berms in keeping with the rural character of the area.*

aware that Mr Smith uses 2018 census data⁴⁶ compared to Beca⁴⁷ that used existing traffic data and modelled results up to 2028⁴⁸. I am unable to follow the conclusions reached in Mr Wilson's report as they do not appear to align with the data in Attachment 1 of Mr Smith's supplemental evidence.

120 Mr Binder was asked to comment on the use of census data for the traffic part of the GHG assessment. He considered that it could be considered appropriate, but noted that comparing the traffic impacts of one LLRZ area to another was the same as comparing one negative outcome to another negative outcome.

121 I note that there is a difference of opinion between Mr Sookdev and Council engineers regarding the servicing of the site using the existing wastewater system. While it is recognised that a developer lead solution is possible⁴⁹, at this stage no developer is proposing to install a new pump station and rising main.

122 With respect to flooding risk as assessed in Mr Delgarza's supplemental evidence I agree with his statement in para [11] and [12]. With respect to groundwater resurgence Mr Delgarza notes in para [23] that a detailed groundwater study would be required for the site and that it needs to be considered in the design of the stormwater system, I agree with this statement. However, the statement regarding the groundwater levels across the site and the frequency of resurgence does not align with information presented in the Kalley Simpson memo for San Dona (Appendix 8).

123 The rebuttal evidence for traffic should be read in light of the Traffic JWS for Hearings 12C/12D dated 10 October 2024.

124 I have considered the legal submission and summary from Mr Fowler comparing the approach of limiting rural residential development in the

⁴⁶ Census response rate was 83% and was considered a significant short coming in the results.

⁴⁷ Beca, 2024. Ohoka Greenhouse Gas Emission Review.

⁴⁸ Christchurch Transportation Model V21a

⁴⁹ Wastewater JWS 2 September 2024

RRDS to “soviet model town planning”⁵⁰, noting that there were numerous submissions that were critical of enabling 4ha RLZ subdivision and LLRZ sprawl and the adverse impacts upon rural production and loss of production land.

125 I note that Mr Flower in para [19] referred to the Environmental Court decision relating to Otago Regional Council. He highlighted the following passage that relates to plan enabled. I note that there are significant infrastructure constraints that have not been adequately addressed in the proposed rezoning, and can be considered as not being “infrastructure ready”.

[358] While the NPS objectives and most policies are relevant, because the Territorial Authorities are concerned that PC7 inhibits them from fulfilling their statutory obligations, our focus is on pt 3:

*Implementation. **The Territorial Authorities highlight that local authorities must provide sufficient development capacity to meet expected demand for housing and business land in the short, medium and long term. Development capacity is “sufficient” when, amongst the matters, it is plan-enabled and infrastructure-ready...***

126 Mr Fowler in para [38] states that “*the onus firmly on the Council to provide, at all times, at least sufficient development capacity to meet expected demand for housing over the short term, medium term, and long term*” although Clause 3.2(2)(b) notes that in order for it to be sufficient it must be “infrastructure-ready”, which is ‘in relation to the short term, there is adequate **existing** development infrastructure to support the development of the land’ or ‘in relation to the medium term, either paragraph (a) applies, or **funding for adequate development infrastructure to support development of the land is identified in a long-term plan**’⁵¹

127 Final recommendations and proposed development area chapter are appended (Appendix 2).

⁵⁰ Para [3] in legal summary

⁵¹ Bolding is my emphasis

Mr Fletcher's evidence and supplementary evidence in respect to Fraser et al

- 128 Having considered Mr Fletcher's supplemental evidence I consider that the approach taken of enabling individual property owners to develop independent of each other is problematic. This approach could potentially work where there is an existing internal road network and established service mains, but would run into problems where individual developers have to provide their own water and wastewater mains from the existing network. An example of this would be nine individual sewer rising mains from various parts of the development all connected into the Cones Road pumpstation within the berm along Fawcetts and Cones Road.
- 129 A number of key issues were raised with Mr Fletcher prior to and subsequent to the hearing regarding showing the location of services on the site and the large number of proposed properties accessing onto Fawcetts Road through right of ways. I consider this is a requirement of SUB-P6 and RPS Policy 6.3.9⁵², and Policies 5.3.5⁵³ and 5.3.6⁵⁴.
- 130 The issue regarding the number of properties accessing directly onto Fawcetts Road, noting that it is classed as Strategic Road in the PDP is covered in part by the memo from Mr Binder (Appendix 5).
- 131 While not located with the GCA, I consider the intent of RPS Policy 6.3.9(4) should be considered. The policy states: *"Legal and physical access is provided to a sealed road, but not directly to a road defined in the relevant district plan as a Strategic or Arterial Road, or as a State highway under the Government Roading Powers Act 1989;"*

⁵² Noting that this applies to GCA

⁵³ The explanation in the RPS states that Territorial Authorities will: (b) *ensure that at the time of any rezoning of land enabling substantial developments which requires new public sewerage, stormwater and potable water infrastructure, an outline development plan is included within the district plan which provides sufficient space at appropriate locations for these to be provided.*

⁵⁴ The explanation in the RPS states that Territorial Authorities will: (d) *ensure that when any land is rezoned to enable a substantial development which requires significant new public sewerage, stormwater and potable water infrastructure, an outline development plan is included within the district plan.*

132 Final recommendations and proposed development area chapter are appended in Appendix 2.

The tabled lay evidence from P Marambos [s263]

133 Mr Marambos's tabled evidence makes reference to evidence from Mr Twiss demonstrating that there was a demand for LLRZ sized properties in Woodend. Having read through the evidence presented in Mr Twiss's statement of evidence I am unable to find any reference to demand for LLRZ properties, with only anecdotal evidence⁵⁵. Mr Marambos in his evidence states that Council should supply "generous amount(s)" of LLRZ as there is high demand, yet there is no evidence to support the statement.

134 Mr Marambos questions the assessment that the RRDS used to identify overlay areas against what constitutes a "well-functioning urban environment". It should be noted that the RRDS was finalised a year prior to the NPS-UD being released, and the RRDS does not consider rural-residential properties as being urban, making reference to them being in a "rural or semi-rural setting"⁵⁶.

The lay evidence of Mr Harris [s348], Mr Guthrie [s85] and Mr Harphur [s388]

135 Mr Harris's lay evidence provided some useful information with respect to the property at 177 Oxford Road. I note in Mr Harris's lay evidence that he references the sewer line on the south side of Jones Road and the invitation to connect to it, bearing in mind that his house is located in the top NE corner, that consideration was probably given to potential development of the property. I note that Mr Harris states that building heights can be raised to address flooding issues, although 'flood modelling' levels have depths of up to 0.6m across parts of the property, meaning any building would potentially need an FFL of 1m above ground level (AGL).

⁵⁵ Para [9.1] only refers to enquires for LLRZ in the district

⁵⁶ RRDS page 3

136 I have considered Mr Guthrie's lay evidence and had previously agreed with the intent of his submission regarding the rezoning of the wider Fawcetts Road to Dixon Road area.

137 Mr Harpur's lay evidence helpfully addressed the basis for the San Dona development, however, there was not anything in Mr Harpur's evidence that changed my recommendation around the rezoning request.

The presentation from Ms McKeever [s111]

138 I have not changed my opinion with respect to having listened to the presentation of Ms McKeever and the rezoning of San Dona to LLRZ. San Dona is zoned Rural Lifestyle Zone which better reflects the horticultural emphasis of San Dona in the RLZ objective and policies than LLRZ objectives and policies.

The memorandum of Counsel on behalf of CIAL [s254]

139 It is noted in the memorandum of Counsel on behalf of CIAL that they no longer oppose the rezoning requests as they fall outside of the Draft Remodelled 50dB Ldn Air Noise Contour para [5]. The original opposition (FS80) to the rezonings was based on the Outer Envelope Airport Noise Contour that was proposed by CIAL. Council assessed the rezoning application against the Airport Noise Contour Overlay that aligns with the RPS and the corresponding 50 dB Ldn Air Noise Contour Annual Average, neither of which affect any of the properties listed in the memorandum.

Date: 29 November /2024

A handwritten signature in black ink, appearing to read 'ms ally', written in a cursive style.

.....

Appendix 1 – List of materials provided by submitters

Marshall Day, 2013. Woodend Bypass Noise Assessment. Rp 002 R08 2011124C

Notice of Requirement – Woodend Corridor. Decision of the NZ Transport Agency as Requiring Authority 17 July 2015.

Appendix 2 – Proposed LLRZ Rezoning

Following is a list of LLRZ rezoning requests that are recommended to be either approved or rejected.

North Oxford Development Area

Overall Assessment:

The following criteria supports the recommended rezoning request:

- Internal road access onto adjoining roads,
- Active transport (green connections) across the site and to the north and south,
- Water body setbacks have been provided,
- The property is not subject to widespread flooding or groundwater resurgence,
- Adjoins an existing urban area,
 - Has good access to community services,
 - Has good access to job opportunities in Oxford
- Provides additional LLRZ housing capacity within Oxford,
- The property was identified in the RRDS.

Issues that will need to be addressed at resource consent stage:

- Stormwater management area design and sizing,
 - Noting that there are existing flooding issues for properties on Ashley Gorge Road opposite the development
 - Flooding issues associated with overland flow occur for those properties on Queen Street, Oxford,
- Consideration of possible speed reduction for Ashley Gorge Road adjacent to the site.

Consideration has been given to the loss of highly productive land, while not ideal the property can be considered as meeting the criteria in Clause 3.6 of the NP-HPL. Consideration had been given to intensification of existing urban areas within Oxford, noting that the PDP enables smaller section sizes.

Recommendation:

Overall, the North Oxford Development area contributes towards a well-functioning urban environment. I recommend that the rezoning request for North Oxford Development Area is accepted.

North Oxford Outline Development Plan

Introduction

The design and layout of development is dictated by Bay and Ashley Gorge Roads determining the west and east boundaries. To the south is the urban area of Oxford. To the north Somerset Drive provides a further area of transition to the rural area.

Future development areas will be required in order to respond to population growth. In response to this issue, the Strategic Directions and Urban Form and Development Chapters sets out objectives and policies for when and where urban expansion should take place and the mechanism to be used to provide for future urban development.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

Rules

DEV-NOD-R1 North Oxford Development Area Outline Development Plan	
<p>Activity Status: PER</p> <p><i>Where:</i></p> <ol style="list-style-type: none"> 1. <i>Development shall be in accordance with DEV-NOD-APP1.</i> 	<p>Activity status where compliance not achieved: DIS</p>
<p>Advisory Note</p> <ul style="list-style-type: none"> • For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with the ODP, the ODP shall substitute the provision. 	

Land use and development in the North Oxford Development Area is subject to LLRZ activity Rules LLRZ-R1 to LLRZ-R44 inclusive.

Subdivision Standards

DEV-NOD-S1 Areas Subject to Outline Development Plan	
<p>Activity Status: CON</p> <p><i>Where this activity complies with the following activity rules/standards in subdivision:</i></p> <ol style="list-style-type: none"> 1. <i>SUB-S4A 2. Where the site is subject to the North Oxford Outline Development Plan, no more than 20% of the sites created in any one subdivision shall be rear lots.</i> 	<p>Activity status where compliance not achieved: RDIS</p> <p>Matters of discretion:</p> <ul style="list-style-type: none"> • SUB-MCD1 - Allotment area and dimensions • SUB-MCD2 - Subdivision design • SUB-MCD3 - Property access

DEV-NOD-S2 Areas subject to an ODP	
<p>Activity status: CON</p>	<p>Activity status when compliance not achieved: RDIS</p>

Where this activity complies with the following activity rules/standards in subdivision:

1. SUB-S4A 3 The green network corridors in the North Oxford Outline Development Plan shall be setback a minimum of 7.5m from the centreline of the two rivers except where the river crosses the site of the existing dwelling and accessory buildings in the NE corner of the ODP where a setback will be determined at subdivision.

Matters of discretion:

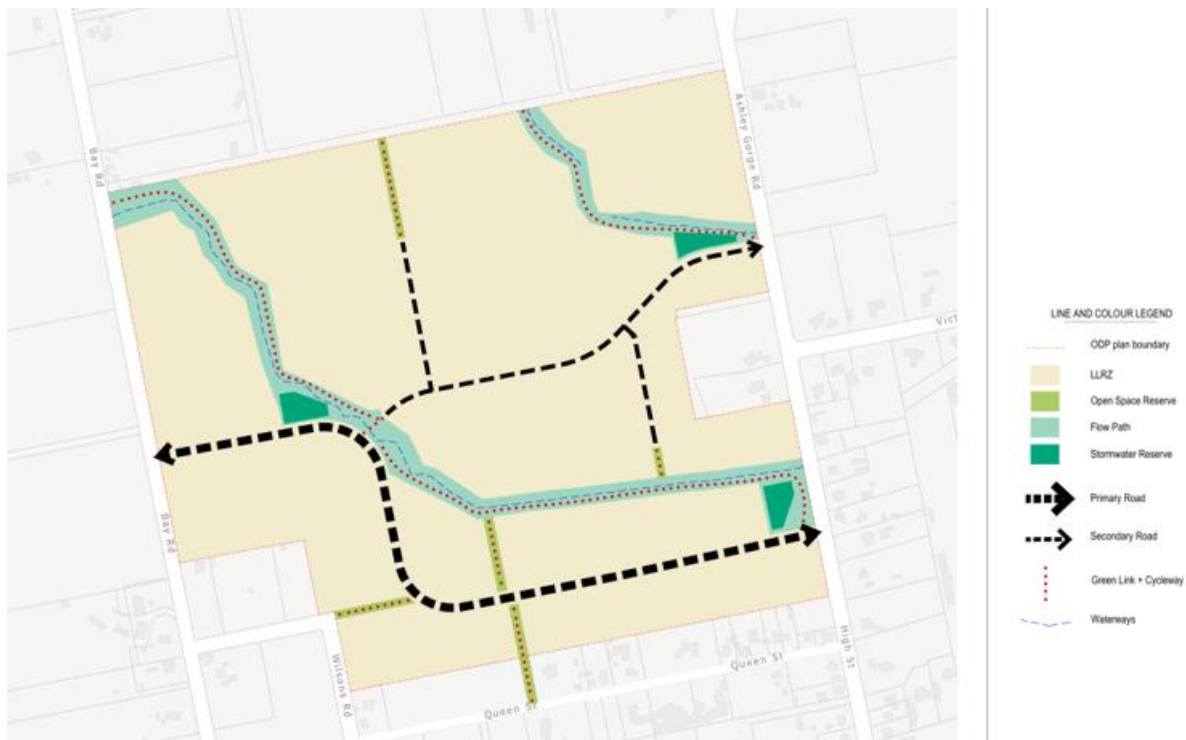
- SUB-MCD1 - Allotment area and dimensions
- SUB-MCD2 - Subdivision design
- SUB-MCD3 - Property access

New Built Form Standards

1. Land use and development in the North Oxford Development Area is subject to LLRZ built form standards LLRZ-BFS1 to LLRZ-BFS7 inclusive.

APPENDIX

DEV-NOD-APP1 North Oxford Outline Development Plan



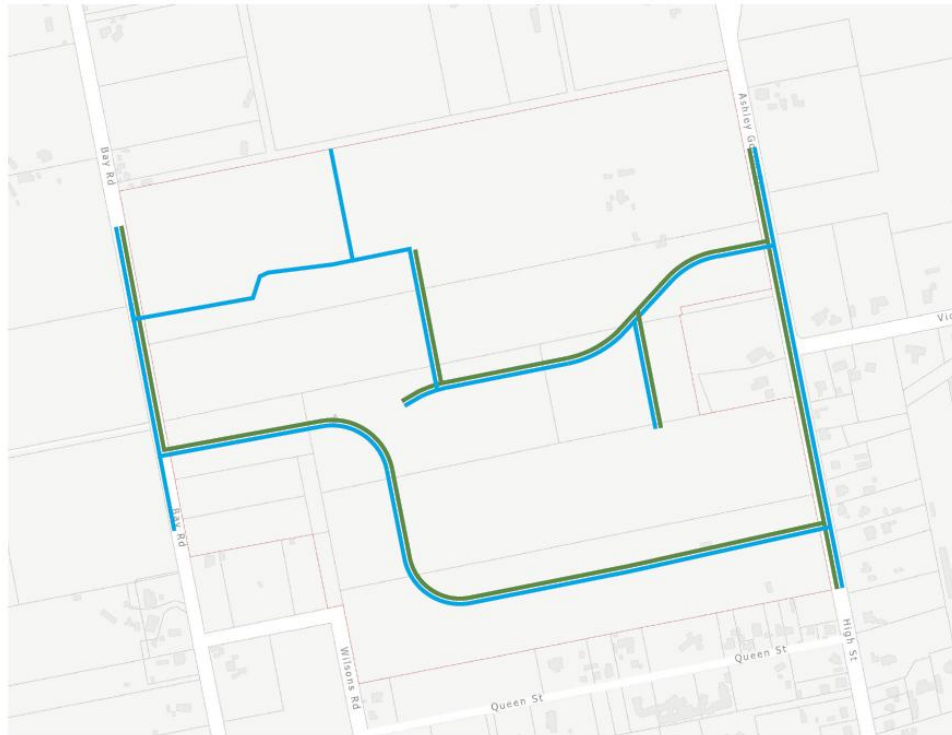
Fixed Outline Development Plan Features for the DEV-NO ODP

- Green links adjoining the two rivers
- Stormwater detention areas subject to specific design including sizing and conditions of subdivision consent

Fixed Outline Development Plan Features for the DEV-NO-ODP

- Green links adjoining the two rivers
- Water body setbacks and buffers
- Attenuation of peak stormwater flows in stormwater detention areas subject to specific design and conditions of subdivision consent
- Two primary road connections to Ashley Gorge Road and one primary access to Bay Road.
- Water and wastewater mains will be laid in the roads.

North Oxford Outline Development Plan – Water and Wastewater



- LINE AND COLOUR LEGEND
- NEW SEWER MAIN
 - NEW WATER MAIN
 - OOP plan boundary

Ashley Village Development Area

Overall Assessment:

The Ashley Village is located on the outskirts of Rangiora and forms part of an area that has seen semi-rural growth.

The following criteria supports the rezoning recommendation:

- Good internal road access onto adjoining roads,
 - Limited use of right of ways based upon development plans,
- The property is not subject to widespread flooding or groundwater resurgence,
- Adjoins an existing urban area,
 - Has reasonably good access to community services,
 - Has reasonably good access to job opportunities in Rangiora,
 - Is not that far from park and ride facility (similar distance as other parts of Rangiora),
- Provides additional SETZ housing capacity adjoining Rangiora/Ashley,
- Is located on a roading network that does not have existing capacity and safety issues.

Issues that will need to be addressed at resource consent stage include:

- Stormwater management area design and sizing,
 - Noting that the ODP has shown an increase in sizing and some preliminary design calculations has been undertaken,
- The proposed route of the sewer raising main will need to be investigated,
 - Potential to work with Council to enable sewer
- Consideration of possible traffic safety upgrades for connection onto Fawcetts Road and around railway pass.

Recommendation:

Overall, I consider the proposed rezoning of the Ashley Village Development Area contributes towards a well-functioning urban environment. I recommend that the rezoning request for Ashley Village Development Area is accepted.

Ashley Village Development – Settlement Zone

Introduction

The land requested to be rezoned at 2 Auckland Street, Ashley, is relatively small (only eight hectares); has three road frontages; and is contained within one single land title. The proposed development is proposed to be zoned Settlement Zone. The development integrates into the surrounding Ashley Village and includes wastewater reticulation.

The DEV-AVD-APP1 provides for:

- A local roads linking Auckland Street to the west, with the potential for a future connection to the north;
- A public reserve is located on the south eastern boundary of the development
- An indicative stormwater management area, in the event detailed design confirms this is required.

Rules

DEV-AVD-R1 Ashley Village Development Area Outline Development Plan	
Activity Status: PER <i>Where:</i> <ol style="list-style-type: none"> 2. Development shall be in accordance with DEV-AVD-APP1. 	Activity status where compliance not achieved: DIS

DEV-AVD-R2 Ashley Village Development	
Activity Status: CON <i>Where:</i> <ol style="list-style-type: none"> 1. Subdivision where it connects into the Cones Road Wastewater Pumpstation. 	Activity status where compliance not achieved: NC

Built form standards

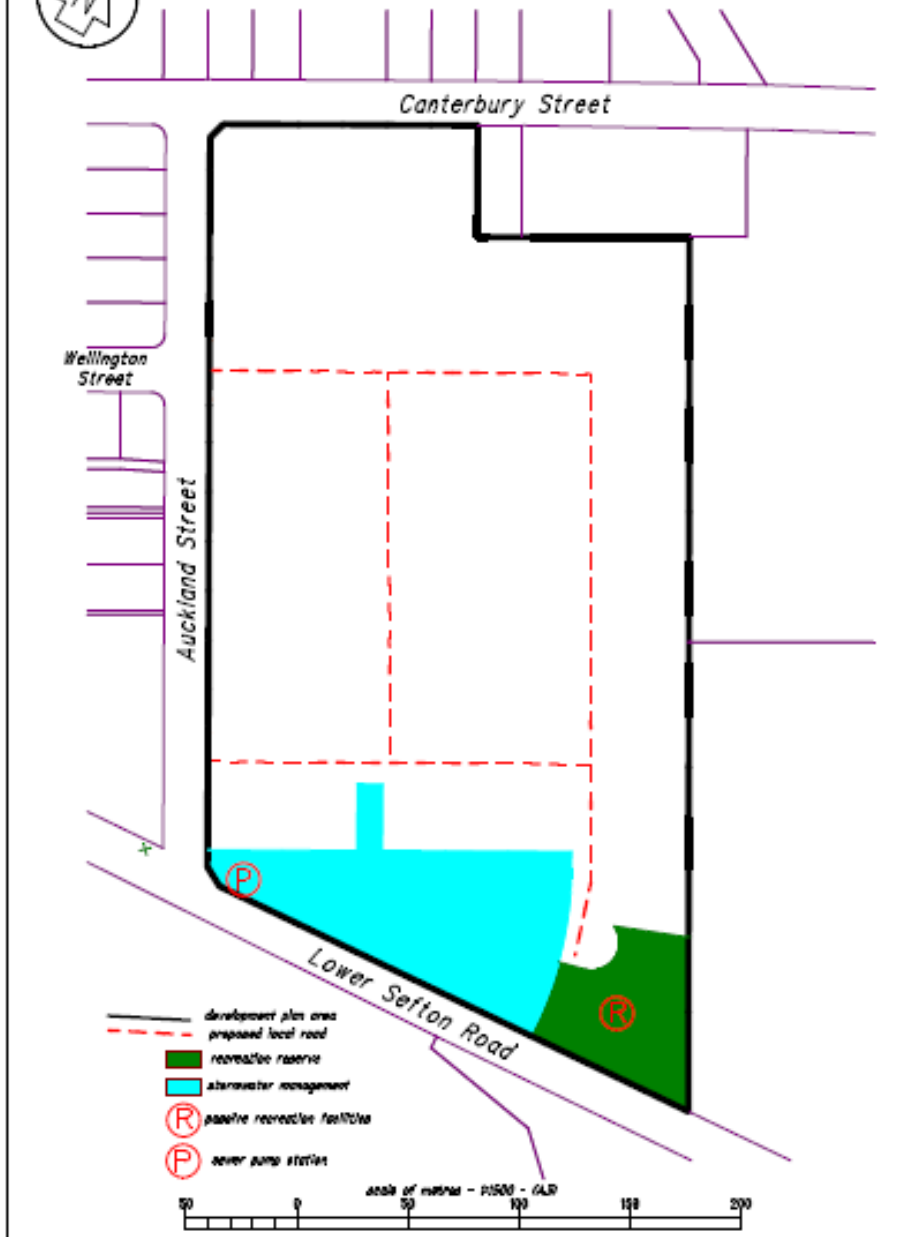
There are no specific built form standards for the development area

The built form standards of the relevant zone apply.

APPENDIX

DEV-AVD-APP1 Ashley Village Outline Development Plan

Ashley Township Lot 1 DP394101
Outline Development Plan



Cones Road Development Area

Overall Assessment:

The following criteria supports the rezoning recommendation:

- Internal road access onto adjoining roads,
- The property is not subject to widespread flooding or groundwater resurgence,
- The area was previously identified within the RRDS,
- The area is adjacent an existing LLRZ area,
 - Has reasonably good access to community services,
 - Has reasonably good access to job opportunities in Rangiora,
 - Is not that far from park and ride facility (similar distance as other parts of Rangiora),
- Provides additional LLRZ housing capacity in Loburn/Ashley,
- Is located on a roading network that does not have existing capacity and safety issues.

Issues that will need to be addressed at resource consent stage include:

- Stormwater management area design and sizing,
 - Noting that the ODP has shown an increase in sizing and some preliminary design calculations has been undertaken,
- The design of the wastewater system will need to be provided,
- Consideration of possible traffic safety upgrades for Cones Road associated with the Dixon Road part of the development,
 - Once Dixon Road development is started Cones Road will need some safety improvements.

Recommendation:

Overall, I consider the proposed rezoning of the Cones Road Development Area contributes towards a well-functioning urban environment. I recommend that the rezoning request for Cones Road Development Area is accepted.

CR – Cones Road Development Area

Introduction

The Cones Road Development Area provides for a comprehensive and carefully considered additional land development capacity that is responsive to the growth of the Waimakariri District. The site is well located with respect to Rangiora, and accessible by multiple transport modes. The area covers approximately 25 hectares to the northeast of the Cones Road and Dixons Road intersection.

Key features of the Cones Road Development Area (DEV-CR-APP1) include:

- Indicative primary roads;
- Indicative secondary roads;
- Proposed stormwater / local reserve areas;

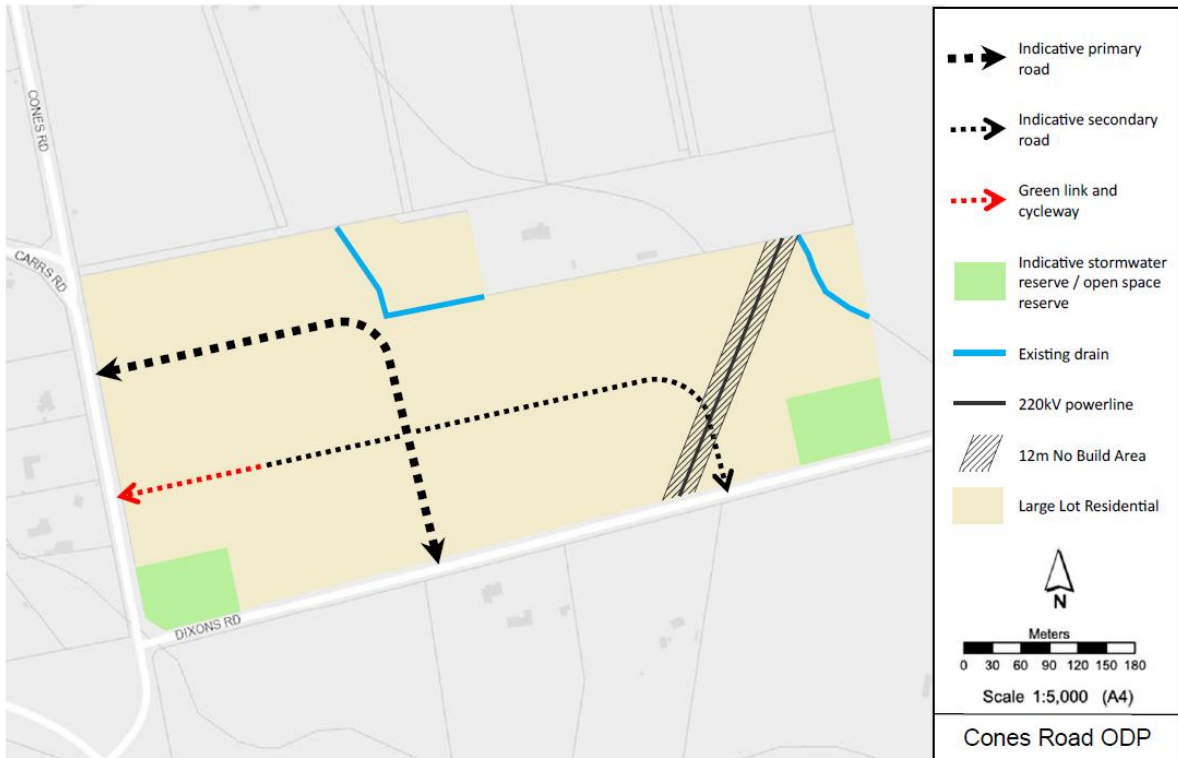
The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

Activity Rules

DEV-CR-R1 Cones Road Development Area Outline Development Plan	
Activity Status: PER Where: 1. development is in accordance with DEV-CR-APP1	Activity status where compliance is not achieved: DIS
Advisory Note For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this ODP, the provisions of the ODP shall prevail.	

Appendix

DEV-CR-APP1 – Cones Road Zone Outline Development Plan



East Swannanoa Development Area

Overall Assessment:

The following criteria are positives for the proposed rezoning of the property:

- Provision has been made for some internal road connection into Winter Road,
- The proposed connection with the Swannanoa School,
- Adjoins an existing LLRZ area,
- The site integrates better with existing LLRZ area than those identified in RRDS,
- Provides additional LLRZ housing capacity for Swannanoa,
- Is well away from any intensive primary production activities (1km at closest point),
- Has sufficient water supply.

The following criteria are negatives for the proposed rezoning of the property:

- The site has some existing stormwater and groundwater resurgence issues:
 - Major overland flow path through the middle of the site,
 - Site was investigated for groundwater resurgence in 2017 and 2023,
 - This issue will not be addressed with the first stage of resurgence works proposed for the Mandeville area,
 - Given a developer led solution stormwater and groundwater resurgence issues may be addressed,
- There is very little capacity in the existing sewer network,
 - The developer is proposing a staged development that may reduce potential impact upon the sewer system,
 - There may be compatibility issues associated with existing sewer rising main and proposed sewer system,
 - Given a developer led upgrade to the sewer system this may not be a constraining issue,
- There are some safety and capacity issues with existing transport network,
 - Traffic issues identified in Transport JWS,
 - The property is over 12km from the nearest public transport connection,
 - Any proposed upgrades to the transport network would require significant buy in from Waka Kotahi and Council, and may involve substantial financial investment from Council which has not been budgeted in the LTP,
- The property does not align with the RRDS growth direction,
- The proposed development does not have good accessibility between jobs, community services and public transport.

Recommendation:

Overall, I do not consider the proposed rezoning of the East Swannanoa Development Area contributes towards a well-functioning urban environment. I recommend that the rezoning request for East Swannanoa Development Area is rejected.

ESDA –East Swannanoa Development Area –

The East Swannanoa Development Area (DEV-ES-APP) is a small area adjoining the eastern boundary of Swannanoa.

The key features of DEV-ES-ODP include:

- an identified flow path;
- limitations on the development due to limitations of the downstream wastewater network.
- connectivity with the adjoining school and preschool.

DEVELOPMENT AREA STANDARDS

R* DEV-ES- East Swannanoa Development Area Outline Development Plan Activity Status:	
PER Where: 1. development shall be in accordance with DEV-O-APP1.	Activity status where compliance is not achieved: DIS
Advisory Note • For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this ODP, the ODP shall substitute the provision	

DEV-ES-S4 Wastewater

1. Staging
 - a) No more than 15 residential lots shall be approved until Council has confirmed the capacity of the downstream wastewater network and the number of connections that can be made available lots and the development area has access to a Council approved wastewater reticulation system.
 - b) The development of subsequent stages shall occur in a manner which does not exceed the capacity of the wastewater network for any one stage. Each subsequent stage shall be dependent on either private or Council funded upgrades to works to the existing downstream network allowing more capacity to become available for additional connections.
2. On site wastewater storage

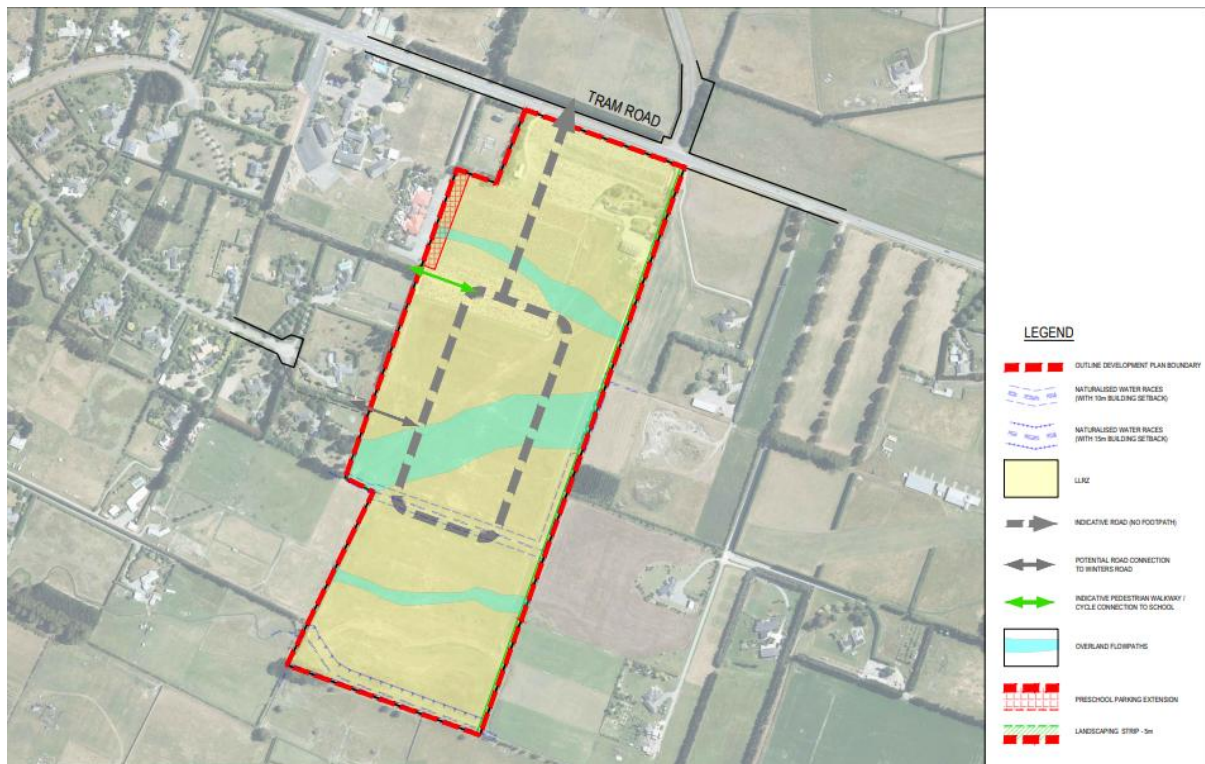
The following wastewater storage infrastructure shall be completed prior to issue of a completion certificate under section 224 of the RMA (other than for a boundary adjustment or creation of an allotment solely for utility purposes) for any subdivision of the Development Area:

- a) Each property will be required to have an onsite potable water storage tank with sufficient capacity for 24 hours supply.
- b) The pump stations shall have a minimum of 24-to-48-hour storage requirement to allow for the staggered pumping arrangement.

APPENDIX.

DEV-ES APP- East Swannanoa Outline Development Plan

All requirements specified below are to be designed and coordinated to the satisfaction of Council prior to approval of any subdivision consent application. A discretionary resource consent is required for any subdivision application or development of the site that does not comply with this Outline Development Plan pursuant to Subdivision Standard SUB-S4 and/or Rule DEV-O-R.



Fawcetts Road Development Area

Overall Assessment:

The following criteria are positives for the proposed rezoning of the property:

- Proposed internal road access provides some connections onto adjoining roads,
- The property is not subject to widespread flooding or groundwater resurgence,
- Adjoins an existing LLRZ area,
 - Has reasonably good access to community services,
 - Has reasonably good access to job opportunities in Rangiora,
 - Is not that far from park and ride facility (similar distance as other parts of Rangiora),
- Provides additional LLRZ housing capacity adjoining Rangiora/Ashley,
- The property was identified in the RRDS.

The following criteria are negatives for the proposed rezoning of the property:

- It is proposed to allow separate properties to develop independent of each other,
 - This would result in poor integration with proposed internal road,
 - This would lead to greater number of right of way connections onto a strategic road (Appendix 5 assessment around access onto Fawcetts Road),
 - Piece meal development will lead to poor integration across roading, stormwater, water supply and wastewater reticulation,
 - Unless coordinated there is potential for all nine properties having their own separate sewer main connecting into the Cones Road pumpstation,
- Stormwater management area design and sizing,
 - Noting that the ODP has shown an increase in sizing and some preliminary design calculations has been undertaken (Appendix 7),
 - There is likely to be poor integration with stormwater network and may result in flooding issues on downstream properties if the piecemeal development approach is allowed,
- Consideration of possible traffic safety issue onto Fawcetts Road ,
 - As stated above, multiple right of way access onto a strategic road is not transport safety outcome,
 - While commenting on the proximity to the school, no provision has been given for pedestrian access within the development to the school,

Recommendation:

Overall, I do consider the proposed rezoning of the Fawcetts Road Development Area contributes towards a well-functioning urban environment, the potential for integration issues associated with servicing, roading and the traffic safety have not been addressed in the rezoning request. I recommend that the rezoning request for Fawcetts Road is rejected

Fawcetts Road Development Area

Introduction

The Fawcetts Road Development Area is located to the north of Fawcetts Road and to the west of Boundary Road. National Grid transmission lines run across the northwest corner of the development area. The area is zoned for Large Lot Residential Development and the applicable provisions of the Waimakariri District Plan apply.

The DEV-ADA-APP1 area includes:

- Transport connections from Fawcetts Road through the site to Boundary Road and future roading connections to properties to the north of the development area;
- Identification of existing National Grid Transmission Lines which pass across the northwest corner of the development area; and
- Identification of indicative Stormwater Management Areas

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Rules

DEV-FR-R1 Fawcetts Road Development Area Outline Development Plan	
Activity Status: PER Where: 1. development shall be in accordance with DEV-FR-APP1	Activity status when compliance not achieved: DIS
Advisory Note: For the avoidance of doubt, the purpose of the ODP is to facilitate the establishment of a transport network through the site and appropriate stormwater management. All other provisions of the District Plan remain applicable except where an Activity or Built Form Standard is in conflict with this ODP, the ODP shall substitute the provision.	

Built Form Standard

DEV-FR-BF1 Vehicular Access	
1. Vehicular access from Fawcetts (excluding via the internal local road) shall be limited as to the number of vehicle crossings and number of allotments served as follows: a. 21 Fawcetts Road shall include no more than one vehicle crossing, providing access to no more than two residential allotments.	Activity status when compliance not achieved: DIS

<ul style="list-style-type: none"> b. 49 Fawcetts Road shall include no more than one vehicle crossing providing access to no more than one residential allotment. c. 63 Fawcetts Road shall include no more than one vehicle crossing which shall be located directly on the eastern boundary of the property and shared with 65 Fawcetts Road. The vehicle crossing shall provide access to no more than three residential allotments on the property. d. 65 Fawcetts Road shall include no more than one vehicle crossing which shall be located directly on the western boundary of the property and shared with 63 Fawcetts Road. The vehicle crossing shall provide access to no more than three residential allotments on the property. e. 75 Fawcetts Road shall include no more than one vehicle crossing which shall be located directly on the eastern boundary of the property and shared with 87 Fawcetts Road. The vehicle crossing shall provide access to no more than three residential allotments on the property. f. 87 Fawcetts Road shall include no more than one vehicle crossing which shall be located directly on the western boundary of the property and shared with 75 Fawcetts Road. The vehicle crossing shall provide access to no more than three residential allotments on the property. g. 11 Boundary Road shall have no direct vehicular access to Fawcetts Road. All vehicular access shall be via Boundary Road. 	
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DEV-FR-BF2 Reticulated service	
<p>1. All residential allotments within the Outline Development Plan area must have connections to Council managed reticulated water and wastewater systems.</p>	<p>Activity status when compliance not achieved: NC</p>

DEV-FR-BF3 Stormwater

1. All residential allotments must include roof water collection tanks and where possible, on-site stormwater disposal.
2. All residential allotments must also include an available connection to the relevant stormwater management system.

Activity status when compliance not achieved:
DIS

DEV-FR-BF5 Vegetation

1. The subdivision of any property shall include provision for the establishment of native vegetation plantings to both enhance the amenity of the area and promote ecological enhancement.

Activity status when compliance not achieved:
DIS

Appendix

DEV-FR-APP1 Fawcetts Road ODP



Gladstone Road Development Area

Overall Assessment:

The following criteria are positives for the proposed rezoning of the property:

- Internal road access onto adjoining road,
- The property is not subject to widespread flooding or groundwater resurgence,
- There are no servicing constraints associated with the property,
- Adjoins an existing urban area,
 - Has good access to community services,
 - Has good access to job opportunities in Woodend,
 - Has good access to public transport network in Woodend,
- Provides additional LLRZ housing capacity adjoining Woodend,
- Better ingrates into adjoining land use than proposed RLZ.

The following criteria are negatives for the proposed rezoning of the property:

- The property is located within cultural overlays,
 - The site has an unclassified waterway across the property,
 - The Cultural Impact Assessment identified that impacts of the subdivision on the Waihora Creek and on indigenous biodiversity and mahinga kai were the issues,
- Consideration of possible traffic safety issue for the existing network,
 - Until Woodend Bypass is constructed there are likely to be ongoing existing traffic safety issues for Woodend,
- Potential for reverse sensitivity issues associated with Woodend Bypass,
 - Noting that the developer is proposing additional mitigation measures to reduce noise effects.

Recommendation:

Overall, I consider the proposed rezoning of the Gladstone Road Development Area contributes towards a well-functioning urban environment. I recommend that the rezoning request for Gladstone Road Development Area is accepted.

GSR - Gladstone Road Development Area

Introduction

The Gladstone Road Development Area is located on the eastern edge of Woodend township. The site is located to the south of Gladstone Road and to the north-east of the East Woodend Development Area. The surrounding rural area to the north, east and south is predominantly comprised of variable sized lifestyle properties. To the south-west is existing rural residential development and general residential west. The Woodend Bypass designation runs partially within the eastern area of the site and forms the eastern boundary of the development area.

The DEV-GSR-APP1 provides for:

- A Collector Road linking Gladstone Road to the north, with the potential for a future connection to the south
- A Local Road connection from the Collector Road to provide a future connection to the west.
- Pedestrian-cycle network alongside the Collector Road and midblock, providing a potential connect to the west and towards the east.
- The location of the existing overland flow path.
- An indicative stormwater management area, in the event detailed design confirms this is required.
- Landscape treatment and acoustic buffer to the NZTA designation.

Rules

DEV-GSR-R1 Gladstone Road Development Area Outline Development Plan	
<p>Activity Status: PER</p> <p><i>Where:</i></p> <p style="padding-left: 40px;">3. <i>Development shall be in accordance with DEV-GSR-APP1.</i></p> <p>Note: refer DEV-GSR-BFS1 for the applicable built form standards.</p>	<p>Activity status where compliance note achieved: DIS</p>

DEV-GSR-R2 Transport provisions	
<p>Activity Status: PER</p> <p><i>Where:</i></p> <p style="padding-left: 40px;">1. <i>Until such time as the Woodend Bypass is implemented and operational, development of the site shall not exceed the occupation of more than four allotments.</i></p> <p style="padding-left: 40px;">2. <i>Following the implementation and operation of the Woodend Bypass, development shall be in accordance with DEV-GSRAPP1, inclusive of:</i></p>	<p>Activity status when compliance not achieved: NC</p>

<p><i>(a) Gladstone Road shall be upgraded between Copper Beech Road and the full extent of the site frontage to include road design attributes identified in Table TRAN-3.</i></p>	
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DEV-GSR-31 R3 Acoustic buffer	
<p>Activity Status: PER</p> <p>1. To manage noise effects on site from strategic infrastructure, a 3m high earth bund shall be proposed along the eastern boundary of the site adjacent to the NZTA designation for the purposes of forming both acoustic and landscape mitigation; and</p>	<p>Activity status when compliance not achieved: DIS</p>

DEV-GSR-31 R4 Landscaping	
<p>Activity Status: PER</p> <p>Where:</p> <p>1. <i>The eastern boundary shall be landscaped for a width of 6m*, with species planted at 1m centres capable of achieving a minimum height of 5m once established.</i></p> <p><i>Species shall include:</i></p> <ul style="list-style-type: none"> <i>i. Griselinia littoralis, Broadleaf;</i> <i>ii. Cordyline australis, Ti kouka;</i> <i>iii. Pittosporum tenuifolium, Kohuhu;</i> <i>iv. Podocarpus totara, Totara;</i> <i>v. Phormium tenax, Flax;</i> <i>vi. Dacrycarpus dacrydioides, Kahikatea;</i> <i>vii. Sophora microphylla, SI Kowhai;</i> <i>viii. Korokia species; and</i> <i>ix. Cortaderia richardii, SI Toetoe.</i> <p><i>*Note this 6m width can encompass the 3m bund.</i></p>	<p>Activity status when compliance not achieved: DIS</p>

BUILT FORM STANDARDS

DEV-GSR-BFS1 All built form standards

1. The built form standards set out in Large Lot Residential Zone provisions apply.
2. All other rules in **Part 2 – District wide matters** chapters also apply to activities in this Development Area.

APPENDIX

DEV-GSR-APP1 Gladstone Road Outline Development Plan

- LEGEND**
- - - - - Outline Development Plan Area
 - Rural Lifestyle Zone
 - Large Lot Residential Zone
 - Woodend Bypass Designation
 - Overland Flow Path
 - Indicative (Collector) Road
 - Indicative Local Road Connection
 - Indicative Pedestrian-Cycle Network
 - Indicative Stormwater Management Areas (size and location to be confirmed)
 - Landscape Treatment
 - Acoustic Buffer



A. OUTLINE DEVELOPMENT PLAN (SCALE 1:5,000@A3)

Map / Image source: CANTERBURY MAPS

North East Mandeville Development Area

Overall Assessment:

The following criteria are positives for the proposed rezoning of the property:

- Adjacent to an existing LLRZ area,
- Provides additional LLRZ housing capacity for Mandeville,
- Has sufficient water supply.

The following criteria are negatives for the proposed rezoning of the property:

- The site has some existing stormwater and groundwater resurgence issues:
 - Major overland flow path through the property,
 - Although not investigated the property does have some existing groundwater resurgence issues (Figure 5 S42A 12C Rezoning Large Lot Residential Zones officer report and memo in Appendix 8 on adjoining San Dona),
 - This issue will not be addressed with the first stage of resurgence works proposed for the Mandeville area,
 - Given a developer led solution stormwater and groundwater resurgence issues may be addressed, although subsequent investigations may show that groundwater resurgence is an insurmountable issue and any solution could result in adverse impacts on adjoining land,
- There is very little capacity in the existing sewer network,
 - The developer is proposing a staged development that may reduce potential impact upon the sewer system,
 - There may be compatibility issues associated with existing sewer rising main and proposed sewer system,
 - Given a developer led upgrade to the sewer system this may not be a constraining issue,
- There are some safety and capacity issues with existing transport network,
 - Traffic issues identified in Transport JWS,
 - The property is over 10km from the nearest public transport connection,
 - Any proposed upgrades to the transport network would require significant buy in from Waka Kotahi and Council, and may involve substantial financial investment from Council which has not been budgeted in the LTP,
- The property does not align with the RRDS growth direction,
- The proposed development does not have good accessibility between jobs, community services and public transport,
- Is adjacent to and existing intensive primary production activities (buffer intrudes into the site),
 - Any development would constrain the potential for intensive primary production development of the adjacent land to the north,
- The land has existing primary production potential,
 - Recognising that agricultural production assessment acknowledged the constraints on the site but assessed it against potential economic benefit for the property owner associated with LLRZ.

Recommendation:

Overall, I do not consider the proposed rezoning of the North East Mandeville Development Area contributes towards a well-functioning urban environment. I recommend that the rezoning request for North East Mandeville Development Area is rejected.

MNE – Mandeville Northeast Development Area

Introduction

The Mandeville Northeast Development Area is located to the northeast of Mandeville bounded by Dawsons Road to the west and Ashworths Road to the north. The area is a Large Lot Residential Zone that provides for low density residential activities. The area is within a location that has experienced groundwater resurgence during periods of high groundwater in the past, which has the potential to result in flooding impacts if not appropriately managed through subdivision design and development.

Key features of the DEV-MNE-APP1 include:

- proposed road and pedestrian layouts, including sealing part of Ashworths Road and providing pedestrian connectivity with the Mandeville Village Shopping Centre;
- proposed stormwater management network to maintain existing overland flow paths;
- areas to achieve specific residential density, landscaping and setback requirements; and
- enhancement of existing waterways and springs.

Activity Rules

DEV-MNE-R1 Mandeville Northeast Development Area Outline Development Plan	
Activity status: PER Where: <ol style="list-style-type: none"> 1. development shall be in accordance with DEV-MNE-APP1 	Activity status when compliance not achieved: DIS
Advisory Note <ul style="list-style-type: none"> • For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this ODP, the ODP shall substitute the provision. 	
DEV-MNE-R2 Specific access provisions	
Activity status: PER Where: <ol style="list-style-type: none"> 1. there shall be no direct vehicle access to Dawsons Road from allotments fronting Dawsons Road; 2. Ashworths Road shall be sealed from the intersection with Dawsons Road to a minimum of 60m northeast of the new Ashworths Road access point; and 3. a footpath shall be formed from the new Dawsons Road access point along the eastern side of Dawsons Road to the intersection with Wards Road. 	Activity status when compliance not achieved: DIS
DEV-MNE-R3 Groundwater Resurgence	
Activity status: PER Where: <ol style="list-style-type: none"> 1. a detailed groundwater study and resurgence assessment has been undertaken identifying: 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to:

<ol style="list-style-type: none"> a. any potential resurgence locations; b. groundwater and infiltration management approaches used to ensure groundwater resurgence is appropriately managed on site without contributing to new or increased groundwater resurgence issues off-site; and c. building platforms that avoid areas susceptible to groundwater resurgence; <ol style="list-style-type: none"> 2. building platforms have been identified on a subdivision plan to avoid any areas of known groundwater resurgence (in accordance with 1(c) above); and 3. a stormwater infrastructure assessment has been undertaken outlining how stormwater has been designed to maintain its primary stormwater function during sustained periods of groundwater flow and has been sized to accommodate groundwater resurgence flows concurrent with flood flows. 	<p>SUB-MCD5 – Natural hazards</p>
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DEV-MNE-R4 Subdivision design	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Any subdivision shall provide for the protection and enhancement of the watercourses and springs identified on the ODP. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>NATC-MD4 – Buildings, structures and impervious surfaces within freshwater body setbacks</p> <p>NATC-MD6 – Freshwater body setback assessment</p>

DEV-MNE-R5 Residential unit and any rooms within accessory buildings used for sleeping or living purposes located within the Intensive Primary Production Setback Area	
<p>Activity status: NC</p> <p>Where:</p> <ol style="list-style-type: none"> 1. a poultry farm continues to operate on 87 Ashworths Road with respect to the Primary Production Setback Area. 	<p>Activity status when compliance not achieved: N/A</p>

Built Form Standards

DEV- MNE-BFS1 Specific density requirements	
<ol style="list-style-type: none"> 1. For the purpose of LLRZ-BFS1 and SUB-S1, allotments within the ‘Large Lot Residential Development Area - Lower Density’ shall achieve a minimum allotment size of no less than 10,000m² and a maximum density of one residential unit per site. 	<p>Activity status when compliance not achieved: NC</p>

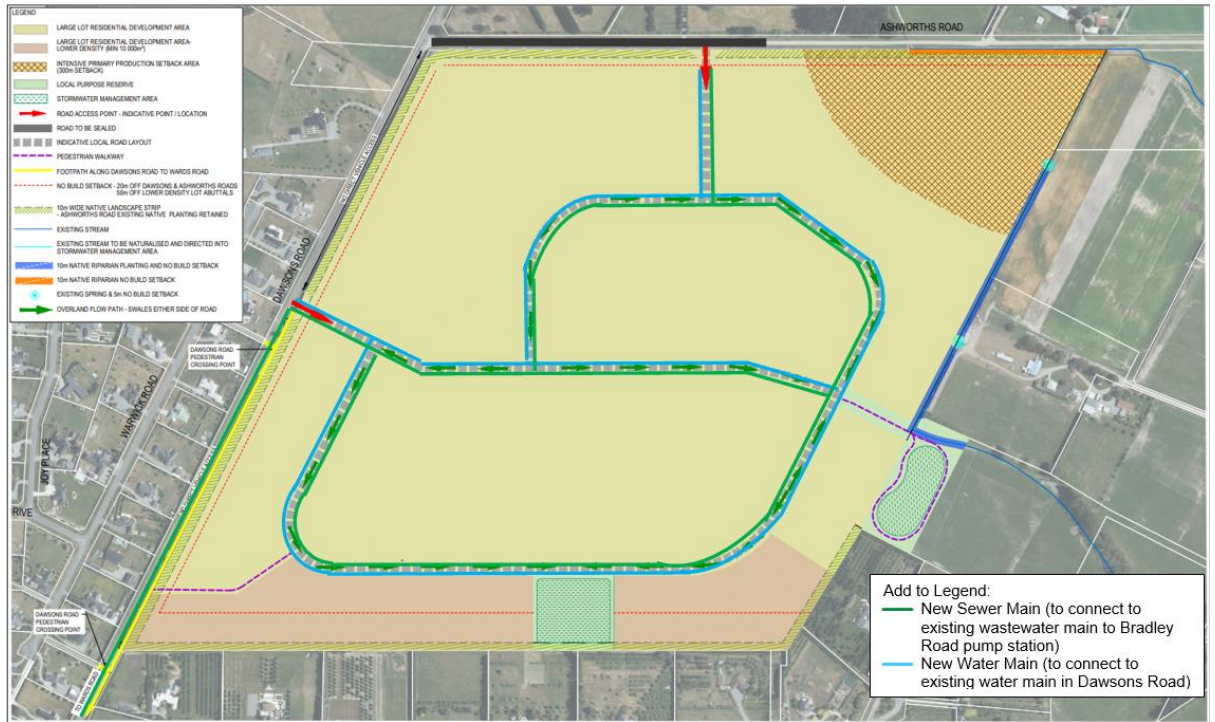
DEV-MNE-BFS2 Building and structure setbacks	
<p>1. For the purpose of LLRZ-BFS6 (1), any building or structure (other than a fence in the case of a. and b. only) shall be setback a minimum of:</p> <ul style="list-style-type: none"> a. 20m from Ashworths Road or Dawsons Road; b. 50m from any boundary of an allotment in the adjoining San Dona development; c. 10m from the watercourse identified on the ODP along the eastern boundary; and d. 5m from the existing springs identified on the ODP along the eastern boundary. 	<p>Activity status when compliance not achieved: DIS</p>

DEV-MNE-BFS3 Landscaping	
<p>1. Within the setbacks required by DEV-MNE-BFS2 (1) (a) and (b):</p> <ul style="list-style-type: none"> a. a minimum 10m-wide native landscape strip shall be planted and maintained, with species selected from the following: <ul style="list-style-type: none"> i. trees: kowhai (<i>Sophora microphylla</i>), ribbonwood (<i>Plaginathus regius</i>), and manuka (<i>Leptospermum scoparium</i>); and ii. shrubs: lemonwood (<i>Pittosporum eugenoides</i>), kāpuka (<i>Griselinia littoralis</i>), akeake (<i>Olearia avicenniifolia</i>), flax (<i>Phormium tenax</i>), toetoe (<i>Austroderia richardii</i>), mikimiki (<i>Coprosma propinqua</i>), karamū (<i>Coprosma robusta</i>), and kōhūhū (<i>Pittosporum tenuifolium</i>). b. the existing 5m-wide native riparian planting strip along Ashworths Road shall be maintained and incorporated into the landscape strip required by (a). 	<p>Activity status when compliance not achieved: DIS</p>

DEV-MNE-BFS4 Local Road Formation	
<p>Activity status: PER</p> <p>1. For the purpose of TRAN-R3, all new roads shall provide one 1.8m-wide footpath (one side, minimum).</p>	<p>Activity status when compliance not achieved: as set out in TRAN-S1</p>

Appendix

DEV-MNE-APP1 – Mandeville Northeast ODP



Parsonage Road Development Area

Overall Assessment:

The following criteria are positives for the proposed rezoning of the property:

- Internal road access onto adjoining road,
- The property is not subject to widespread flooding or groundwater resurgence,
- There are no servicing constraints associated with the property,
- Adjoins an existing urban area,
 - Has good access to community services,
 - Has good access to job opportunities in Woodend,
 - Has good access to public transport network in Woodend,
- Provides additional medium density and LLRZ housing capacity adjoining Woodend,
- Better integrates into adjoining land use than proposed RLZ.

The following criteria are negatives for the proposed rezoning of the property:

- The property is located within cultural overlays,
 - The site adjoins an unclassified waterway across the property,
 - The Cultural Impact Assessment was relatively positive for the site,
- Consideration of possible traffic safety issue for the existing network,
 - Until Woodend Bypass is constructed there are likely to be ongoing existing traffic safety issues for Woodend,
 - Parsonage Road will be required to be upgraded to meet the appropriate local road standard,
- Potential for reverse sensitivity issues associated with Woodend Bypass,
 - Noting that the transport agency is proposing some mitigation measures to reduce noise effects.

Recommendation:

Overall, I consider the proposed rezoning of the Parsonage Road Development Area contributes towards a well-functioning urban environment. I recommend that the rezoning request for Parsonage Road is accepted on the following basis:

Parsonage Road Development

Introduction

Future development areas will be required in order to respond to population growth. In response to this issue, the Strategic Directions and Urban Form and Development Chapters sets out objectives and policies for when and where urban expansion should take place and the mechanism to be used to provide for future urban development.

The Parsonage Road Development Area is located between the eastern edge of Woodend township and the proposed Woodend Bypass. It provides opportunities for medium density residential activity and limited number of large-lot residential sites adjacent to the proposed Bypass.

The development vision for the area responds to the site’s unique features and its context. This includes retaining a good buffer to the existing homestead, retaining some of the good quality trees on-site, developing larger lots alongside the NZTA Bypass designation and providing for a core of medium density housing in the west which has outlook over the existing stormwater management area.

The Outline Development Plan shown at DEV-PRD-APP1 provides for:

- Medium Density Residential Zone to the west of the homestead and driveway and Large Lot Residential Zone, including the homestead, to the east.
 - Widening of Parsonage Rd adjacent to the site boundary and upgrading of associated road drainage.
 - An indicative location for a local road serving the Medium Density Residential Zone.
 - Protection of the setting of the Mairangi Homestead through a larger lot area than the LLRZ minimum.
 - Retention of an additional mature oak tree in the east of the Development Area and the mature trees on either side of the existing driveway where practical, subject to ensuring that an adequate and safe access and road drainage design can be achieved.
- The notable trees identified in the ODP are protected by Rule PRD-R2.

The provisions in this chapter give effect to the matters in Part 2 – District Wide Matters - Strategic Directions.

Objectives	
DEV-PRD-O1	<p>Development Area</p> <p>Parsonage Road Development Area contributes to development capacity for residential activities on the eastern edge of Woodend and provides an urban edge of larger lots adjacent to the Woodend Bypass, retaining the notable trees, other mature trees and HNZ listed building Mairangi Homestead in the east which contribute to the area’s character.</p>
Policies	
DEV-PRD-P1	<p>Retention of landscape character</p> <p>Subdivision and development design shall:</p> <ul style="list-style-type: none"> • Seek to retain, as far as practical, mature trees in addition to the Notable Trees (TREE01, TREE02 and TREE03) which contribute to the Development Area’s character, including an additional mature oak tree and mature trees along the existing

	driveway, subject to ensuring adequate design of the access and drainage.
DEV-PRD-P2	<p>Retention of heritage character</p> <p>Subdivision and development design shall respect the character of the Mairangi Homestead and grounds by:</p> <ul style="list-style-type: none"> • Providing a larger lot around the building than the minimum LLRZ area standard, and • Retaining the District Plan Notable Trees (TREE01, TREE02 and TREE03) within this lot.
DEV-PRD-P3	<p>Mitigating Noise Effects on Residential Activities</p> <p>Subdivision and development of the site shall take into account noise from the proposed Woodend Bypass to the east of the Development Area by application of the District Plan (NOISE-R16) internal noise mitigation requirements for residential units within 80m of an arterial road, strategic road or rail designation. Such mitigation would be in addition to the noise mitigation measures which must be implemented by NZTA Waka Kotahi under the Woodend Bypass designation conditions (Designation NZTA-3, conditions 92-96).</p>

Activity Rules

DEV-PRD-R1 Parsonage Road Development Area Outline Development Plan	
<p>Activity status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> 1. Development is in accordance with DEV-PRD-APP1; and 2. Parsonage Road to the south of 110 Parsonage Road shall be upgraded to meet local road standards. 	<p>Activity status when compliance not achieved: DIS</p>
<p>Advisory Note</p> <p>For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this ODP, the ODP shall substitute the provision.</p>	

DEV-PRD-R2 Subdivision - Tree Protection	
<p>Activity status: RDIS</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The oak tree marked on the Outline Development Plan in DEV-PRD-APP1 is retained within a lot of at least 2500m² <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> • Matters of control/discretion listed in SUB-MCD13 - Historic heritage and notable trees 	<p>Activity status when compliance not achieved: as set out in the relevant subdivision standards</p>

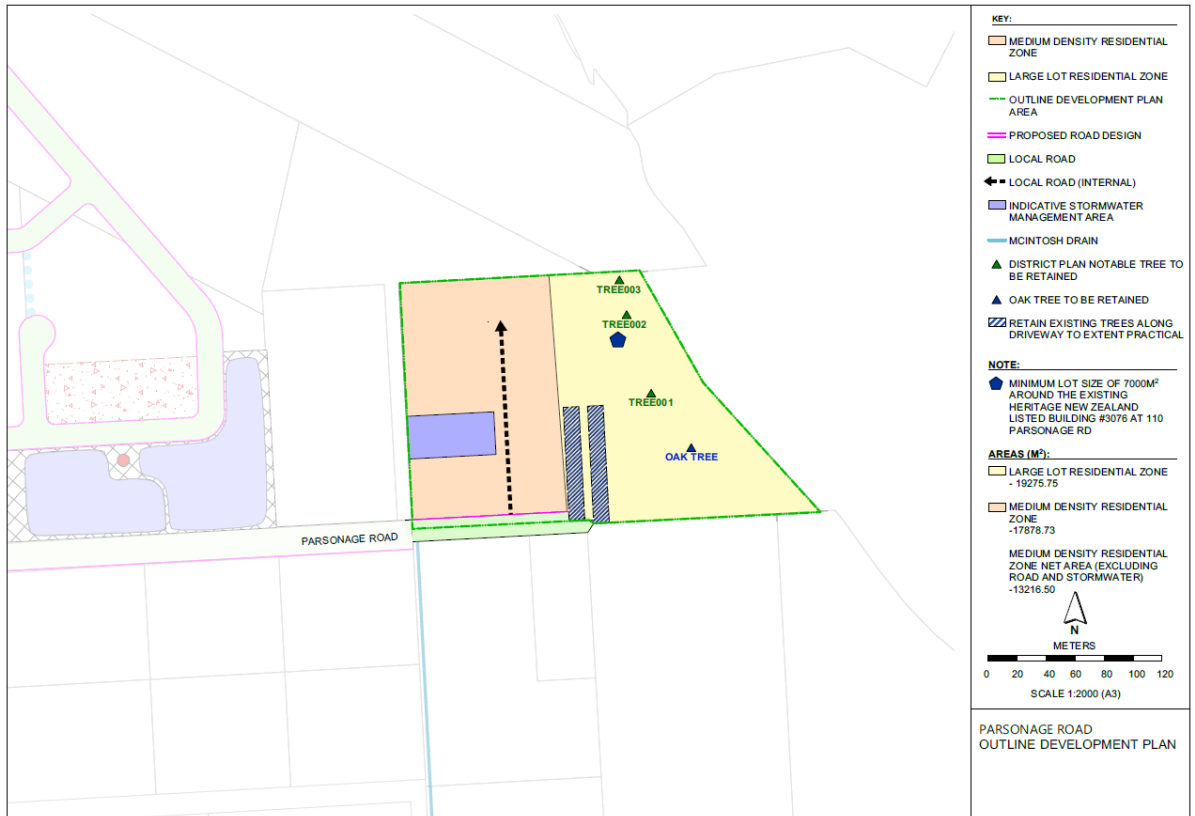
Built form standards

There are no specific built form standards for the development area

All other built form standards of the relevant zone apply

Appendix

DEV-PRD-APP1 – Parsonage Road ODP



Appendix 3 – Recommended responses to submissions and further submissions – Updated Appendix B

In order to distinguish between the recommended responses in the s42A report and the recommended responses that arise from this report:

- Recommendations from this report in response to evidence are shown in blue text (with underline and ~~strike-out~~ as appropriate).

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
111.5	CA and GJ McKeever	SD-O4	Neutral on SD-O4. Submission summary: San Dona is not consistent with SD-O4 as it is not contributing to the District as Rural Productive land. Rezoning San Dona from Rural to Large Lot Residential Zone will recognise that San Dona is not a rural production area and does not need to be limited to rural use activities as existing sites are 1.2-1.8ha, and it will continue to enable other more 'rural' areas to establish and operate rural production activities.	5.1.3	Reject	See relevant section of report	No
111.25	CA and GJ McKeever	SUB-P4	Retain SUB-P4 as notified. Submission summary: Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would better integrate San Dona with the rest of Mandeville by providing consistent zoning, which would manage setbacks, landscaping, existing screening and reverse sensitivity effects.	5.1.3	Reject	See relevant section of report	No
111.27	CA and GJ McKeever	SUB-P6	Neutral on SUB-P6. Submission summary: Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would not require an Outline Development Plan as development would be infill.	5.1.3	Reject	See relevant section of report	No
111.28	CA and GJ McKeever	SUB-P7	Neutral on SUB-P7. Submission summary: Rezoning San Dona from Rural Lifestyle Zone to Large Lot Residential Zone would not require an Outline Development Plan as development would be infill.	5.1.3	Reject	See relevant section of report	No
201.1	Rainer and Ursula Hack	UFD-P1	Amend UFD-P1 to enable one of the following requests: 1. Rezone 110 Parsonage Road to Large Lot Residential Zone. This will protect notable trees, the historic homestead and provide lower density housing near the State Highway. 2. Rezone 110 Parsonage Road a mix of General Residential and Large Lot Residential. 3. Rezone 110 Parsonage Road, 90 Parsonage Road and part of 20 Thirlwall Street to General Residential, or a mix of General Residential, Medium Density Residential and/or Large Lot Residential and amend to include within the Urban Growth Boundary as the Waimakariri District Development Strategy identifies this area for residential development. 4. Rezone most of 110 Parsonage Road to General Residential Zone with Large Lot Residential for the area around the historic homestead and along the State Highway designation. 5. Include 110 Parsonage Road in any future East Woodend Development Area. 6. Amend Urban Growth Boundary to include land up to the State Highway designation and rezone to General Residential, or put in place a Residential Development Framework as this land is no longer suitable for primary production and given its close proximity to Woodend it has adequate services and infrastructure.	5.12.2 Right of reply	Reject Accept in part (1) and (2)	See relevant section of report right of reply	No Yes
201.2	Rainer and Ursula Hack	UFD-P2	Amend UFD-P2 to enable one of the following requests: 1. Rezone 110 Parsonage Road to Large Lot Residential Zone (LLRZ). This will protect notable trees, the historic homestead and provide lower density housing near the State Highway.	5.12.2 Right of reply	Reject Accept in part (1) and (2)	See relevant section of report right of reply	No Yes

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			<p>2. Rezone 110 Parsonage Road a mix of General Residential Zone (GRZ) and LLRZ.</p> <p>3. Rezone 110 Parsonage Road, 90 Parsonage Road and part of 20 Thirlwall Street to GRZ, or a mix of GRZ, Medium Density Residential and/or LLRZ and amend to include within the Urban Growth Boundary as the Waimakariri District Development Strategy identifies this area for residential development.</p> <p>4. Rezone most of 110 Parsonage Road to GRZ with LLRZ for the area around the historic homestead and along the State Highway designation.</p> <p>5. Include 110 Parsonage Road in any future East Woodend Development Area.</p> <p>6. Amend Urban Growth Boundary to include land up to the State Highway designation and rezone to GRZ, or put in place a Residential Development Framework as this land is no longer suitable for primary production and given its close proximity to Woodend it has adequate services and infrastructure.</p>				
201.3	Rainer and Ursula Hack	UFD-P3	<p>Amend UFD-P3 to provide for development of rural land on the edge of townships as currently there is only provision for such development where sites in the Future Development Strategy or Rural Residential Strategy, within a Residential Development Area, or near a Large Lot Residential Zone (LLRZ).</p> <p>Amend UFD-P3 to enable one of the following requests:</p> <p>1. Rezone 110 Parsonage Road to LLRZ. This will protect notable trees, the historic homestead and provide lower density housing near the State Highway.</p> <p>2. Rezone 110 Parsonage Road a mix of General Residential Zone (GRZ) and LLRZ.</p> <p>3. Rezone 110 Parsonage Road, 90 Parsonage Road and part of 20 Thirlwall Street to GRZ, or a mix of GRZ, Medium Density Residential and/or LLRZ and amend to include within the Urban Growth Boundary as the Waimakariri District Development Strategy identifies this area for residential development.</p> <p>4. Rezone most of 110 Parsonage Road to GRZ with LLRZ for the area around the historic homestead and along the State Highway designation.</p> <p>5. Include 110 Parsonage Road in any future East Woodend Development Area.</p> <p>6. Amend Urban Growth Boundary to include land up to the State Highway designation and rezone to GRZ, or put in place a Residential Development Framework as this land is no longer suitable for primary production and given its close proximity to Woodend it has adequate services and infrastructure.</p>	5.12.2 Right of reply	Reject Accept in part (1) and (2)	See relevant section of report right of reply	No Yes
201.4	Rainer and Ursula Hack	LLRZ-O1	<p>Amend LLRZ-O1 to enable one of the following requests:</p> <p>1. Rezone 110 Parsonage Road to Large Lot Residential Zone (LLRZ). This will protect notable trees, the historic homestead and provide lower density housing near the State Highway.</p> <p>2. Rezone 110 Parsonage Road a mix of General Residential Zone (GRZ) and LLRZ.</p> <p>3. Rezone 110 Parsonage Road, 90 Parsonage Road and part of 20 Thirlwall Street to GRZ, or a mix of GRZ, Medium Density Residential and/or LLRZ and amend to include within the Urban Growth Boundary as the Waimakariri District Development Strategy identifies this area for residential development.</p>	5.12.2 Right of reply	Reject Accept in part (1) and (2)	See relevant section of report right of reply	No Yes

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			<p>4. Rezone most of 110 Parsonage Road to GRZ with LLRZ for the area around the historic homestead and along the State Highway designation.</p> <p>5. Include 110 Parsonage Road in any future East Woodend Development Area.</p> <p>6. Amend Urban Growth Boundary to include land up to the State Highway designation and rezone to GRZ, or put in place a Residential Development Framework as this land is no longer suitable for primary production and given its close proximity to Woodend it has adequate services and infrastructure.</p>				
201.5	Rainer and Ursula Hack	LLRZ-P1	<p>Amend LLRZ-P1 to enable one of the following requests:</p> <ol style="list-style-type: none"> 1. Rezone 110 Parsonage Road to Large Lot Residential Zone (LLRZ). This will protect notable trees, the historic homestead and provide lower density housing near the State Highway. 2. Rezone 110 Parsonage Road a mix of General Residential Zone (GRZ) and LLRZ. 3. Rezone 110 Parsonage Road, 90 Parsonage Road and part of 20 Thirlwall Street to GRZ, or a mix of GRZ, Medium Density Residential and/or LLRZ and amend to include within the Urban Growth Boundary as the Waimakariri District Development Strategy identifies this area for residential development. 4. Rezone most of 110 Parsonage Road to GRZ with LLRZ for the area around the historic homestead and along the State Highway designation. 5. Include 110 Parsonage Road in any future East Woodend Development Area. 6. Amend Urban Growth Boundary to include land up to the State Highway designation and rezone to GRZ, or put in place a Residential Development Framework as this land is no longer suitable for primary production and given its close proximity to Woodend it has adequate services and infrastructure. 	5.12.2 Right of reply	Reject Accept in part (1) and (2)	See relevant section of report right of reply	No-Yes
201.6	Rainer and Ursula Hack	LLRZ-P2	<p>Amend LLRZ-P2 to enable one of the following requests:</p> <ol style="list-style-type: none"> 1. Rezone 110 Parsonage Road to Large Lot Residential Zone (LLRZ). This will protect notable trees, the historic homestead and provide lower density housing near the State Highway. 2. Rezone 110 Parsonage Road a mix of General Residential Zone (GRZ) and LLRZ. 3. Rezone 110 Parsonage Road, 90 Parsonage Road and part of 20 Thirlwall Street to GRZ, or a mix of GRZ, Medium Density Residential and/or LLRZ and amend to include within the Urban Growth Boundary as the Waimakariri District Development Strategy identifies this area for residential development. 4. Rezone most of 110 Parsonage Road to GRZ with LLRZ for the area around the historic homestead and along the State Highway designation. 5. Include 110 Parsonage Road in any future East Woodend Development Area. 6. Amend Urban Growth Boundary to include land up to the State Highway designation and rezone to GRZ, or put in place a Residential Development Framework as this land is no longer suitable for primary production and given its close proximity to Woodend it has adequate services and infrastructure. 	5.12.2 Right of reply	Reject Accept in part (1) and (2)	See relevant section of report right of reply	No-Yes
201.7	Rainer and Ursula Hack	LLRZ-P3	<p>Amend LLRZ-P3 to enable one of the following requests:</p> <ol style="list-style-type: none"> 1. Rezone 110 Parsonage Road to Large Lot Residential Zone (LLRZ). This will protect notable trees, the historic homestead and provide lower density housing near the State Highway. 	5.12.2 Right of reply	Reject Accept in part (1) and (2)	See relevant section of report right of reply	No-Yes

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			<p>2. Rezone 110 Parsonage Road a mix of General Residential Zone (GRZ) and LLRZ.</p> <p>3. Rezone 110 Parsonage Road, 90 Parsonage Road and part of 20 Thirlwall Street to GRZ, or a mix of GRZ, Medium Density Residential and/or LLRZ and amend to include within the Urban Growth Boundary as the Waimakariri District Development Strategy identifies this area for residential development.</p> <p>4. Rezone most of 110 Parsonage Road to GRZ with LLRZ for the area around the historic homestead and along the State Highway designation.</p> <p>5. Include 110 Parsonage Road in any future East Woodend Development Area.</p> <p>6. Amend Urban Growth Boundary to include land up to the State Highway designation and rezone to GRZ, or put in place a Residential Development Framework as this land is no longer suitable for primary production and given its close proximity to Woodend it has adequate services and infrastructure.</p>				
201.8	Rainer and Ursula Hack	LLRZ-P4	<p>Amend LLRZ-P4 to enable one of the following requests:</p> <p>1. Rezone 110 Parsonage Road to Large Lot Residential Zone (LLRZ). This will protect notable trees, the historic homestead and provide lower density housing near the State Highway.</p> <p>2. Rezone 110 Parsonage Road a mix of General Residential Zone (GRZ) and LLRZ.</p> <p>3. Rezone 110 Parsonage Road, 90 Parsonage Road and part of 20 Thirlwall Street to GRZ, or a mix of GRZ, Medium Density Residential and/or LLRZ and amend to include within the Urban Growth Boundary as the Waimakariri District Development Strategy identifies this area for residential development.</p> <p>4. Rezone most of 110 Parsonage Road to GRZ with LLRZ for the area around the historic homestead and along the State Highway designation.</p> <p>5. Include 110 Parsonage Road in any future East Woodend Development Area.</p> <p>6. Amend Urban Growth Boundary to include land up to the State Highway designation and rezone to GRZ, or put in place a Residential Development Framework as this land is no longer suitable for primary production and given its close proximity to Woodend it has adequate services and infrastructure.</p>	5.12.2 Right of reply	Reject Accept in part (1) and (2)	See relevant section of report right of reply	No Yes
201.9	Rainer and Ursula Hack	LLRZ-P5	<p>Amend LLRZ-P5 to enable one of the following requests:</p> <p>1. Rezone 110 Parsonage Road to Large Lot Residential Zone (LLRZ). This will protect notable trees, the historic homestead and provide lower density housing near the State Highway.</p> <p>2. Rezone 110 Parsonage Road a mix of General Residential Zone (GRZ) and LLRZ.</p> <p>3. Rezone 110 Parsonage Road, 90 Parsonage Road and part of 20 Thirlwall Street to GRZ, or a mix of GRZ, Medium Density Residential and/or LLRZ and amend to include within the Urban Growth Boundary as the Waimakariri District Development Strategy identifies this area for residential development.</p> <p>4. Rezone most of 110 Parsonage Road to GRZ with LLRZ for the area around the historic homestead and along the State Highway designation.</p> <p>5. Include 110 Parsonage Road in any future East Woodend Development Area.</p>	5.12.2 Right of reply	Reject Accept in part (1) and (2)	See relevant section of report right of reply	No Yes

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			6. Amend Urban Growth Boundary to include land up to the State Highway designation and rezone to GRZ, or put in place a Residential Development Framework as this land is no longer suitable for primary production and given its close proximity to Woodend it has adequate services and infrastructure.				
211.2	B & A Stokes	UFD-P3	Support UFD-P3, which enables development of new Large Lot Residential Zones (LLRZs) where they have been included in the Rural Residential Development Strategy. The submitter's request to rezone 81 Gressons Road and 1375 Main North Road, Waikuku to LLRZ is consistent with UFD-P3.	5.13.4	Accept	See relevant section of the report	Yes
224.2	Mark and Melissa Prosser	UFD-P3	Support UFD-P3(2), which enables a new Large Lot Residential Zone development that is not included in the Rural Residential Development Strategy or the District Plan Review. The request to rezone the property is consistent with this policy.	5.2.2 Right of reply	Reject	See relevant section of the report right of reply .	No
FS41	David Cowley		Support				
250.1	Survus Consultants Limited	LLRZ – General	Rezone Large Lot Residential Zone (LLRZ) Overlay areas to LLRZ. Provide additional provision for Large Lot Residential development and zone suitable areas, or otherwise apply a LLRZ Overlay, including, but not limited to, township edge locations, rural residential areas in the Waimakariri Rural Residential Development Plan 2019, and areas adjoining existing Settlement Zones or LLRZ. Provide for Large Lot Residential densities of between 1 to 7 households per ha, with average densities determined on a case-by-case basis having regard to local circumstances.	4.1 5.11.2	Reject	See relevant sections of the report.	No
250.3	Survus Consultants Limited	Planning Maps – General	Rezone Large Lot Residential Zone (LLRZ) Overlay areas to LLRZ. Provide for additional Large Lot Residential development through rezoning, or otherwise apply Large Lot Residential Overlay to, (including but not be limited to) township edge locations, rural residential areas in the Waimakariri Rural Residential Development Plan 2019, and areas adjoining Settlement Zones or LLRZ. Rezone West Rangiora Development Area, North East Rangiora Development Area, South East Rangiora Development Area, and Kaiapoi Development Area for urban development i.e. General Residential Zone, or other appropriate zone.	4.1 5.11.2	Reject	See relevant sections of the report.	No
250.8	Survus Consultants Limited	General	Rezone Kaiapoi Development Area, North East Rangiora Development Area, South East Rangiora Development Area, and West Rangiora Development Area for urban development (General Residential Zone, or other appropriate zoning). Rezone Large Lot Residential Zone (LLRZ) Overlay areas to LLRZ. Provide for additional Large Lot Residential development and zone suitable areas or otherwise apply LLRZ Overlay, including but not be limited to, township edge locations, rural residential areas in the Waimakariri Rural Residential Development Plan 2019, and areas adjoining existing Settlement Zones or LLRZ. Provide for Large Lot Residential densities of between 1 to 7 households per ha, with average densities determined on a case-by-case basis, having regard to local circumstances	4.1	Reject	See relevant section of the report. Rezoning of the development areas was addressed in the s42A Future Development Areas officer report	No
FS80	CIAL		Oppose				
San Dona							
54.1	Barry Lennox	LLRZ - Introduction	Rezone San Dona area to Large Lot Residential Zone.	5.1.3	Reject	See relevant section of report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
105.1	Marie Jarvis and David O'Neill-Kerr	Rural Lifestyle Zone – General	Retain Rural Lifestyle zoning for San Dona area, Mandeville.	5.1.3	Accept	See relevant section of report	No
111.1	CA and GJ McKeever	Planning Maps – General	Rezone San Dona as Large Lot Residential Zone with an Urban Flood Assessment Overlay so that there is a consistent application of provisions across Mandeville North.	5.1.3 Right of reply	Reject	See relevant section of report right of reply	No
FS82	Rolleston Industrial Developments Ltd; Carter Group Property; and CSI Property Ltd		Support				
134.1	Timothy and Kimberley Broad	Rural Lifestyle Zone – General	Rezone San Dona area and 23 Siena Place from Rural Lifestyle Zone to Large Lot Residential Zone and apply the zone provisions.	5.1.3	Reject	See relevant section of report	No
144.1	Ken and Carey Howat	Rural Lifestyle Zone – General	Rezone 185 Siena Place and San Dona area of Mandeville from Rural Lifestyle Zone to Large Lot Residential Zone.	5.1.3	Reject	See relevant section of report	No
162.169	John Stevenson	Planning Maps – General	Rezone San Dona as Large Lot Residential Zone with an Urban Flood Assessment Overlay so that there is a consistent application of provisions across Mandeville North.	5.1.3	Reject	See relevant section of report	No
170.1	Todd Kirk and Anna Denise Halliday	Planning Maps – General	Rezone San Dona area and 150 Verona Place from Rural Lifestyle Zone to Large Lot Residential Zone.	5.1.3	Reject	See relevant section of report	No
FS82	Rolleston Industrial Developments Ltd; Carter Group Property; and CSI Property Ltd		Support				
177.1	Allan and Melissa Mabey	Planning Maps – General	Rezone 25 Velino Place Mandeville and wider San Dona subdivision from Rural Lifestyle Zone to Large Lot Residential Zone with Urban Flood Assessment Overlay.	5.1.3	Reject	See relevant section of report	No
FS82	Rolleston Industrial Developments Ltd; Carter Group Property; and CSI Property Ltd		Support				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
197.1	Belinda van der Monde and Allan Smith	Rural Lifestyle Zone – General	Rezone San Dona to Large Lot Residential Zone, with an Urban Flood Assessment Overlay, for consistency with Mandeville North, together with any changes shown in Appendix A of submission.	5.1.3	Reject	See relevant section of report	No
203.1	Evans Corporate Trustee Limited as trustee for the Evans No 4 Trust - Richard Shaun Evans Director	Planning Maps – General	Rezone 66 Vicenza Drive, Mandeville from Rural Lifestyle Zone to Large Lot Residential Zone with associated Urban Flood Assessment Overlay.	5.1.3	Reject	See relevant section of report	No
204.1	Georgina Alice and Richard John Hancox	Planning Maps – General	Change the proposed zoning of 10 Sillano Place, Ohoka and the surrounding San Dona subdivision to Large Lot Residential.	5.1.3	Reject	See relevant section of report	No
FS82	Rolleston Industrial Developments Ltd; Carter Group Property; and CSI Property Ltd		Support				
224.1	Mark and Melissa Prosser	Planning Maps – General	Rezone the property (refer to attachment) from Rural Lifestyle Zone to Large Lot Residential Zone. Adopt and include the Outline Development Plan (refer to Appendix 9 in full submission) with any desirable amendments identified during the hearing process.	5.8.6 Right of reply	Reject	See relevant section of report right of reply	No
243.1	Drew and Sarah Harpur	Planning Maps – General	Rezone San Dona to Large Lot Residential Zone with an Urban Flood Assessment overlay so there is consistent application of District Plan provisions across Mandeville North.	5.1.3	Reject	See relevant section of report	No
256.1	Chloe Chai and Mark McKitterick	Planning Maps – General	Rezone San Dona to Large Lot Residential Zone with an Urban Flood Assessment overlay so there is consistent application of District Plan provisions across Mandeville North.	5.1.3	Reject	See relevant section of report	No
FS2	Mark McKitterick & Chloe Chai		Oppose				
256.5	Chloe Chai and Mark McKitterick	SD-O4	Neutral on SD-O4. Submission summary: San Dona is not consistent with SD-O4 as it is not contributing to the District as Rural Productive land. Rezoning San Dona from Rural to Large Lot Residential Zone will recognise that San Dona is not a rural production area and does not need to be limited to rural use activities as existing sites are 1.2-1.8ha, and it will continue to enable other more 'rural' areas to establish and operate rural production activities.	5.1.3	Reject	See relevant section of report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS2	Mark McKitterick & Chloe Chai		Oppose				
285.1	Linda Melhuish and Andrew Radburn	Planning Maps – General	Rezone San Dona area, including 1 Verona Place, to Large Lot Residential Zone, instead of the Rural Lifestyle Zone.	5.1.3	Reject	See relevant section of report	No
302.1	Gary Robert Marshall	Planning Maps – General	Rezone 104 Vicenza Drive and San Dona to Large Lot Residential Zone, oppose the current Rural Lifestyle Zone.	5.1.3	Reject	See relevant section of report	No
FS82	Rolleston Industrial Developments Ltd; Carter Group Property; and CSI Property Ltd		Support				
304.1	C/- WDC	Rural Lifestyle Zone – General	Seeks for the zoning of San Dona Subdivision area to remain rural.	5.1.3	Accept	See relevant section of report	No
331.1	David and Robyn Burrows	Planning Maps – General	Rezone 172 Siena Place and San Dona area from Rural Lifestyle Zone to Large Lot Residential Zone.	5.1.3	Reject	See relevant section of report	No
343.1	Andrew Giles	Planning Maps – General	Rezone the San Dona area of Mandeville from Rural Lifestyle Zone to Large Lot Residential Zone.	5.1.3	Reject	See relevant section of report	No
35.1	Erin Reeve and Harry Matthews	Planning Maps – General	Rezone 30 Vicenza Drive, Ohoka to Large Lot Residential Zone and the zone's rules, objectives and policies should apply.	5.1.3	Reject	See relevant section of report	No
FS82	Rolleston Industrial Developments Ltd; Carter Group Property; and CSI Property Ltd		Support				
352.1	Michael and Barbara Liddicoat	Planning Maps – General	Rezone San Dona area and 21 Velino Place to Large Lot Residential Zone instead of the proposed Rural Lifestyle Zone.	5.1.3	Reject	See relevant section of report	No
359.1	DC and DA Bartram	Planning Maps – General	Rezone 93 Siena Place, Mandeville from Rural Lifestyle Zone to Large Lot Residential Zone with Urban Flood Hazard Overlay.	5.1.3	Reject	See relevant section of report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
36.1	John Gregory	Planning Maps – General	Rezone San Dona subdivision to Rural Residential and support San Dona Olive Group rezoning submission.	5.1.3	Reject	See relevant section of report	No
FS82	Rolleston Industrial Developments Ltd; Carter Group Property; and CSI Property Ltd		Support				
374.1	Robert Derek Jose	Planning Maps – General	Rezone San Dona area and 23 Velino Place to Large Lot Residential Zone instead of the proposed Rural Lifestyle Zone.	5.1.3	Reject	See relevant section of report	No
FS82	Rolleston Industrial Developments Ltd; Carter Group Property; and CSI Property Ltd		Support				
375.1	Steven and Leisa Williams	Planning Maps – General	Rezone 134 Vicenza Drive and the San Dona area from Rural Lifestyle Zone to Large Lot Residential Zone.	5.1.3	Reject	See relevant section of report	No
FS82	Rolleston Industrial Developments Ltd; Carter Group Property; and CSI Property Ltd		Support				
376.1	Allan Wilkinson	Planning Maps – General	Rezone the San Dona area, including 142 Verona Place, to Large Lot Residential Zone instead of the proposed Rural Lifestyle Zone.	5.1.3	Reject	See relevant section of report	No
FS82	Rolleston Industrial Developments Ltd; Carter Group Property; and CSI Property Ltd		Support				
378.1	John Victor Mudgway	Planning Maps – General	Rezone the San Dona area to Large Lot Residential Zone, instead of the Rural Lifestyle Zone.	5.1.3	Reject	See relevant section of report	No
FS82	Rolleston Industrial Developments Ltd; Carter Group Property; and CSI Property Ltd		Support				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
378.2	John Victor Mudgway	Rural Lifestyle Zone – General	Rezone the San Dona area to Large Lot Residential Zone, instead of Rural Lifestyle Zone.	5.1.3	Reject	See relevant section of report	No
381.1	Michael and Jo Tyree	Planning Maps – General	Rezone 38 Sillano Place and San Dona area of Mandeville Large Lot Residential Zone.	5.1.3	Reject	See relevant section of report	No
FS82	Rolleston Industrial Developments Ltd; Carter Group Property; and CSI Property Ltd		Support				
381.2	Michael and Jo Tyree	Rural Lifestyle Zone – General	Rezone 38 Sillano Place and San Dona area of Mandeville to Large Lot Residential Zone.	5.1.3	Reject	See relevant section of report	No
382.1	Dylan and Karen Sumers	Planning Maps – General	Rezone San Dona and 197 Siena Place to Large Lot Residential Zone instead of the proposed Rural Lifestyle Zone.	5.1.3	Reject	See relevant section of report	No
FS82	Rolleston Industrial Developments Ltd; Carter Group Property; and CSI Property Ltd		Support				
382.2	Dylan and Karen Sumers	Rural Lifestyle Zone – General	Rezone San Dona area and 197 Siena Place to Large Lot Residential Zone instead of the proposed Rural Lifestyle Zone.	5.1.3	Reject	See relevant section of report	No
388.1	Ray and Karen Harpur	Planning Maps – General	Rezone San Dona area and 168 Vicenza Drive to Large Lot Residential Zone instead of the proposed Rural Lifestyle Zone.	5.1.3	Reject	See relevant section of report	No
FS82	Rolleston Industrial Developments Ltd; Carter Group Property; and CSI Property Ltd		Support				
39.1	Winston Smith	Planning Maps – General	Rezone San Dona area and 108 Modena Place, Mandeville and the San Dona area of Mandeville from Rural Lifestyle Zone to Large Lot Residential Zone.	5.1.3	Reject	See relevant section of report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
396.1	Bonghee and Moonok Cho	Planning Maps – General	Rezone 87 Velino Place and the San Dona subdivision from Rural Lifestyle Zone to Large Lot Residential Zone.	5.1.3	Reject	See relevant section of report	No
396.2	Bonghee and Moonok Cho	Rural Lifestyle Zone – General	Rezone 87 Velino Place and the San Dona subdivision from Rural Lifestyle Zone to Large Lot Residential Zone.	5.1.3	Reject	See relevant section of report	No
398.1	John, Raelene, Darron and Rachelle Reekers	Planning Maps – General	Rezone the San Dona area of Mandeville to Large Lot Residential Zone (LLRZ) and that LLRZ rules apply.	5.1.3	Reject	See relevant section of report	No
FS82	Rolleston Industrial Developments Ltd; Carter Group Property; and CSI Property Ltd		Support				
401.1	Patrick Shepherd and Jeanette Colman	Planning Maps – General	Rezone 154 Siena Place and San Dona subdivision from Rural Lifestyle Zone to Large Lot Residential Zone. Further amendments to support subdivision, use and development.	5.1.3	Reject	See relevant section of report	No
404.1	Malcolm Stewart and Pauline Janet Robertshaw	Rural Lifestyle Zone – General	Rezone 27 Velino Place and the wider San Dona development from Rural Lifestyle Zone to Large Lot Residential Zone.	5.1.3	Reject	See relevant section of report	No
418.1	Keith Godwin	Planning Maps – General	Rezone San Dona as Large Lot Residential Zone with an Urban Flood Assessment Overlay so that there is a consistent application of provisions across Mandeville North.	5.1.3	Reject	See relevant section of report	No
FS82	Rolleston Industrial Developments Ltd; Carter Group Property; and CSI Property Ltd		Support				
418.5	Keith Godwin	SD-O4	Neutral on SD-O4. Submission summary:		418.5	Keith Godwin	SD-O4

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			San Dona is not consistent with SD-O4 as it is not contributing to the District as Rural Productive land. Rezoning San Dona from Rural to Large Lot Residential Zone will recognise that San Dona is not a rural production area and does not need to be limited to rural use activities as existing sites are 1.2-1.8ha, and it will continue to enable other more 'rural' areas to establish and operate rural production activities.				
88.1	Paul Zimmerman	Planning Maps – General	Rezoning 101 Siena Place and the San Dona subdivision from Rural Lifestyle Zone to Large Lot Residential Zone consistent with the rest of Mandeville.	5.1.3	Reject	See relevant section of the report	No
97.1	Murray and Bev Fane	Planning Maps – General	Rezoning San Dona, including 11 Biella Place, to Large Lot Residential Zone.	5.1.3	Reject	See relevant section of the report	No
Ashley							
123.1	Alan and Margaret Fraser	Planning Maps – General	Rezoning 21 Fawcetts Road (Lot 2 DP 75032), 49 Fawcetts Road (Lot 1 DP 75032), 63 Fawcetts Road (Lot 1 DP 29067), 65 Fawcetts Road (Lot 2 DP 29067), 75 Fawcetts Road (Lot 3 DP 29067), 87 Fawcetts Road (Lot 4 DP 29067), 9 Boundary Road (Lot 5 DP 29067), 17 Boundary Road (Lot 6 DP 29067), 25 Boundary Road (Lot 10 DP 29067) from Rural Lifestyle Zone to Large Lot Residential Zone. Add new development area to Existing Development Areas.	5.5.8	Accept in part	See relevant section of the report	Yes
FS92	Transpower		Neutral				
135.1	Alison and Peter Batchelor	Planning Maps – General	Road (Lot 4 DP 29067), 9 Boundary Road (Lot 5 DP 29067), 17 Boundary Road (Lot 6 DP 29067), 25 Boundary Road (Lot 10 DP 29067) from Rural Lifestyle Zone to Large Lot Residential Zone. Add new development area to Existing Development Areas.	5.5.8	Accept in part	See relevant section of the report	Yes
FS92	Transpower		Neutral				
137.1	Anton and Deana Musson	Planning Maps – General	Rezoning 21 Fawcetts Road (Lot 2 DP 75032), 49 Fawcetts Road (Lot 1 DP 75032), 63 Fawcetts Road (Lot 1 DP 29067), 65 Fawcetts Road (Lot 2 DP 29067), 75 Fawcetts Road (Lot 3 DP 29067), 87 Fawcetts Road (Lot 4 DP 29067), 9 Boundary Road (Lot 5 DP 29067), 17 Boundary Road (Lot 6 DP 29067), 25 Boundary Road (Lot 10 DP 29067) from Rural Lifestyle Zone to Large Lot Residential Zone. Add new development area to Existing Development Areas.	5.5.8	Accept in part	See relevant section of the report	Yes
FS92	Transpower		Neutral				
138.1	Ron and Tracey Taylor	Planning Maps – General	Rezoning 21 Fawcetts Road (Lot 2 DP 75032), 49 Fawcetts Road (Lot 1 DP 75032), 63 Fawcetts Road (Lot 1 DP 29067), 65 Fawcetts Road (Lot 2 DP 29067), 75 Fawcetts Road (Lot 3 DP 29067), 87 Fawcetts Road (Lot 4 DP 29067), 9 Boundary Road (Lot 5 DP 29067), 17 Boundary Road (Lot 6 DP 29067), 25 Boundary Road (Lot 10 DP 29067) from Rural Lifestyle Zone to Large Lot Residential Zone. Add new development area to Existing Development Areas.	5.5.8	Accept in part	See relevant section of the report	Yes
FS92	Transpower		Neutral				
139.1	Leanne and Paul Strathern	Planning Maps – General	Rezoning 21 Fawcetts Road (Lot 2 DP 75032), 49 Fawcetts Road (Lot 1 DP 75032), 63 Fawcetts Road (Lot 1 DP 29067), 65 Fawcetts Road (Lot 2 DP 29067), 75 Fawcetts Road (Lot 3 DP 29067), 87 Fawcetts Road (Lot 4 DP 29067), 9 Boundary Road (Lot 5 DP 29067), 17 Boundary Road (Lot 6 DP 29067), 25 Boundary Road (Lot 10 DP	5.5.8	Accept in part	See relevant section of the report	Yes

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			29067) from Rural Lifestyle Zone to Large Lot Residential Zone. Add new development area to Existing Development Areas.				
FS92	Transpower		Neutral				
140.1	Dianne and Geoff Grundy	Planning Maps – General	Rezone 21 Fawcetts Road (Lot 2 DP 75032), 49 Fawcetts Road (Lot 1 DP 75032), 63 Fawcetts Road (Lot 1 DP 29067), 65 Fawcetts Road (Lot 2 DP 29067), 75 Fawcetts Road (Lot 3 DP 29067), 87 Fawcetts Road (Lot 4 DP 29067), 9 Boundary Road (Lot 5 DP 29067), 17 Boundary Road (Lot 6 DP 29067), 25 Boundary Road (Lot 10 DP 29067) from Rural Lifestyle Zone to Large Lot Residential Zone. Add new development area to Existing Development Areas.	5.5.8	Accept in part	See relevant section of the report	Yes
FS92	Transpower		Neutral				
141.1	Graeme and Lynne Wellington	Planning Maps – General	Rezone 21 Fawcetts Road (Lot 2 DP 75032), 49 Fawcetts Road (Lot 1 DP 75032), 63 Fawcetts Road (Lot 1 DP 29067), 65 Fawcetts Road (Lot 2 DP 29067), 75 Fawcetts Road (Lot 3 DP 29067), 87 Fawcetts Road (Lot 4 DP 29067), 9 Boundary Road (Lot 5 DP 29067), 17 Boundary Road (Lot 6 DP 29067), 25 Boundary Road (Lot 10 DP 29067) from Rural Lifestyle Zone to Large Lot Residential Zone. Add new development area to Existing Development Areas.	5.5.8	Accept in part	See relevant section of the report	Yes
FS92	Transpower		Neutral				
50.1	Russell Price Clifford	Planning Maps – General	Consider area within Fawcetts Road, Boundary Road, Dixons Road and Cones Road block and consult all property owners (some may oppose or landbank). Prior rezoning decisions, correct lack of genuine responsibility or protection expected under District Council and Canterbury Regional Council protocols/regulations as affected properties, pasture and values are being degraded. Stormwater inundation into our properties from Loburn, Loburn Lea and above Dixons Road is not standard runoff but a developer/Council sanctioned stormwater problem which has been denied and disregarded (evidence is available).	5.5.12	Accept in part	See relevant section of the report	Yes
70.1	Kyleston Farms Ltd - Marguerite Galloway	LLRZ- General	Rezone 90 Dixons Road, Loburn as Large Lot Residential Zone.	5.4.2	Accept	See relevant section of the report	Yes
FS92	Transpower		Neutral				
85.1	Doug Guthrie	Planning Maps – General	Supports more small rural sections in Ashley but concerned about the areas indicated. The area beside Loburn Leigh to the north of Dixons Road holds no water back and if this area proceeds there will be a problem for downstream properties. Supports this rezoning, but mitigate by taking the water to the river down Cones Road, and holding the water on the subdivision. Concerned about the block of land on the south side of Dixons Road. Small sections close to power pylons and wires is completely unacceptable. This would be better left as a 10ha area. Seeks the area along Fawcetts Road and partly up Boundary Road is increased to continue up Boundary Road to Dixons Road.	5.5.4	Accept in part	See relevant section of the report	Yes

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
145.65	Daiken New Zealand Limited	Planning Maps – General	Retain the zonings applied to the Ashley Township as notified.	5.6.2	Reject	See relevant section of the report	Yes
FS121	Alistair Cameron		Oppose				
FS64	Sean Deery HG Independent Trustees for the Sefton Trust & Anthony Butler Trustees for Rakahuri Trust		Support				
180.1	Alistair J D Cameron	Planning Maps – General	Rezone 2 Auckland Street, Ashley from Rural Lifestyle Zone (RLZ) to Large Lot Residential Zone (LLRZ). Should it be considered that the LLRZ zoning is not appropriate, seek consideration of alternative relief which may include, but is not limited to; - The incorporation of a higher density overlay in relation to the RLZ provisions to enable a higher developed density under the current proposed zoning. - Rezoning of the property to Settlement Zone in accordance with the adjoining Ashley Township.	5.6.2 Right of reply	Accept	See relevant section of the report right of reply	Yes
271.1	Michael John McCormick	Planning Maps – General	Rezone 59 Dixons Road to Large Lot Residential Zone from Rural Lifestyle Zone.	5.5.2	Accept in part	See relevant section of the report	Yes
272.1	Michael John McCormick	Planning Maps – General	Amend zoning overlay of 125 Boundary Road from Rural Lifestyle Zone to Large Lot Residential Zone.	5.5.2	Accept in part	See relevant section of the report	Yes
280.1	Robin and Yvonne Marshall-Lee	Planning Maps – General	Inclusion of 79 Boundary Road, Rangiora in the subdivision.	5.5.2	Accept in part	See relevant section of the report	Yes
312.1	Jeremy Charles and Catherine Margaret Cradwick	Planning Maps – General	Include 119 Boundary Road, Ashley in the local Large Lot Residential Zone Overlay.	5.5.2	Accept in part	See relevant section of the report	Yes
321.1	Fiona Pamela Roberts	LLRZ- General	Support rezoning of Fawcetts Road Residential 4B Zone in the Operative District Plan to Large Lot Residential Zone (LLRZ) in the Proposed District Plan, as this area is close to Rangiora via the new bridge. The smaller average lot size of 0.5ha is more practical to manage and maintain. Seek rules around tree planting on LLRZ tightened up.	5.5.2	Accept in part	See relevant section of the report	Yes
380.1	Lachlan James and Gloria Grace MacKintosh	Planning Maps – General	Rezone 194 Cones Road to Large Lot Residential Zone Overlay.	5.5.2	Accept in part	See relevant section of the report	Yes
FS92	Transpower		Neutral				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
158.1	A. Carr	General	Amend: - the zoning of 308 Cones Road and surrounding land to be within Urban Environments, preferably Large Lot Residential Zone (LLRZ), or a similar zone, - SUB-S1 non compliance with LLRZ standards from Non-Complying to Restricted Discretionary, with SUB-MCD1 to MCD13 applying - objectives, policies and other provisions to enable efficient residential subdivision and development - LLRZ overlay to include urban zoning provisions, and is predominantly urban and part of the labour market of at least 10,000 people (definition of 'urban environment' to include all LLRZ areas) - by adding new Rural Lifestyle Zone (RLZ) policy enabling Outline Development Plan (ODP) within LLRZ Overlay - by adding new rule to RLZ, and other relevant chapters, providing for ODP through resource consent as a Restricted Discretionary Activity, and non-notified process without approval of affected persons.	5.4.2 Right of reply	Accept	See relevant section of the report right of reply	Yes
158.3	A. Carr	Planning Maps – General	Rezone 308 Cones Road and surrounding land to be within defined Urban Environments, preferably Large Lot Residential Zone, or a similar zone.	5.4.2 Right of reply	Accept	See relevant section of the report right of reply	Yes
158.7	A. Carr	LLRZ - Large Lot Residential Zone - General	Amend: - Large Lot Residential Zone (LLRZ) overlay to include urban zoning provisions, and is predominantly urban and part of the labour market of at least 10,000 people (definition of 'urban environment' to include all LLRZ areas) - by adding new Rural Lifestyle Zone (RLZ) policy enabling Outline Development Plan (ODP) within LLRZ Overlay - by adding new rule to RLZ, and other relevant chapters, providing for ODP through resource consent as a Restricted Discretionary Activity, and non-notified process without approval of affected persons.	Right of reply	Reject	An overlay is not a zone as defined by the National Planning Standards, it is: An overlay spatially identifies distinctive values, risks or other factors that require management.	No
330.1	Russell Price Clifford	Planning Maps – General	Rezone 22 Lower Sefton Road in consonance with the rezoning of 12 Lower Sefton Road Ashley on 31st July 2015 (RC155111, RC155112/150731114097).	5.5.10	Reject	See relevant section of the report	No
FS64	Sean Deery HG Independent Trustees for the Sefton Trust & Anthony Butler Trustees for Rakahuri Trust		Support				
Ohoka							
156.1	Ulrike van Nek	Planning Maps – General	Retain Rural Lifestyle Zoning.	5.3.8	Accept	See relevant section of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
160.1	Rolleston Industrial Developments Limited	Planning Maps – General	Rezoning Ohoka properties legally described as Lot 2 & 3 DP 318615, Lot 2 & Part Lot 1 DP 8301, Lot 2 DP 61732, Lot 1 DP 55849, Lot 2 DP55404, Part RS 2220, Lot 1 DP 318615 and Part Lot 1 DP 2267 General Residential Zone with a portion subject to an Education/Retirement Village Overlay, Large Lot Residential Zone, Local Centre Zone, and Open Space Zone (as indicated in map in Annexure B of submission) as per the pending private plan change request for this land.			Addressed in Hearing Stream 12D s42A Ohoka officers report	No
FS36	JW & CE Docherty		Oppose				
FS38	IW and LM Bisman		Oppose				
FS41	David Cowley		Oppose				
FS48	Waimakariri District Council		Oppose				
FS51	Philip & Michelle Driver		Oppose				
FS56	Elizabeth Liddell		Oppose				
FS59	Mervyn Emms		Oppose				
FS60	Martin Hewitt		Oppose				
FS61	Catherine Mullins		Oppose				
FS62	Oxford Ohoka Community Board		Oppose				
FS65	James Armstrong		Oppose				
FS69	Sarah Maria Brantley		Oppose				
FS70	Beverley Gail Brantley		Oppose				
FS71	Albert George Brantley		Oppose				
FS72	Steven Holland		Oppose				
FS73	Michelle Holland		Oppose				
FS74	Val & Ray Robb		Oppose				
FS75	Edward & Justine Hamilton		Oppose				
FS84 & FS137	Ohoka Residents Association		Oppose				
FS92	Transpower		Oppose				
FS98	Mary Koh		Oppose				
FS108	JW & CE Docherty		Oppose				
FS112	Gordon C Alexander		Oppose				
FS119	Andrea Marsden		Oppose				
FS120	Christopher Marsden		Oppose				
FS128	Robb Hall		Oppose				
FS130	David & Elaine Brady		Oppose				
FS132	Jan Hadfield		Oppose				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
FS136	Emma Wood		Oppose				
160.2	Rolleston Industrial Developments Limited	Planning Maps – General	Rezone Settlement Zone in Ohoka to General Residential Zone.			Addressed in Hearing Stream 12D s42A Ohoka officers report	
FS36	JW & CE Docherty		Oppose				
FS38	IW and LM Bisman		Oppose				
FS41	David Cowley		Oppose				
FS48	Waimakariri District Council		Oppose				
FS51	Philip & Michelle Driver		Oppose				
FS56	Elizabeth Liddell		Oppose				
FS59	Mervyn Emms		Oppose				
FS60	Martin Hewitt		Oppose				
FS61	Catherine Mullins		Oppose				
FS62	Oxford Ohoka Community Board		Oppose				
FS65	James Armstrong		Oppose				
FS69	Sarah Maria Brantley		Oppose				
FS70	Beverley Gail Brantley		Oppose				
FS71	Albert George Brantley		Oppose				
FS72	Steven Holland		Oppose				
FS73	Michelle Holland		Oppose				
FS74	Val & Ray Robb		Oppose				
FS75	Edward & Justine Hamilton		Oppose				
FS84 & FS137	Ohoka Residents Association		Oppose				
FS98	Mary Koh		Oppose				
FS108	JW & CE Docherty		Oppose				
FS112	Gordon C Alexander		Oppose				
FS119	Andrea Marsden		Oppose				
FS120	Christopher Marsden		Oppose				
FS128	Robb Hall		Oppose				
FS130	David & Elaine Brady		Oppose				
FS132	Jan Hadfield		Oppose				
FS136	Emma Wood		Oppose				

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
237.1	Carter Group Property Limited		Rezone the land a combination of General Residential Zone (including an overlay providing for Educational facilities and retirement village activities), Large Lot Residential Zone, Local Centre Zone, and Open Space Zone.			Addressed in Hearing Stream 12D s42A Ohoka officers report	
FS3	Albert Brantley		Oppose				
FS36	JW & CE Docherty		Oppose				
FS41	David Cowley		Support in part				
FS48	Waimakariri District Council		Oppose				
FS62	Oxford Ohoka Community Board		Oppose				
FS69	Sarah Maria Brantley		Oppose				
FS70	Beverley Gail Brantley		Oppose				
FS71	Albert George Brantley		Oppose				
FS75	Edward & Justine Hamilton		Oppose				
FS84 & FS137	Ohoka Residents Association		Oppose				
FS92	Transpower		Neutral				
FS98	Mary Koh		Oppose				
FS108	JW & CE Docherty		Oppose				
FS119	Andrea Marsden		Oppose				
FS120	Christopher Marsden		Oppose				
23.1	Ngaire Wilkinson		Within ODP160, Density Area B shall achieve a minimum allotment size of 2,500m2 the average allotment area is reduced to not less than 4,000m2 and the Stormwater Management Area be included in the calculation of overall average area.	5.7.2	Reject	See relevant section of the report	No
FS57	Brenda & Michael Sharpe		Support				
FS80	CIAL		Oppose in part			CIAL has withdrawn the FS on this point due to the inappropriate application of the Outer Envelope Noise Contour	
FS92	Transpower		Support				
FS113	Macrae Land Company		Support				
FS116	Simon Hoggs		Support				
FS125	Wayne U W Godfrey		Support				
53.1	Graham and Sue Brown	Planning Maps – General	Rezone 215 Jacksons Road Ohoka from Rural Lifestyle Zone to Large Lot Residential Zone.	5.8.4	Reject	See relevant section of the report	No
FS80	CIAL		Oppose in part			CIAL has withdrawn the FS on this point due to the inappropriate application of the Outer Envelope Noise Contour	

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
409.1	Macrae Land Company	DEV-MILL-BFS1	Submitter seeks amendments to the Mill Road Development Area Built Form Standard 1 (DEV-MILLBFS1) to enable the efficient development of this area, including by ensuring there is clarity in the applicable provisions. The Mill Road Development Area was originally introduced through a private plan change which included a detailed Outline Development Plan (ODP) and site-specific zone rules. Since the plan change was approved the Ohoka area has changed, with an increase in residential development. As such, a number of the provisions rolled over for the Mill Road Development Area from the Operative District Plan create constraints or additional costs to development which are no longer necessary or appropriate to manage effects. Submitter recommends an amendment to the built form standards for site density (DEV-MILL-BFS1) and the ODP to provide that the Area A minimum lot size is 5,000m ² and the Area B minimum lot size is 2,500m ² . The submitter states there is no reason to distinguish the lot sizes within the Mill Road Development Area from the rest of the Large Lot Residential Zone, and there are similar minimum lot sizes across Ohoka, including within the adjacent Bradleys Road Development Area. The change will not increase overall density across the Development Area. Additionally, the proposed changes will also assist the council in carrying out its statutory duties under the Resource Management Act 1991 (RMA), the National Policy Statement for Urban Development, the Canterbury Regional Policy Statement, meet the requirements of section 32 of the RMA, and promote the sustainable management and efficient use of natural and physical resources in accordance with Part 2 of the RMA. Amend DEV-MILL-BFS1: (and the Outline Development Plan).	5.7.2	Reject	See relevant section of the report Part of the submission was assessment in section 6.10 of the s42A Development Officers Report.	No
409.2	Macrae Land Company	DEV-MILL-APP1	Submitter states the Proposed District Plan lacks clarity as to the dual application of the Large Lot Residential Zone (LLRZ) and Mill Road Development Area (MILL) provisions, and does not contain confirmation that the MILL provisions prevail in the event that the provisions are inconsistent (for example, in relation to site density). Seeks such amendments as necessary to confirm that the LLRZ provisions apply, except where inconsistent with the MILL provisions. These changes will assist the Council in carrying out its statutory duties under the Resource Management Act 1991 (RMA), the National Policy Statement for Urban Development, the Canterbury Regional Policy Statement, meet the requirements of Section 32 of the RMA, and promote the sustainable management and efficient use of natural and physical resources in accordance with Part 2 of the RMA. Submitter seeks such amendments as necessary to confirm that the Large Lot Residential Zone provisions apply, except where inconsistent with the MILL provisions. Requests the provisions in the Proposed District Plan (PDP) be amended as set out in the submission and such other relief as may be required to give effect to this submission, including alternative or further amendments to objectives, policies, rules and definitions of the PDP that address the matters raised by the submitter.	5.7.2	Reject	See relevant section of the report Part of the submission was assessment in section 6.10 of the s42A Development Officers Report.	No
409.3	Macrae Land Company	General	Submitter states the Proposed District Plan lacks clarity as to the dual application of the Large Lot Residential Zone (LLRZ) and Mill Road Development Area (MILL) provisions, and does not contain confirmation that the MILL provisions prevail in the event that the provisions are inconsistent (for example, in relation to site density). Seeks such amendments as necessary to confirm that the LLRZ provisions apply, except where inconsistent with the MILL provisions. These changes will assist the Council in carrying out its statutory duties under the Resource Management Act 1991 (RMA), the National Policy Statement for Urban Development, the Canterbury Regional	5.7.2	Reject	See relevant section of the report Part of the submission was assessment in section 6.10 of the	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			Policy Statement, meet the requirements of Section 32 of the RMA, and promote the sustainable management and efficient use of natural and physical resources in accordance with Part 2 of the RMA. Submitter seeks such amendments as necessary to confirm that the Large Lot Residential Zone provisions apply, except where inconsistent with the MILL provisions. Section 6.10 Deferred to rezoning hearing 12 No 377 Requests the provisions in the Proposed District Plan (PDP) be amended as set out in the submission and such other relief as may be required to give effect to this submission, including alternative or further amendments to objectives, policies, rules and definitions of the PDP that address the matters raised by the submitter.			s42A Development Officers Report.	
FS57	Brenda & Michael Sharpe						
FS67	Peter & Diane Graham						
FS109	Edward Jenkins						
FS113	Macrae Land Company Ltd						
FS116	Simon Higgs		Support				
FS134	Wayne Godfrey		Support				
289.1	Laurie and Pamela Richards	DEV-MILL-BFS2	Amend DEV-MILL-BFS2 to include new standards: "(4) The integrity of the Mill Road ODP roading network shall be maintained to enable future subdivision of other land serviced by the roading network in the manner anticipated by the ODP. (5) Any subdivision application shall include the written approval of any other land owners within the Mill Road ODP where the application may adversely affect the land owner's ability to service future residential development of their land in the manner anticipated by the ODP." Amend DEV-MILL-BFS2 to include an Advice Note: "Notification: An application for a non-complying activity under DEV-MILLBFS2 (4) and (5) this rule is precluded from being publicly notified, but may be limited notified, including to other land owners within the Mill Road ODP who might be adversely affected by the application"	5.7.2	Reject	See relevant section of the report Part of the submission was assessment in section 6.10 of the s42A Development Officers Report.	No
289.2	Laurie and Pamela Richards		Amend the Mill Road Outline Development Plan as may be required to support amendment to the above rules or give effect to the intent of this submission.	5.7.2	Reject	See relevant section of the report	No
289.3	Laurie and Pamela Richards		Amend relevant objectives and policies as may be required to support amendment to the above rules. Such other alternative amendments, additional amendments, deletions, or additions that are necessary or appropriate.	5.7.2	Reject	See relevant section of the report	No
Waikuku							
112.1	Kristen Reid and Jason Patterson	Planning Maps – General	Seek drainage / retention pond for the village storm water with native planting for a sanctuary for native bird species and a beautiful outlook from Park Terrace (refer to attachment for map of proposal). Submission details included changing of property from Rural to LLRZ.	5.13.6	Reject	See relevant section of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
188.1	Martin Pinkham	LLRZ - Large Lot Residential Zone - General	Delete the proposed Waikuku Large Lot Residential Zone Overlay on Gressons Road.	5.13.4	Reject	See relevant section of the report	Yes
211.1	B and A Stokes	Planning Maps – General	Rezone 81 Gressons Road and 1375 Main North Road to Large Lot Residential Zone from Rural Lifestyle Zone. Adopt and include the Outline Development Plan (refer to Appendix 8 in the full submission).	5.13.4	Accept	See relevant section of the report	Yes
FS79	Ravenswood Developments Ltd		Support				
286.14	Z Energy	Planning Maps – General	Support zoning of Z Waikuku Service Station as Large Lot Residential Zone.	5.13.2	Accept	See relevant section of the report	No
Fernside							
189.1	Martin Pinkham	LLRZ - Large Lot Residential Zone - General	Extend the existing Fernside Large Lot Residential Zone to O'Roarkes Road on the south side of Johns Road (refer to full submission for map).	5.9.8	Reject	See relevant section of the report	No
236.1	Rick Allaway and Lionel Larsen	Planning Maps – General	Preferred relief: Rezone 181, 201, 255, 257, 259, 261, 263, 265, 267, 271, 285, 305, 311, and 315 Lehmans Road, Fernside ('the site') from Rural Lifestyle Zone (RLZ) to Large Lot Residential – Specific Control Area Density 2, with a minimum net site area 1000m2 and minimum average net site area 1500m2 (or similar). Amend Large Lot Residential Zone (LLRZ) to Large Lot Residential – Specific Control Area Density 1, with minimum net site area 2500m2 and minimum average net site area 5000m2. Amend provide for some higher density residential development within the site, location and suitability to be addressed as part of master planning and Outline Development Plan (ODP). Any further or alternative amendments to be consistent with and give effect to the intent of this submission and the interests of the submitter, including any changes necessary to give effect to the Enabling Housing Supply and Other Matters Resource Management Amendment Act (when it becomes law). Alternative relief: Rezone 181, 201, 255, 257, 259, 261, 263, 265, 267, 271, 285, 305, 311, and 315 Lehmans Road, Fernside from RLZ to Low Density Residential Zone; or General Residential Zone (GRZ); or LLRZ (density standards as per notified Proposed District Plan; or a mix of any of and Large Lot Residential – Specific Control Area Density 2, with a minimum net site area 1000m2 and minimum average net site area 1,500m2 (or similar), Large Lot Residential – Specific Control Area Density 1 (minimum and minimum average lot sizes 2,500m2 and 5,000m2	5.9.2 Right of reply	Reject	See relevant section of the report right of reply	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
			respectively, Low Density Residential (minimum and minimum average lot sizes 1,000m2 and 1,500m2 respectively, or GRZ. Amend provide for some higher density residential development within the site, location and suitability to be addressed as part of master planning and ODP. Any further or alternative amendments to be consistent with and give effect to the intent of the alternative relief and the intent of the submission and the interests of the submitter, including amendments to give effect to the requirements of the Enabling Housing Supply and Other Matters Resource Management Amendment Act.				
FS28	Damian & Sarah Elley		Support				
FS30	Kim Manson & Neihana Kuru		Support				
FS31	Ross Fraser		Support				
FS32	L N R de Lacy		Support				
FS33	Louise Marriott		Support				
FS4	Malcolm Dartnell		Support				
FS92	Transpower		Neutral				
FS110	Waka Kotahi NZ Transport Agency		Oppose				
7.1	Jesse Herschell	Planning Maps – General	Rezone 561 Johns Road to Large Lot Residential Zone.	5.9.4	Reject	See relevant section of the report	No
Mandeville and Swannanoa							
8.1	Andrew Mcallister	LLRZ - Large Lot Residential Zone	Rezone 1275 Tram Road, Swannanoa as Large Lot Residential Zone Overlay.	5.3.8	Reject	See relevant section of the report	No
8.2	Andrew Mcallister	LLRZ - Large Lot Residential Zone	Include property in the Large Lot Residential Zone Overlay.	5.3.8	Reject	See relevant section of the report	No
136.1	Renee Marie Morrow	General	Retain Large Lot Residential zoning of Swannanoa as notified	5.3	Accept	See relevant section of the report	No
200.1	Clifford Sinclair Bishop and Hope Elizabeth Hanna	LLRZ - Large Lot Residential Zone - General	Extend the existing Mandeville Large Lot Residential Zone to Whites Road on the south side of Tram Road (refer to full submission for map).	5.3.8	Reject	See relevant section of the report	No

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
225.1	Darrell O'Brien	LLRZ-General	Extend the existing Mandeville Large Lot Residential Zone eastward along the south of Tram Road up to Whites Road, as shown on the map in the submission.	5.3.8	Reject	See relevant section of the report	No
232.1	Adrian Selwyn Meredith	LLRZ-General	Extend Mandeville Large Lot Residential Zone to Whites Road on the south side of Tram Road (refer to full submission for map).	5.3.8	Reject	See relevant section of the report	No
247.1	Richard Black	Planning Maps – General	Rezone 82 Ohoka Meadows Drive from Rural Lifestyle Zone to Large Lot Residential Zone, and other neighbouring properties as appropriate, namely 83 Ohoka Meadows Drive and 859 Tram Road.	5.3.2	Reject	See relevant section of the report	No
247.2	Richard Black	LLRZ-General	Rezone 82 Ohoka Meadows Drive from Rural Lifestyle Zone to Large Lot Residential Zone, and other neighbouring properties as appropriate, namely 83 Ohoka Meadows Drive and 859 Tram Road.	5.3.2	Reject	See relevant section of the report	No
265.1	Richard and Simone Black	LLRZ-General	Amend the mapped Large Lot Residential Zone in Mandeville to include the remainder of 82 Ohoka Meadows Drive.	5.3.2	Reject	See relevant section of the report	No
269.1	Mark Lupi	LLRZ-General	Extend the Large Lot Residential Zone in Mandeville to Whites Road on the south side of Tram Road (refer to full submission for map).	5.3.2	Reject	See relevant section of the report	No
296.1	Malcolm Taylor	Planning Maps – General	Rezone the site at 1136-1160 Tram Road, 121-143 Wards Road and 490-494 No 10 Road from Rural Lifestyle Zone to Large Lot Residential Zone, to allow for allotment sizes in line with zoning of adjoining areas to the south and east around Mandeville.	5.3.4	Reject	See relevant section of the report	No
FS29	Transpower		Neutral				
317.1	Kevin Augustine and Diann Elizabeth Jones	Planning Maps – General	Identify Mandeville North as a location for future Large Lot Residential development. Delete the Mandeville Growth Boundary or at least moved north on the western side of Wards Road. Rezone 121 Wards Road Large Lot Residential Zone. Introduce some flexibility into the way the Council interprets its regulations.	5.3.6	Reject	See relevant section of the report	No
32.1	Peter and Lizzy Anderson	Planning Maps – General	Rezone 1 Tupelo Place, Swannanoa, to Large Lot Residential Zone. Insert a new Outline Development Plan for the site in Part 3 Development Areas.	5.1.3	Reject	See relevant section of the report	No
FS82	Rolleston Industrial Developments Ltd; Carter Group Property; and CSI Property Ltd		Support				
172.1	Oxford-Ohoka Community Board	Planning Maps – General	Support Large Lot Rural Residential Zones in Mandeville keeping with the rural feel of the area. Support development of land on the southern side of Tram Road adjacent to existing development. Seek San Dona is treated similar to the rest of Mandeville.	5.3.2	Reject	See relevant section of the report	No
FS25	Peter and Lizzy Anderson		Oppose in part				
185.1	Martin Pinkham	LLRZ - Large Lot Residential	Delete the proposed Swannanoa Large Lot Residential Zone Overlay on the corner of Tram Road and Two Chain Road.	5.3.12	Accept	See relevant section of the report	Yes

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
		Zone - General					
FS25	Peter and Lizzy Anderson		Oppose				
187.1	Martin Pinkham	LLRZ - Large Lot Residential Zone - General	Extend the existing Mandeville Large Lot Residential Zone to Whites Road on the south side of Tram Road (refer to full submission for map).	5.3.8	Reject	See relevant section of the report	No
327.1	Matt Pidgeon	LLRZ- General	Extend the existing Mandeville Large Lot Residential Zone to Whites Road on the south side of Tram Road (refer to full submission for map).	5.3.8	Reject	See relevant section of the report	No
328.1	Beth Suzanne Warman	LLRZ- General	Extend the existing Mandeville Large Lot Residential Zone to Whites Road on the south side of Tram Road.	5.3.8	Reject	See relevant section of the report	No
329.1	Margaret Boyd Pierson	LLRZ- General	Extend the existing Mandeville Large Lot Residential Zone to Whites Road on the south side of Tram Road (refer to full submission for map).	5.3.8	Reject	See relevant section of the report	No
393.1	Lisa Anne Reidie	Planning Maps – General	Retain Large Lot Residential zoning for 1 Truro Close.	5.3	Accept	See relevant section of the report	No
Woodend, Kaiapoi, Oxford and Rangiora							
263.1	Paul Marambos	Planning Maps – General	Rezone the area from 219 and 221 Gladstone Road up to the Copper Beach development and as far north as the Pegasus golf course development (see map below) as Residential 4A.	5.12.4	Reject	See relevant section of the report	No
29.1	Gary and Helen Roberts	Planning Maps – General	Rezone 14 Gatehouse Lane from rural 10-acre block into two five-acre Large Lot Residential Zones.	5.12.10	Reject	See relevant section of the report	No
FS79	Ravenswood Developments Ltd		Support				
190.1	Martin Pinkham	LLRZ - Large Lot Residential Zone - General	Extend the existing East Woodend Large Lot Residential Zone west of the proposed Woodend Bypass (refer to full submission for map).	5.12.8	Reject	See relevant section of the report	No
FS79	Ravenswood Developments Ltd		Support				
299.1	Crichton Developments Ltd	Planning Maps – General	Amend Planning Maps to rezone 145 and 167 Gladstone Road, Woodend from Rural Lifestyle Zone to Large Lot Residential Zone.	5.12.6 Right of reply	Reject Accept	See relevant section of the report right of reply	No Yes

Sub. Ref.	Submitter / Further Submitter	Provision	Decision Requested	Section of this Report where Addressed	Officer's Recommendation	Officers' Reasons/Comments	Recommended Amendments to Proposed Plan?
264.1	Daniel and Penelope Abel	Planning Maps – General	Rezone properties in the block to Large Lot Residential Zone.	5.14.2	Reject	See relevant section of the report	No
315.1	Clare Price and Patrick Pfeifer	Planning Maps – General	Rezone land at 537, 553, 565, 567, 535 and 545 Williams Street Kaiapoi from Rural Lifestyle Zone to Large Lot Residential Zone.	5.14.4	Reject	See relevant section of the report	No
37.1	Jamie Robert Tapp	LLRZ- General	Allow Large Lot Residential Zone Overlay across entirety of 3025 Oxford Road.	5.10.2	Reject	See relevant section of the report	No
250.1	Survus	LLRZ- General	Rezone Large Lot Residential Zone (LLRZ) Overlay areas to LLRZ. Provide additional provision for Large Lot Residential development and zone suitable areas, or otherwise apply a LLRZ Overlay, including, but not limited to, township edge locations, rural residential areas in the Waimakariri Rural Residential Development Plan 2019, and areas adjoining existing Settlement Zones or LLRZ. Provide for Large Lot Residential densities of between 1 to 7 households per ha, with average densities determined on a case-by-case basis having regard to local circumstances.	5.11.2	Reject	See relevant section of the report Note that this submission was only assessed against the proposed Oxford LLRZO rezoning for Ashley Road.	No
301.1	Survus	LLRZ- General	Rezone the western portion of 22 Harewood Road, Oxford (refer to full submission for map) to Large Lot Residential Zone (LLRZ), or otherwise apply a LLRZ Overlay. Amend the relevant LLRZ provisions, including objectives and policies, to facilitate this. Seek further or alternative amendments to be consistent with, and give effect to, the intent of this submission and the interests of the submitter.	5.10.4	Reject	See relevant section of the report	No
FS24	Claudia & Geoff Mehrtens		Support				
301.2	Survus	Planning Maps – General	Rezone the western portion of 22 Harewood Road, Oxford (refer to full submission for map) to Large Lot Residential Zone (LLRZ), or otherwise apply a LLRZ Overlay.	5.10.2	Reject	See relevant section of the report	No
FS24	Claudia & Geoff Mehrtens		Support				
30.1	Nicky Cassidy	General	Rezone 3.3681ha (22) Marchmont Road property from Rural Lifestyle Zone (RLZ) to Large Lot Residential Zone (LLRZ) to allow subdivision. The eastern side of Golflinks Road has been rezoned to residential and this land is likely to be developed more intensely. Proposes a buffer zone between this development and current rural zoning. The size, soil quality, and specifics of the submitter's property are difficult for farming use and would not be of good value. Rezoning this, and similar properties from RLZ to LLRZ would allow for more market options, and drive interest in area. Rezone the areas on the fringe, or within a certain distance from Residential Zones, from Rural Lifestyle Zone to Large Lot Residential Zone. It is a good option to consider for the area around the golf course.	5.15.2	Reject	See relevant section of the report	No
FS39	Marcus Obele		Oppose				
FS90	Rachel Hobson & Bernard Whimp		Support				

Appendix 4 – Main matters in contention

Variable cultural impact assessments

During the PDP it has been noted that a number of properties located in Woodend have differing feedback in their Cultural Impact Assessments (CIA)⁵⁷.

Buddle Findlay has provided legal advice with respect to the CIA for Pegasus Resort appended to the Stream 12A S42A Author Right of Reply Pegasus Resort. I note in para [7] that any CIA, including where they have conflicting advice associated with land in close proximity is up to the Hearing Panel to consider.

In reviewing the CIAs for Parsonage and Gladstone Road developments I note that statements on the impacts are similar for both. Both point to the same provisions of the Mahaanui Iwi Management Plan, particularly around waterways, subdivision and land development (earthworks and stormwater), mahinga kai and recognising cultural landscapes.

Gladstone Road:

Te Ngāi Tūāhuriri Rūnanga Kaitiaki are opposed to this submission to amend the Proposed Waimakariri District Plan 2021 due to:

- The anticipated increase in subdivision and development activities, impervious surfaces and cumulative environmental and cultural effects on the cultural landscape.
- The ongoing impact of subdivision and development in this catchment on indigenous biodiversity and mahinga kai through the increased modification of land and water resources.

Therefore, Te Ngāi Tūāhuriri Rūnanga Kaitiaki consider themselves an affected party.

Parsonage Road

Kaitiaki for Te Ngāi Tūāhuriri Rūnanga have concerns about the effect of residential development on the cultural landscape and the loss of indigenous habitat. The site should be surveyed to determine whether there is indigenous species that should be retained and protected. In addition,

⁵⁷ Pegasus Resort, Gressons Road, Parsonage and Gladstone Road.

the site should be surveyed to determine whether there are any springs on the site. If springs are discovered the subdivision should be designed to protect and enhance the spring head.

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Appendix 5 – Traffic and Stormwater Memo - Fawcetts Road

DRAFT

WAIMAKARIRI DISTRICT COUNCIL

MEMO

FILE NO AND TRIM NO: DDS 14-05-12.02 / 241007172478

DATE: 7 October 2024

MEMO TO: Mark Buckley, Principal Policy Planner

FROM: Shane Binder, Senior Transportation Engineer

SUBJECT: Proposed District Plan, Submission 123 further transport advice

I have previously provided transport feedback on submission 123 as part of the Stream 12C hearing officer's report. This memo provides more detail on that feedback as well as commentary on revisions to the proposed design of the submission.

The proposed site has frontages on two roads – Fawcetts Road (classified as a Strategic Road) and Boundary Road (classified as a Local Road). These two classifications define the two extremes of the roading hierarchy and how it balances local property access with through traffic mobility. A Strategic Road maximises through traffic mobility (the PDP defines it as “cater[ing] especially for long trips between districts and regions”) whereas a Local Road maximises local access (the PDP defines it as “function[ing] almost entirely for property access and [is] not intended to act as through routes.”). This is further reflected in PDP Policy TRAN-P4(3):

Where a site has two or more road frontages, provide access from the classification of road within the District Plan road hierarchy best able to accommodate the level and type of traffic generated;

And further in PDP Rule TRAN-R8(2):

For any activity that includes a new vehicle crossing to be formed on a site that has frontage to more than one road, the new vehicle crossing shall be to the road that has the lower classification in the District Plan road hierarchy;

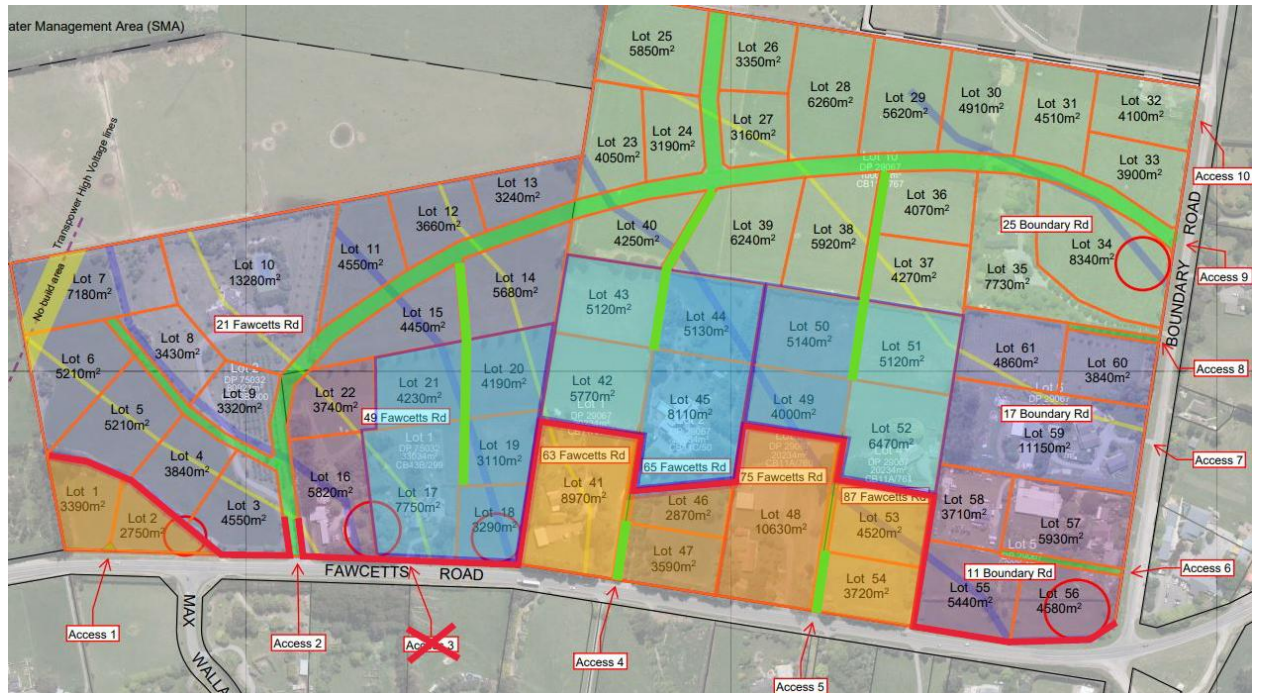
I recognise that the site covered by Submission 123 includes multiple properties, so Rule TRAN-R8 does not specifically apply, but the intent does. As such I consider it appropriate that any development at this site aims to reduce as much as practicable both (a) the number of new access points, and (b) the amount of traffic potentially conflicting with the Strategic Road (Fawcetts Road). In regard to this second point, while consolidating private access to multiple sections through a single right-of-way (ROW) reduces the number of access points, the number of conflicts from side roads is not reduced. I consider consolidated access to Fawcetts Road via a ROW to be a marginally better outcome than the equivalent number of single-user driveways. However, I still consider access to the internal road (or roads) and/or Boundary Road to be the safest outcome.

At present, 7 single-user driveways access Fawcetts Road from existing properties. The latest iteration of the site concept plan (excerpted on the next page, 5 July 2024), proposes one single-user driveway and 3 ROWs/multi-user driveways, serving 13 properties. There is also one new road intersection proposed.

In general, I do not consider that rural subdivision design based on extensive use of ROWs results in good transport design outcomes, as narrow accesses can cause issues with side access intervisibility, rubbish bin collection, safe pedestrian travel, and other functions

that road access/frontage provides. However, I acknowledge that ROW-based design is permitted under both operative and proposed District Plans.

I note this concept plan includes ROWs off the internal road to serve new sections subdivided from the north ends of #49-87 Fawcetts Road (instead of accessing directly onto Fawcetts Road). As these northern sections require the internal road to be constructed to gain access, I believe this access arrangement could be extended further to include the existing houses at #49, 65, and 87 (lots 17, 45, and 52), which would reduce the number of properties accessing Fawcetts Road to 8 properties from 3 access points, and a new road intersection. I have sketched an example of this outcome below; blue sections are served by ROWs to the internal road while orange sections access Fawcetts Road.



In regard to the specific design, I would recommend including a separated pedestrian walkway along the internal road and Boundary Road to make safe connections with Ashley Rakahuri School and the existing gritted pathway along Fawcetts Road. I acknowledge that separated pedestrian walkways are not typically required as part of similar large-lot residential development but consider this site to be somewhat unique considering its proximity to the school and existing non-motorised connection to Rangiora. I also understand there is a possibility that a reserve may be established within the proposed development, which if included, would add further benefit to establishment of non-motorised connections.

I note the separation distance between Max Wallace Drive and the proposed internal road does not meet the requirements of Proposed District Plan Standard TRAN-S2. This separation distance should be sufficient to minimise the likelihood of conflicts between vehicles either slowing for, or exiting from both intersections. The present design proposes ~80m separation while the District Plan requires a minimum of 550m in the present 80 km/h speed environment. This suggests that the internal road may need to be relocated further from Max Wallace Drive.

I note that any rights-of-way established off Fawcetts Road will likely require some road widening per WDC standard plan 218. I also note that the location of any accesses along Fawcetts Road needs to be considered relative to the power poles along that same road to minimise increasing the risk of a vehicle hitting a power pole (with often fatal outcomes).

I also consider it appropriate that any outline development plan (ODP) approved for this site include the following, in line with the Regional Policy Statement, to best signal intentions for the eventual network to future developers and Council planners:

- Pedestrian walkways
- Access connections (and limitations) with surrounding road network, (e.g., Fawcetts Rd)

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Appendix 6 – The role of trees for roads – Mill Road

Contents from email from Mr S Binder dated 21 November 2024.

Regarding street trees, I note the following benefits (please advise if you need more sources)-

- Stormwater attenuation and water quality improvement
 - Trees intercept between 9-61% of rainfall
 - Root systems filter water and reduce nutrient load in runoff
 - Stormwater on the road reserve clearly has road safety effects and interception by the canopy lessens this (as well as reduces the amount of vehicle- and roading-based pollution in stormwater)
 - Gives effect to CRPS 6.3.9(5)(l), 7.3.5, 7.3.7
- Carbon sequestration, air pollution and GHG emissions reduction from transport sources
 - Trees retain up to 150kg of CO₂ annually as well as other elements in air pollution from transport sources
 - Trees also remove significant amounts of air pollution emitted by vehicles, e.g., PM₁₀ and O₃
 - Gives effect to CRPS 6.2.4(3)
 - Gives effect to NPS-UD Policy 1(e)
- Climate change/heat island mitigation, pedestrian shading
 - Street trees can cool air by 2-8°C, noting the large increase in "hot days," drought potential, and mean temperature predicted in the *Canterbury Climate Change Risk Assessment (2022)*
 - Trees are generally accepted to provide the greatest cooling effects compared with other vegetation types
 - Street trees reduce sun exposure with resulting health effects and heat-related illnesses on pedestrians, noting the risk of heat-related morbidity and mortality increases significantly for those 65 and older when temperatures are over 30°C from the Royal Society's *Human Health Impacts of Climate Change for New*

Zealand (2017) paper. Further, populations in temperate environments like Christchurch are more sensitive to heat events (because of their relatively infrequent occurrence) compared with more tropical climates, and thus higher temperature-mortality risk (which can be mitigated by street trees among other factors).

- Making walking a healthier mode gives effect to CRPS 5.3.3, 6.3.2(3), 6.3.4(2), 14.3.2(4)(a)
- Speed reduction, traffic calming, non-motorised safety
 - We note the following evaluations of the effects of street trees on vehicle speeds, crash rates, and general pedestrian safety (thanks Nithin!)-
 - Fitzpatrick, Samuel & Knodler, (2016) "*Evaluating the effect of vegetation and clear zone width on driver behavior using a driving simulator,*" Transportation Research Part F: Traffic Psychology & Behaviour
 - Driving simulator tests showed that trees placed closer to the roadway (i.e., a smaller clear zone) had a statistically significant impact on driver speed, validating findings from a previous Fitzpatrick study based on field observations.
 - Harvey & Aultman-Hall. (2015) "*Urban Streetscape Design and Crash Severity,*" Transportation Research Record 2500
 - Logistic regression models indicated that crashes on smaller, more enclosed streetscapes were less likely to result in injury or death compared with those on larger, more open streetscapes. These results point to in-fill development and street tree planting as safety countermeasures, from a GIS-based streetscape and crash analysis of urban streets in New York City, USA
 - Kim, D. (2019) "*The Transportation Safety of Elderly Pedestrians: Modeling Contributing Factors to Elderly Pedestrian Collisions,*" Accident Analysis & Prevention 131.
 - Street trees can increase the safety of elderly pedestrians at intersections by protecting them from collisions with vehicles and by providing both

pedestrians and drivers with a clear definition of roadways and sidewalks, based on modelling of urban streets in Los Angeles, California USA

- Marshall, Coppola & Golombek. (2018) "*Urban clear zones, street trees, and road safety*," Research in Transportation Business & Management
 - Larger tree canopies were associated with fewer injury/fatal and total crashes, based on urban streets in Denver, Colorado USA
- Naderi, J. (2002) "Landscape Design in the Clear Zone: The Effect of Landscape Variables on Pedestrian Health and Driver Safety," Texas A&M University
 - A positive correlation exists between the landscape improvements to the roadside and a reduction in mid-block accidents. Mid-block accidents decreased from between 5% to 20% in before-and-after evaluation of five urban arterial road landscaping improvement projects in Toronto, Canada.
- Zhu, Sze & Newman. (2022) "Effect of urban street trees on pedestrian safety: A micro-level pedestrian casualty model using multivariate Bayesian spatial approach," Accident Analysis & Prevention
 - Pedestrian casualty decreases when there is a pedestrian crosswalk and increases in tree density and canopy, based on pedestrian counts, street geometry, and crash data on urban streets in Melbourne, VIC

Appendix 7 – Stormwater Memo – Fawcetts Road

DRAFT

WAIMAKARIRI DISTRICT COUNCIL

MEMO

FILE NO / TRIM NO: DDS-14-13-02 /

DATE: 9 October 2024

MEMO TO: Mark Buckley, Principal Policy Planner

FROM: John Aramowicz, Senior Civil & Geotechnical Engineer

SUBJECT: Proposed District Plan Rezoning Requests - Stream 12C –
Fawcetts & Boundary Rds – stormwater matters

This memorandum addresses whether, in my professional opinion, the submitter/s have made adequate provision for onsite management of stormwater runoff on the Outline Development Plan.

The submission area

The submitters listed below requested the area that is north of Fawcetts Road and west of Boundary Road, Ashley to be rezoned to Large Lot Residential Zone (LLRZ);

- Alan and Margaret Fraser (s123), Alison, and Peter Batchelor (s135), Anton, and Deanna Musson (s137), Ron and Tracey Taylor (s138), Leanne and Paul Strathern (s139), Dianne and Geoff Grundy (s140), and Graeme and Lynne Wellington (s141).

Original submission

The ODP shown in Figure 5 of the original submission, dated November 2021, identified only a possible road alignment and the Transpower HV power lines that cross the northwest corner of the site. Refer below;

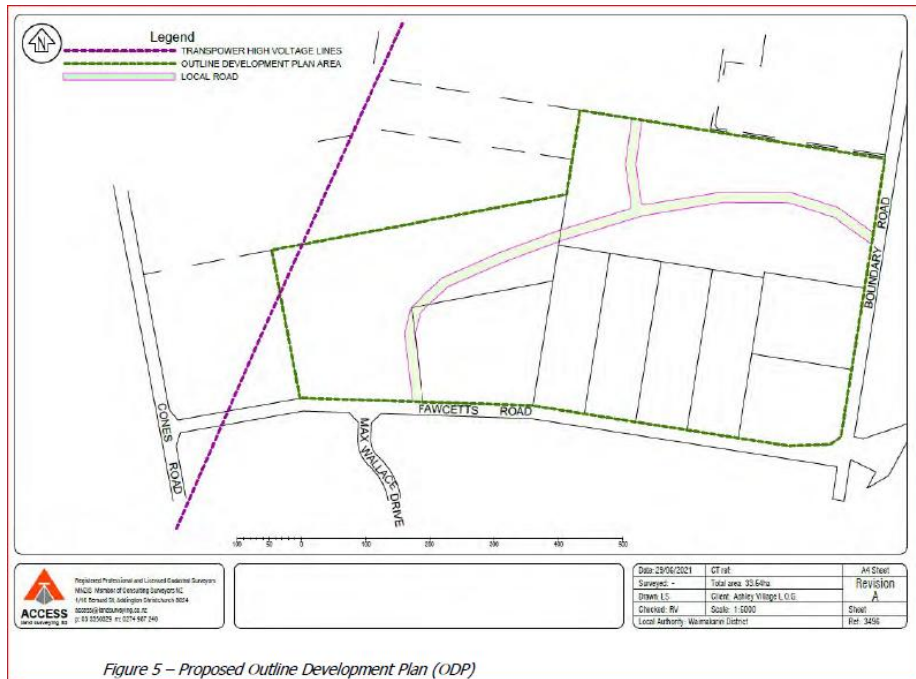


Figure 5 – Proposed Outline Development Plan (ODP)

The original ODP did not identify existing overland flow paths nor any areas that would be set aside for an onsite stormwater management area/s (SWMA). In addition, the original submission did not provide any evidence on the potential effects of stormwater runoff to surrounding property.

My memorandum to you, dated 13 May 2024, highlighted the matters I identified in the original submission.

S42A report

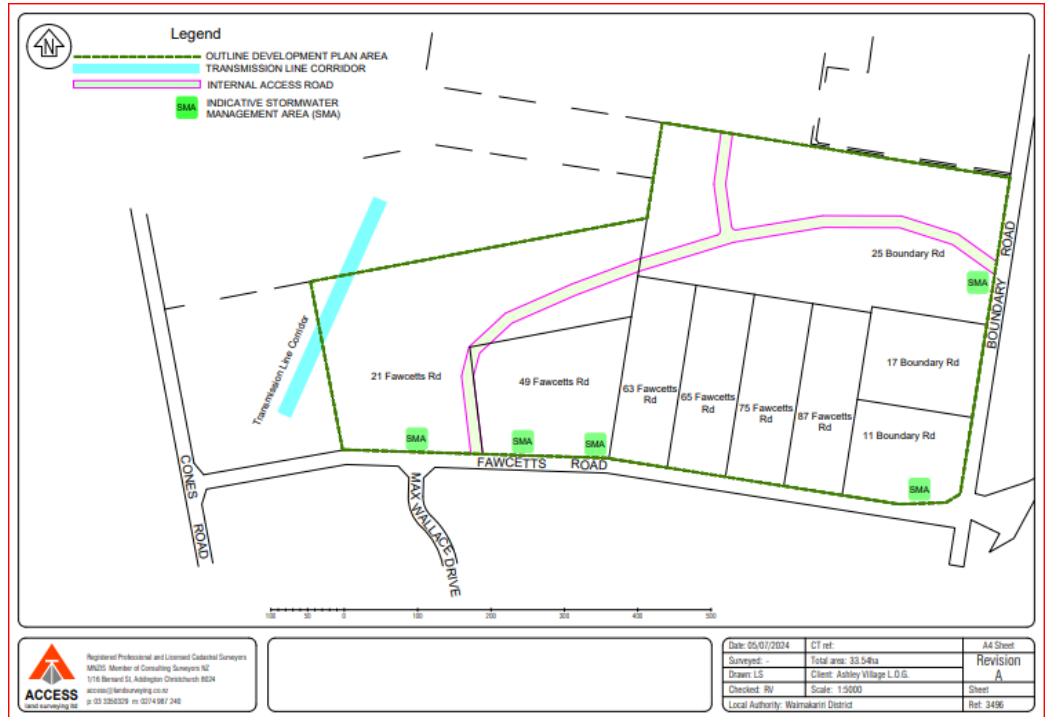
Paragraphs 254 to 268 of the Planning Officer’s s42A report, dated 23 May 2024, addressed the Fawcetts/Boundary Rd submissions, and concluded;

“Given the lack of information that would be required to consider the proposed ODP against Policy 6.3.3 CRPS, I cannot recommend rezoning of the properties identified in the submissions.”

Supplementary Evidence

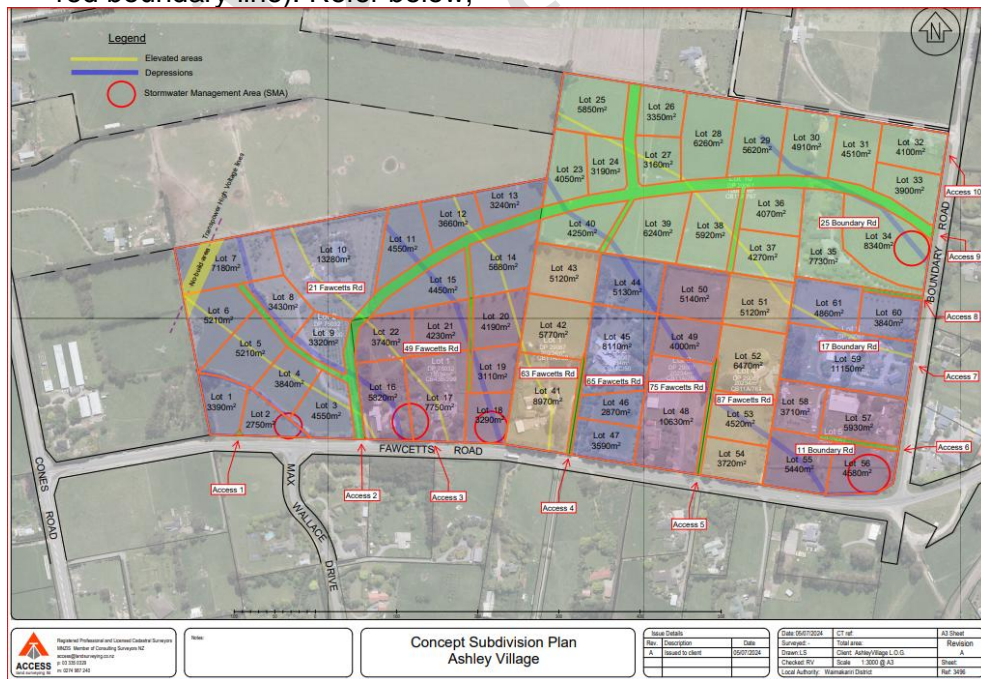
Subsequent to the s42A report, the submitter’s consultant, Mr Fletcher, provided supplementary evidence, dated 5 July 2024, which included;

- a revised ODP that identified five (5) stormwater management areas would be provided as part of a future development, refer below;



and

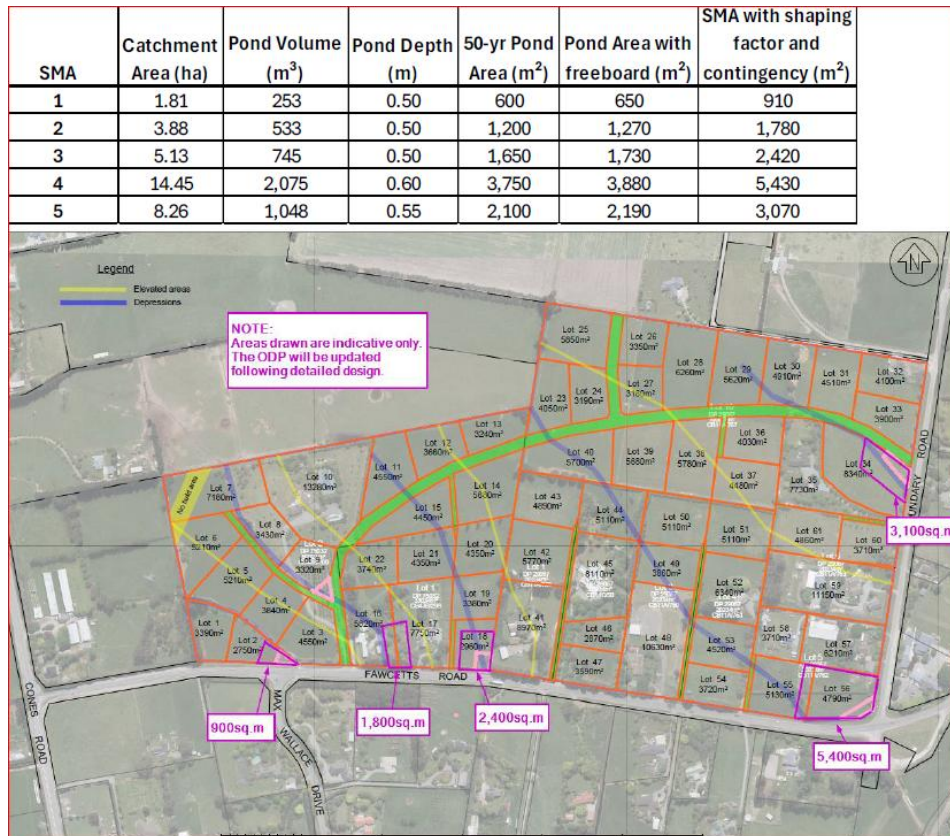
- a Concept Subdivision Plan that locates each of the future SWMAs at the lower end of the five (5) overland flow paths that cross the site. (Note: the need for the western SWMA suggests there is an overland flow path that is close to, or along, the proposed northeast boundary of proposed Lots 1 and 2. I assume the overland flow path at that location has been inadvertently obscured by the red boundary line). Refer below;



The supplementary evidence also included a report by e2 Environmental Ltd. (herein referred to as 'e2'), dated 4 July 2024, that included provisional sizing calculations for each of stormwater attenuation basins to limit the rate of discharge

of stormwater from a future subdivision (as shown on the concept scheme plan) to no more than pre-development rates. The areas are summarised in a Table within the e2 report (excerpt below).

I note the size and shape of each SWMA shown on a conceptual scheme plan attached to e2's report (below) differs from a more simplified version put forward by Mr Fletcher in his supplementary evidence (above).



In addition, I note the area needed for each SWMA identified on the e2 drawing, above, has not been reflected on the revised ODP where each SWMA has been shown with an identical size.

Further Correspondence

On 2 October 2024, Mr Fletcher emailed me with a copy of the 4 July 2024 report by e2, and Harry Petterson (e2) emailed me to provide supplementary calculations by e2. The calculations determine the average runoff coefficient that was then adopted when sizing each of the 5 stormwater attenuation basins.

I spoke to Mr Petterson on 8 October 2024 about the engineering aspects of onsite stormwater management, including the need to maintain existing overland flow paths, the need to ensure future SWMA's are provided in suitable locations that do not introduce any new hazards to existing dwellings/adjacent property, the need to avoid diverting stormwater to adjacent catchments, and the need to provide a scheme plan that is sympathetic to these matters.

During this discussion it was agreed that the location of the SWMA at proposed Lot 10, as it is shown in the e2 report, may not suit the presence of the existing

dwelling, and that the size of the SWMAs may not be suitable for the proposed boundaries of Lots 18 and 56 as they are currently shown on the concept plan.

Regardless, it was generally agreed between myself and Mr Petterson that if the areas shown for stormwater management on the revised ODP are noted as indicative only, as is the case on the revised ODP, then the final size and location of each of the 5 SWMA's, along with the boundaries of the subdivision scheme plan, can be determined in the future as part of detailed subdivision engineering design. This is a normal process.

Conclusion

In summary,

- the 4 July 2024 report by e2 included calculations to estimate the area needed for each SWMA. These calculations assumed an average runoff coefficient but no further information to demonstrate how these averages were appropriate.
- Mr Petterson (e2) emailed me on 2 October 2024 with supplementary calculations that demonstrate how the average runoff coefficient was estimated. The runoff coefficients adopted by e2 are the same, or more conservative, as those required by WDC's Engineering Code of Practice,
- The area needed for each of the 5 SWMAs is not reflected accurately on the revised ODP, but appears to be shown accurately on the revised Concept Scheme Plan included in the e2 report, dated 4 July 2024,
- the preliminary design calculations that determine the area needed for each SWMA do not rely on infiltration of SW into ground or the use of roofwater tanks for future dwellings, and are therefore conservative, and
- the size of the SWMAs determined by e2 are intended to limit post-development discharges from each catchment to less than pre-development rates, and
- The existing overland flow paths that generally drain from the northwest down to the southeast across the site are not shown on the revised ODP, but are shown on the Concept Subdivision Plan included in the e2 report, dated 4 July 2024.

Recommendations

I recommend;

- the revised ODP be amended to include the overland flow paths that are shown on the revised Concept Subdivision Plan (refer to e2 report, dated 4 July 2024), and
- the location and area of each of the SWMAs shown on the ODP (that was submitted with the supplementary evidence) will need to be confirmed at time of detailed subdivision engineering design, and
- The area and location of each SWMA on the revised ODP be recorded as 'indicative only' (as is currently noted on the revised ODP).

Kind Regards,
John Aramowicz

Appendix 8 – Rodney Assessment Memo – Prosser

DRAFT

Memo

To: Mark Buckley, Principal Policy Planner, Development Unit, Waimakariri District Council
From: Rondey Yeoman, Director
Date: 28 November 2024
Re: Large Lot Residential Zone Supplementary Statement

The purpose of this memo is to provide a review of the supplementary statement from Mr Colegrave (8 July 2024) in support of the Prosser submission on the Waimakariri District Plan hearing Stream 12C.

Mr Colegrave's supplementary statement sets out new evidence on the requirements of the National Policy Statement on Urban Development (NPS-UD), demand for Large Lot Residential Zone (LLRZ), capacity for LLRZ, and sufficiency of LLRZ provided in the proposed District Plan. This memo focuses on the new information provided and does not reiterate Mr Colegrave's primary statement as this was adequately covered in my primary statement.

Review

In summary, I consider that there is broad agreement between Mr Colegrave and myself on the main economic issues. Specifically, that there may be insufficient capacity of LLRZ and that the Prosser proposal has merits from an economic perspective. However, we disagree on the quantum and scale, which I discuss further.

NPS-UD requirements

At paragraphs [10] to [14], Mr Colegrave outlines that he considers that NPS-UD requires councils to undertake micro level assessments of submarkets, in this case LLRZ. He relies on the policy and objectives in the NPS-UD which contain aspects of housing choice, competition, etc. He directly quotes a need to cater for "localities and markets" [14].

In my opinion the NPSUD **reporting** requirements are prescriptive and the WCGM22 applies them appropriately:

- ❖ Capacity: In my opinion LLRZ in the District should only be included if it is adjacent to the urban environment and all other LLRZ should not be included as it would not meet the definition set out in the NPS-UD. This is consistent with NPS-UD requirements and every other NPS-UD assessment that I have reviewed in the country.

- ❖ Demand: there is no requirement to model micro level submarkets for a specific zone (LLRZ or any other zone for that matter). Again, this is consistent with NPS-UD requirements which are prescriptive and every other NPS-UD assessment that I have reviewed in the country.

I cover this briefly in 2.16 and 2.30 of my primary evidence. In my opinion the NPS-UD does not require the sufficiency test to be assessed in terms of submarkets, and on the contrary the NPS-UD indicates a less granular approach to providing sufficient capacity. The requirement for an assessment that is of low granularity is apparent throughout the NPS-UD. Policy 2 relates to total housing and has no geographic breakdown. Clause 3.2 is defined in terms of broad geographies (“district”, “region”, “existing and new urban”) and types of dwellings (“standalone and “attached”). Clause 3.6 requires sufficient capacity in the “constituent district of a tier 1 or tier 2 urban environment”. Clauses 3.24 and 3.25 introduce “locations” which the council may identify “in any way they choose”. The GCP latest HCA23 states that “The sufficiency shown here is for the urban environment of Greater Christchurch. This includes Christchurch City and the surrounding towns of Rangiora, Kaiapoi, Woodend, Rolleston, Lincoln, Prebbleton, and West Melton.” Applying a plain reading of the NPS-UD suggests that there is no requirement to test sufficiency for detailed submarkets.

Moreover, I have undertaken assessments for the NPS-UD for various councils (including Waimakariri, Selwyn, Kaipara, Dunedin, and Queenstown) and been commissioned to review assessments undertaken by other councils (including Auckland⁵⁸, Hamilton⁵⁹, Tauranga⁶⁰, Christchurch, Whangārei⁶¹, and Taupō⁶²). Based on my experience I consider that the interpretation above of the NPS-UD is consistent with the way that assessments of demand have been undertaken for the NPS-UD in New Zealand. Also the Ministry for the Environment, as the governing body of the NPS-UD, has independently reviewed the Tier 1 NPS-UD assessments and found that “the assessment were all consistent with the requirements of the NPS-UD 2020”⁶³. The latest review shows that Greater Christchurch assessment, and by extensions the Waimakariri Capacity for Growth Model, applies appropriate methods for understanding demand and is listed as being an “exemplar for the analysis of demand”. This review shows that the NPS-UD governing body considers that there is no requirement to assess submarkets.

⁵⁸ Auckland Council (2023) Housing and Business Development Capacity Assessment for the Auckland Region.

⁵⁹ Market Economics (2021) NPS-UD Housing Development Capacity Assessment Future Proof Partners.

⁶⁰ Phizacklea Consulting (2021) Housing Development Capacity Assessment for Tauranga and the Western Bay of Plenty.

⁶¹ MRCagney (2021) Whangārei Housing and Business Land Demand and Capacity Assessment.

⁶² Taupō District Council (2024) Draft Taupō District Future Development Strategy (pending formal adoption).

⁶³ Principal Economics (2021) Summary review of Housing and Business Development Capacity Assessments.

Furthermore, I note that Mr Colegrave has mistakenly claimed that NPS-UD requires assessments of “localities and markets” as a key rationale for his belief that micro level assessments of submarkets should be undertaken. The concept of “localities and markets” is not used in the NPS-UD, he has incorrectly quoted the test in the National Policy Statement of Highly Productive Land. This test is not relevant to this hearing and has no bearing on the Prosser submission.

I disagree with Mr Colegrave’s position on the NPS-UD, and consider that he is conflating the high level policy/objectives with the reporting requirements. In my opinion if the government had intended such a detailed micro level assessment be completed then they could have easily included this in the NPS-UD. The fact that they included prescriptive requirements and did not state a requirement for micro submarket assessment shows clearly that they had not intended for modelling of specific zones (or LLRZ).

Demand for LLRZ

At paragraphs [27] to [32], Mr Colegrave accepts my estimate of demand of 300-400 LLRZ lots in the short-medium term (10 years). However, he considers that the higher end of the demand band be used. He also then applies an additional 20% margin to establish a short-medium term demand scenario for 480 LLRZ lots or 48 per annum.

I consider that Mr Colegrave’s approach of adopting the upper end of my demand range and then adding 20% margin is not reasonable. His scenario approach applies conservatism on top of conservatism, which is overly optimistic. As a point of comparison his figure 4 shows that in the last 20 years that there was only a single year where dwelling consents exceed 48 dwellings. This means that in the last 20 years that 95% of years had demand that was much lower than his demand scenario.

I consider that there would need to be a large shift in demand for Mr Colegrave’s scenario to be achieved. Also that this large shift would need to occur continuously for 10 years in a row. I consider that the probability of Mr Colegrave’s demand scenario being achieved are far less than 1%.⁶⁴ I strongly disagree with Mr Colegrave’s scenario which is irrelevant and inappropriate for council planning.

I consider that at most Mr Colegrave could have used my demand estimate of 300 and added a 20% margin to get a need for 360. Even this scenario would be an overly conservative stance and be most likely higher than the demand that would occur in the coming 10 years.

⁶⁴ Applying the data from the past 20 years I consider that the probability of Mr Colegrave’s scenario being achieved is well below 0.1%.

Capacity for LLRZ

At paragraphs [33] to [41], Mr Colegrave estimates the capacity within the LLRZ for additional lots. He establishes plan enabled capacity of 473, but then considers that most of this capacity is either “constrained” or not “likely realisable”. He concludes that there is a capacity of 64 in the short-medium term, which is slightly higher than his primary evidence which suggested a capacity of 42 lots. This means that there is a low uptake rate of 14% of total plan enabled capacity in the short-medium term.

Mr Colegrave provides a brief paragraph outlining the “likelihood ratios” which he applies to reflect “perceived cost and difficulty” of development. I find nothing in his statement that explains how his “likelihood ratios” were established, nor does his evidence elaborate on why such a small share of capacity will be developable. If demand is as high as Mr Colegrave suggests then one would expect that more of the capacity would be brought to the market. I consider that Mr Colegrave’s estimate of capacity is unrealistically low.

I consider that my estimate of capacity in my primary evidence of 143 lots in the LLRZ is likely to be closer to the actual capacity than Mr Colegrave’s latest estimate. However, I still consider that this is a conservative estimate and that capacity that is developable will be higher than 143.

Sufficiency for LLRZ

Mr Colegrave outlines the sufficiency estimates at paragraph [42] and [24], we are in agreement that there may be a shortfall in the coming 10 years.

- ❖ Colegrave estimates the capacity of 68 and demand of 480, so a need for 416 lots.
- ❖ Yeoman estimates the capacity of 143 and demand of 300-400, so a need for 150-250 lots.

I consider that there is a large difference between Mr Colegrave’s assessment and my assessment. Mr Colegrave’s position is premised on demand jumping to unprecedented levels for 10 years in a row and that likelihood of take up of existing development remains low. Both of which are very unlikely.

Economics Outcomes from Prosser Submission

We both broadly agree that the Prosser site would be beneficial in terms of economics. I consider that Mr Colegrave’s supplementary evidence has not introduced anything new on this aspect of the submission.

As noted in my primary evidence:

3.19 I consider that from an economic perspective that the request for LLRZ of this site would potentially generate a small positive outcome, where the benefits are likely to outweigh the costs. However, I acknowledge that there may be other externalities which are not assessed by Mr Colegrave, including Greenhouse Gas, Transport effects, Amenity, etc. These other costs are outside my area of expertise, and I acknowledge that they may be important considerations.

3.20 I consider that on the merits of this submission, that from an economic perspective that the zoning to LLRZ would be appropriate. However, as acknowledged above there will be other aspects of the proposal that should be considered.

Finally, I note that while a decision by a landholder to change from rural production to residential uses will invariably result in a positive economic return for them as an individual (i.e. return from rural production is generally lower than the return from residential), that this does not mean that from a community perspective that this change will generate a positive outcome. Importantly there will be externalities associated with the change in use of land, which the landholder does not consider, and these externalities need to be weighed against the economic gain. These other costs are outside my area of expertise, and I acknowledge that they may be important considerations when assessing the Prosser submission.

Rodney Yeoman

Director

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