

**BEFORE INDEPENDENT HEARING COMMISSIONERS
AT RANGIORA / WAIMAKARIRI**

**MUA NGĀ KAIKŌMIHANA WHAKAWĀ MOTUHAKE
RANGIORA / WAIMAKARIRI**

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of the hearing of submissions and further
submissions on the **Proposed Waimakariri
District Plan**

HEARING TOPIC: Stream 7B Variation 1

**SUMMARY OF EVIDENCE OF JANE RENNIE
ON BEHALF OF KĀINGA ORA – HOMES AND COMMUNITIES**

URBAN DESIGN

13 SEPTEMBER 2024

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- 1.1 My name is Jane Rennie and I have prepared a Statement of Evidence on behalf of Kāinga Ora – Homes and Communities in which my qualifications and experience are set out. I now provide a summary of my Statement of Evidence.
- 1.2 My evidence outlines the National Policy Statement Urban Development (“NPS-UD”) and directive requirements under the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 relevant to Variation 1 to the Waimakariri District Plan. This includes a clear focus on planning for a future urban form.
- 1.3 My evidence specifically reviews the proposed approach to intensification and building heights adjoining the Rangiora Town Centre and the Matters of Discretion applying to four or more residential units through the ‘Residential Design Principles’.
- 1.4 I support the amendments sought by Kāinga Ora to establish a Height Variation Control Area (“HVCA”) around the Rangiora Town Centre in enabling greater intensification in accordance with the NPS-UD and in achieving a more compact urban form within an existing urban area.
- 1.5 I recommend a refinement to the boundary of the Height Variation Control Area to better reflect a 800m or 10 minute walk in Rangiora. I have considered this in the context of the future role and function of Rangiora town centre and analysis undertaken on the ground. I consider it is a more accurate pedestrian shed or walkable catchment, with the revised area set out in Figure 1 below.

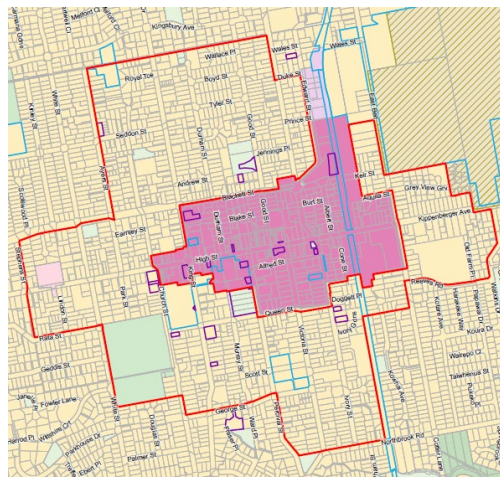


Figure 1: Revised spatial extent of HVCA

- 1.6 I consider that the revised HVCA boundary will achieve a more focused area for intensification and enable an efficient use of this land, supporting the economic vitality of the town centre.
- 1.7 I recommend that an 18m height limit is sufficient to achieve the outcomes sought for the HVCA and the relevant NPS-UD policies. I consider that 18 metres or 4-5 storeys is appropriate and will provide for a change in the built form as anticipated by the NPS-UD. This will better provide for denser residential development and enable a transition in scale and form of development (stepping down) as you move away from the centre of town, supporting a legible urban form. Together with the extent of the HCVA, I consider that this enablement is commensurate with the level of commercial activity and services provided for and anticipated within the Rangiora Town Centre Zone.
- 1.8 I do not consider that the proposed Sunlight and Shading Qualifying Matter recommended by the Council in the s42A report adequately considers the future built form outcomes anticipated, or step change in development patterns required to support intensification. In addition, a change in amenity outcomes is anticipated and this includes the amount of sunlight that is achieved in providing for medium and higher density housing in the future.
- 1.9 I recommend amendments to the Assessment Matters applying to four or more residential units through the 'Residential Design Principles'. I consider that the changes I have outlined in my Statement of Evidence will strike an appropriate balance between flexibility of design, enabling opportunities and change to provide for higher density housing typologies in the context of achieving a well-functioning urban environment.