

BEFORE THE WAIMAKARIRI DISTRICT PLAN REVIEW HEARINGS PANEL

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

AND

hearing of submissions and further submissions on Variations 1 and 2 to the Proposed Waimakariri District Plan

Hearing Stream 12E: Rezoning Requests

JOINT STATEMENT – PLANNING – SPECIFIC TO RICHARD AND GEOFF SPARK (PDP SUBMITTER 183 / VARIATION 1 SUBMITTER 61) OUTLINE DEVELOPMENT PLAN AND OTHER PLANNING PROVISIONS

Dated 29 November 2024

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JOINT STATEMENT

1. This joint statement relates to Hearing Stream 12E: Rezoning Requests of the proposed Waimakariri District Plan review.
2. The conference participants were:
 - (a) Mr Ivan Thomson for Richard and Geoff Spark (PDP Submitter 183 / Variation 1 Submitter 61); and
 - (b) Mr Peter Wilson for Waimakariri District Council.
3. This joint statement has been prepared in accordance with section 9.5 of the Environment Court Practice Note 2023.
4. Both witnesses have read and agree to comply with the code of conduct for expert witnesses in the Environment Court Practice Note 2023.
5. This joint witness statement sets out all matters agreed and not agreed by the relevant experts, with an outline of the reasons for disagreement provided where appropriate.

What is the appropriate planning framework for 'Block C'?

6. Both witnesses agree that 'Block C' should be part of the Rangiora Urban Area and should be identified primarily for industrial activities, excluding 'heavy industry'. The most appropriate zone in the District Plan to provide for these activities is 'Light Industrial' Zone (LIZ).
7. It was agreed that, before the Zone can be subdivided and developed, further effects assessments and a finalised ODP will be needed prior to obtaining approval for subdivision. These are additional to existing requirements for subdivision in the Plan and require bespoke rules. Furthermore, these matters cannot be finalised until there is more certainty on the final alignment of the Rangiora Reast Link Road (REL) and future investigations have been conducted regarding related changes to the transport network in the vicinity of Marsh Road.
8. It was agreed that the appropriate instrument for achieving the purpose of the Act and carrying out the Councils functions is an Overlay by way of a Precinct. The agreed provisions are attached at **Annexure 1**. A consequential amendment is required to the Narrative that was attached to Mr Thomson's evidence at the hearing. (**Annexure 1A**).

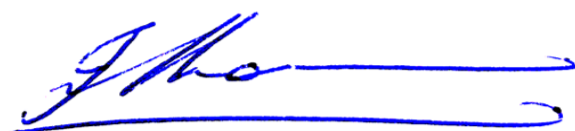
Outline Development Plan

9. The experts agree that the proposed community hub/café on shown on the ODP (v30) opposite the Rossburn Events Centre is the appropriate location. It was agreed that it should be shown on the District Planning Map as a Local Centre (LCZ) with the proposed bespoke provisions as in the Narrative presented to the Panel.
10. The experts agree that that the land accommodating the Rossburn Events Centre, Northbrook Museum, and Chapel should be Zoned MRZ, with site specific development managed through a Precinct. The provisions for the Precinct are shown in **Annexure 2**.
11. The agreed final Narrative and ODP for Blocks A and B are attached as **Annexure 3**.

Section 32AA Evaluation, Block C LIZ Precinct

12. A Section 32 Evaluation for the amended provisions for Block C is attached as **Annexure 4**.

Dated 29 November 2024



Ivan Thomson



Peter Wilson