

**BEFORE INDEPENDENT HEARING COMMISSIONERS APPOINTED BY THE  
WAIMAKARIRI DISTRICT COUNCIL**

**IN THE MATTER OF**

The Resource Management Act 1991 (**RMA** or  
**the Act**)

**AND**

**IN THE MATTER OF**

Hearing of Submissions and Further  
Submissions on the Proposed Waimakariri  
District Plan (**PWDP** or **the Proposed Plan**)

**AND**

**IN THE MATTER OF**

Hearing of Submissions and Further  
Submissions on Variations 1 and 2 to the  
Proposed Waimakariri District Plan

**AND**

**IN THE MATTER OF**

Submissions and Further Submissions on the  
Proposed Waimakariri District Plan by  
**Doncaster Developments Limited**

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**SUMMARY OF LEGAL SUBMISSIONS FOR DONCASTER DEVELOPMENTS  
REGARDING HEARING STREAM 12E**

DATED: 21 August 2024

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- 1 Doncaster's submission on the Proposed Plan sought GRZ for the Site, but with the modifications necessary to enable the Preliminary Capacity Plan (now referred to as the Indicative Site Plan) which showed 105-110 sections in the 400 to 700m<sup>2</sup> size range. This request for a "bespoke" site zoning was repeated in Doncaster's submission on Variation 1, which pointed out that, while full MDRZ is not the best option on the edge of Rangiora, the greater density which it enables is in keeping with the ISP sought by Doncaster for the Site.
- 2 The NPS-UD enables housing choice, including larger sections in appropriate greenfield locations, as well as smaller sections, as part of the mixture which is sought by the market.
- 3 Although Doncaster intends to develop the Site in accordance with the ISP (producing 110 households), Doncaster's traffic engineer Ray Edwards has accepted the challenge raised by the Council's s42A report, assessed the traffic effects of higher density development (up to 174 households), and found them to be acceptable.
- 4 MDRZ on the Site, in accordance with the ISP sought, would give better effect to the NPS-UD, and in doing so, better give effect to Part 2 of the RMA, than would the Proposed Plan as notified. The requirement for the proposed district plan to "give effect to" the NPS-UD is a strong directive.
- 5 The NPS-UD requires the District Plan to provide substantial choice for consumers of urban housing, to ensure the efficient use of urban land, and to limit effects on the competitive market for urban land; to open development doors rather than to close them.
- 6 As the NPS-UD is a later document than the CRPS, and further up the planning hierarchy, it should be given greater weight. At any rate, to the extent that Map A of the CRPS might be seen as a constraint on rezoning this land, the responsive planning provisions of the NPS-UD enable the rezoning.
- 7 Following the *Colonial Vineyard / Middle Hill* approach, the evidence shows that there are significant positive consequences that will arise from the proposed rezoning:

- Increased development capacity for medium density housing: Considering the substantial growth that has occurred in Rangiora and in the wider District, there is a need to provide more capacity in order to keep pace with the demand and sustain ongoing growth. Sufficient capacity is not provided by the proposed plan as notified. Mr Heath's evidence concludes that Doncaster's Site represents an economically efficient location to address some of this demand.
- More choice and improved affordability of housing: rezoning Doncaster's Site as sought would provide location and typology choice and improve competitiveness in the market. With higher allowable densities, the developer's average costs (price per dwelling) are decreased, which improves the affordability of the product that can be delivered to the market. This ultimately, provides more affordable options for the consumer.
- Against the backdrop of predicted shortfall of residential dwellings within the district and particularly at Rangiora, it is obvious that one of the risks of not approving the proposed rezoning is house price increase due to shortage of supply. Conversely, granting the proposed rezoning is likely to have a positive influence on affordability of housing at Rangiora.
- Compact residential urban form that reduces urban sprawl: the proposed rezoning will be attached to an existing urban environment and the ODP will promote a coordinated and compact urban form, consistent with the adjacent housing areas. The houses will be located within close proximity to the Rangiora CBD, supporting the township services/amenities and facilities.
- Efficient use of infrastructure: the engineering evidence for Doncaster demonstrates that the Site can be appropriately serviced with respect to flooding and stormwater, potable water and wastewater, and transportation. In relation to transport effects, Mr Edwards' "stress-test" analysis shows that the existing road network can accommodate the traffic likely to be generated by the development.
- No negative consequences of Doncaster's proposed zoning have been shown.

8 Granting the zoning sought will provide greater actual and potential benefits than would retaining the LLRZ.

Dated: 21 August 2024



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Margo Perpick / Gabi Newman  
Counsel for Doncaster Developments Limited