

Before the Independent Hearing Panel
Appointed by the Christchurch City Council

Under The Resource Management Act 1991

In the matter of Plan Change 14 (Housing and Business Choice) to the
Christchurch District Plan

Cashmere Park Limited, Hartward Investment Trust and
Robert Brown

Submitter ID: 593

Supplementary Evidence of Bryan John McGillan

30 April 2024

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**anderson
lloyd.**

- 1 My name is Bryan John McGillan.
- 2 My qualifications and relevant experience are set out in my primary brief of evidence, dated 20 September 2023.
- 3 While this is not a hearing before the Environment Court, I confirm that I have read the Code of Conduct for expert witnesses contained in the Environment Court of New Zealand Practice Note 2023 and that I have complied with it when preparing my evidence. Other than when I state I am relying on the advice of another person, this evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.
- 4 In conjunction with my Eliot Sinclair colleagues I prepared a section 32AA assessment supporting the submission of Cashmere Park Ltd, Hartward Investment Trust and Robert Brown, seeking to rezone the below sites (the **Site**) from Residential New Neighbourhood and Rural Urban Fringe (**RUUF**) zones to Medium Density Residential Zone (**the Proposal**):
 - (a) 126 Sparks Road (Lot 1 DP 412488)
 - (b) 17 Northaw Street (Lot 2 DP 412488)
 - (c) 36 Leistrella Road (Lot 3 DP 412488)
 - (d) 240 Cashmere Road (Lot 23 DP 3217)
 - (e) 236 Cashmere Road (RS 41613)
 - (f) 200 Cashmere Road (Lot 1 DP 547021).
- 5 In accordance with the Panel's directions, I have updated my assessment of the Proposal against the relevant objectives and policies in the Canterbury Regional Policy Statement (Appendix 1, **attached**).
- 6 In summary:
 - (a) The Proposal is generally consistent with the objectives and policies of the Canterbury Regional Policy Statement;
 - (b) The Proposal does not comply with objective 6.2.1(3) and policy 6.3.1(3) as the currently zoned RUUF part of the Site is not included within the the Greenfield Priority Area – Residential of Map A;

- (c) However, there is sufficient capacity to service the Site's stormwater and wastewater disposal. Upgrades may be required to supply potable water.¹ The Site is well-located for public transport uptake and residential development in accordance with the proposed ODP will be well-connected and integrated with surrounding activities, and will be accessible by all travel modes.²

- (d) Importantly, the Proposal will address a potential shortfall of housing capacity in Christchurch and support a well-functioning urban environment³, as required under the National Policy Statement for Urban Development 2020.

Dated this 30th day of April 2024

Bryan John McGillan

¹ Evidence of Stephana Pandrea, dated 20 September 2023, at [29]

² Evidence of Andrew Leckie, dated 20 September 2023, at [14] and [17]

³ Evidence of Natalie Hampson, dated 20 September 2023, at [13]

Appendix 1

Canterbury Regional Policy Statement 2013 Assessment

The Canterbury Regional Policy Statement sets out objectives, policies and methods to resolve resource management issues in Canterbury. Chapter 5 (Land Use and Infrastructure) and Chapter 6 (Recovery and Rebuilding of Greater Christchurch) are most relevant to this Submission.

Chapter 5 – Land Use and Infrastructure, address resource management issues associated with urban and rural-residential development across the entire Canterbury region. Within Chapter 5, the objectives and policies that include Greater Christchurch are notated as 'Entire Region' and those which are not relevant to Greater Christchurch are noted as 'Wider Region'. Chapter 6 – Recovery and Rebuilding of Greater Christchurch focuses on metropolitan areas of Greater Christchurch including Lincoln, Prebbleton, Rolleston, Kaiapoi, Rangiora and Woodend. The objectives, policies and methods in Chapter 6 take precedence within the Greater Christchurch area.

Chapter Summary

CRPS 2013 Chapters

Assessment of re-zoning for Cashmere/Henderson Private Plan Change

Chapter 1 - Introduction	Chapter 1 does not contain any objectives or policies
Chapter 2 - Issues of Resource Management Significance to Ngai Tahu	The proposal recognises that Te Runanga o Ngai Tahu is the iwi authority and Te Taumutu Runanga are recognised mana whenua of the Christchurch District. Relevant investigations as part of the submission have not identified that the proposal site contains wahi tapu and other taonga.
Chapter 3 - Resource Management Processes for Local Authorities	This chapter discusses the working relationship of the Canterbury Regional Council and the Christchurch District Council. The proposal does not undermine the ability for these matters to be achieved.
Chapter 4 - Provisions for Ngai Tahu and their relationship with resources	This chapter sets out the tools and processes that the Canterbury Regional Council will use to engage Ngai Tahu as tangata whenua in the management of natural and physical resources. The proposal does not undermine the ability for these matters to be achieved.
Chapter 5 - Land use and infrastructure	The proposal will integrate well with the existing residential areas of Hoon Hay to the east of the Site, enabling cohesive residential development and

CRPS 2013 Chapters

Assessment of re-zoning for Cashmere/Henderson Private Plan Change

	<p>contributing towards residential growth and housing supply. The Site is ideally located with surrounding transport and servicing infrastructure and will not have any adverse effects on the environment. A more detailed assessment of Chapter 5 is provided below.</p>
Chapter 6 - Recovery and Rebuilding of Greater Christchurch	<p>This chapter provides a resource management framework for the recovery and rebuilding of Greater Christchurch following the Canterbury Earthquakes. For the most part, the recovery and rebuilding phase following the earthquakes has concluded and now the residential demand is stemming from population growth and not earthquake recovery.</p> <p>The currently zoned Rural Urban Fringe part of the Site is not included within an the Greenfield Priority Area- Residential, so technically will not comply with objective 6.2.1 and policy 6.3.1.</p> <p>However, the Site can be readily serviced for wastewater and stormwater, with capacity for potable water to be confirmed (otherwise an upgrade may be required). The proposal will provide a well-designed residential development that is necessary to provide for sufficient development capacity under the NPS-UD.</p> <p>The proposal is therefore not inconsistent with this chapter.</p>
Chapter 7 - Freshwater	<p>The proposal will not impact water flow, groundwater levels or allocation regimes and does not impact on providing sufficient quantities of water in water bodies.</p> <p>The proposal is consistent with this chapter.</p>
Chapter 8 - The Coastal Environment	N/A
Chapter 9 - Ecosystems and Indigenous Biodiversity	<p>The Site is not located within any ecosystem or indigenous biodiversity overlays under the Christchurch District Plan or within PC14. However, Hendersons Basin was historically a major wetland/raupo swamp. Whilst it has been developed for farming over the last 150 years, it is still significant in terms of its ecological value and function as a natural ponding area. Cashmere Stream, which has historic, ecological and amenity values, traverses the area. The landscape</p>

CRPS 2013 Chapters

Assessment of re-zoning for Cashmere/Henderson Private Plan Change

	<p>design proposed in the ODP works with the natural environment resulting in enhancement of ecological values as well as providing an effective stormwater management system.</p>
Chapter 10 - Beds of rivers, lakes and their riparian zones	<p>The proposed ODP will include a stormwater management area to the south and to the west of the development along the boundary with the existing Rural Urban Fringe Zone. Recreational routes to reserves and existing urban environments increase residential cohesion.</p> <p>The proposal is consistent with this chapter.</p>
Chapter 11 - Natural Hazards	<p>The Site is considered geotechnically suitable for rezoning to residential because the land is only of medium liquefaction vulnerability and in general it is not subject to significant geotechnical hazards. From a flood hazard perspective, the DHI flood modelling results indicate that with the compensatory storage provided within the Stormwater Management Areas, the proposed development has minimal impact on the surrounding flood levels in almost all areas.</p> <p>The proposal is consistent with this chapter.</p>
Chapter 12 - Landscape	<p>The Site is not located within an outstanding natural landscape overlay under the Christchurch District Plan or within PC14.</p> <p>The existing peri-urban character of the landscape is retained and enhanced in the ODP, through protected restorative planting / open space reserve area provision, with a high percentage of allotments located within proximity to the expansive vistas over the Site.</p> <p>The proposal is consistent with this chapter.</p>
Chapter 13 - Historic Heritage	<p>There are no historic heritage sites on Site recorded in the Christchurch District Plan or within PC14.</p> <p>The proposal (through its ODP) respects the historical origins of the Site as a wetland, as well as the Tāngata Whenua values embodied by the land. Mahaanui Kurataiao Ltd has been consulted through pre-submission</p>

CRPS 2013 Chapters

Assessment of re-zoning for Cashmere/Henderson Private Plan Change

	<p>engagement and will likely be involved in any subsequent stages of Site development.</p> <p>The proposal is consistent with this chapter.</p>
Chapter 14 - Air Quality	N/A
Chapter 15 - Soils	<p>The proposal will not result in soil erosion, sedimentation of water bodies or the loss of significant vegetation cover. The Site is constrained in its ability to accommodate productive rural uses, due to high ground water and reverse sensitivity from adjoining residential activity.</p> <p>The proposal is consistent with this chapter.</p>
Chapter 16 - Energy	<p>The Site is well serviced by public transport and shared pedestrian cycle paths connect all roads and reserves, promoting transport efficiency.</p> <p>The proposal is consistent with this chapter.</p>
Chapter 17 - Contaminated Land	<p>The Site has been investigated through a PSI report as part of this application and has been deemed to not be contaminated.</p> <p>The proposal is consistent with this chapter.</p>
Chapter 18 - Hazardous Substances	N/A
Chapter 19 - Waste Minimisation and Management	N/A

Chapter 5 – Land Use and Infrastructure

CRPS 2013 Chapter 5 Relevant Objectives and Policies

Assessment of re-zoning for Cashmere/Hendersons Private Plan Change

<p>Objective 5.2.1 Location, Design and Function of Development (Entire Region)</p> <p>Development is located and designed so that it functions in a way that:</p> <p>1. Achieves consolidated, well designed and sustainable growth in and</p>	<p>The rezoning will achieve a comprehensively designed development, providing sustainable residential growth adjacent to Hoon Hay and with direct transport links to Christchurch City.</p>
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around existing urban areas as the primary focus for accommodating the region's growth; and

2. Enables people and communities, including future generations, to provide for their social, economic and cultural well-being and health and safety; and which:

a. Maintains, and where appropriate, enhances the overall quality of the natural environment of the Canterbury region, including its coastal environment, outstanding natural features and landscapes, and natural values;

b. Provides sufficient housing choice to meet the region's housing needs;

c. Encourages sustainable economic development by enabling business activities in appropriate locations;

d. Minimises energy use and/or improves energy efficiency;

e. Enables rural activities that support the rural environment including primary production;

f. Is compatible with, and will result in continued safe, efficient and effective use of regionally significant infrastructure;

g. Avoids adverse effects on significant natural and physical resources including regionally significant infrastructure, and where avoidance is impracticable, remedies or mitigates those effects on those resources and infrastructure;

h. Facilitates the establishment of papakāinga and marae; and

i. Avoids conflicts between incompatible activities.

The proposal anticipates a potential yield of 336 dwellings at 20 dwellings per ha, or 420 dwellings at 25 dwellings per ha.

The rezoning and future subdivision will minimise energy use by maintaining a consolidated urban form with the option to extend existing public transport links to reduce car use.

It is not anticipated that there will be any adverse effects or reserve sensitivity from the existing rural and residential use. Buffers of stormwater management, recreation and/or conservation reserves are proposed to be utilised between the proposed residential area and the adjacent rural land.

The proposed rezoning is consistent with objective 5.2.1 because it will achieve a consolidated and sustainable extension to the Hoon Hay suburb which will enable housing options for the increasing population of Christchurch and can contribute to their social, economic, cultural well-being and health and safety now and in the future.

Chapter 6 – Recovery and Rebuilding of Greater Christchurch

CRPS 2013 Chapter 6 Relevant Objectives and Policies

Objective 6.2.1 Recovery Framework

Recovery, rebuilding and development are enabled within Greater Christchurch through a land use and infrastructure framework that:

1. Identifies priority areas for urban development within Greater Christchurch;
 2. Identifies Key Activity Centres which provide a focus for high quality, and where appropriate, mixed-use development that incorporates the principles of good urban design;
 3. Avoids urban development outside of existing urban areas or greenfield priority areas for development, unless expressly provided for in the CRPS;
 4. Protects outstanding natural features and landscapes including those within the Port Hills from inappropriate subdivision, use and development;
 5. Protects and enhances indigenous biodiversity and public space;
 6. Maintains or improves the quantity and quality of water in groundwater aquifers and surface waterbodies, and quality of ambient air;
 7. Maintains the character and amenity of rural areas and settlements;
 8. Protects people from unacceptable risk from natural hazards and the effects of sea-level rise;
 9. Integrates strategic and other infrastructure and services with land use development;
 10. Achieves development that does not adversely affect the efficient operation, use, development, appropriate upgrade, and future planning of strategic infrastructure and freight hubs;
 11. Optimises use of existing infrastructure; and
 12. Provides for development opportunities on Maori Reserves in Greater Christchurch.
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Assessment of rezoning for Cashmere/Hendersons Private Plan Change

It is acknowledged that the RUUF zoned part of the Site is not located within an identified Greenfield priority area for residential development within Greater Christchurch as identified at the time of the Canterbury Earthquakes, and as a result is not located within the “projected infrastructure boundary” as detailed in Map A.

It is noted that Chapter 6 and Map A have been reviewed as part of the Our Space 2048 Greater Christchurch Settlement Pattern Update, however no changes were proposed for the submission site and surrounding area. Therefore, any new residential growth is not currently able to comply with this objective.

However, there is sufficient capacity to service the Site's stormwater and wastewater disposal, with capacity for potable water to be confirmed.

The proposed rezoning will improve the quality of groundwater and surface water bodies by providing an integrated stormwater treatment and detention system. The rezoning will also maintain the character and amenity of existing rural areas, as well as the existing residential areas and suburbs, through restorative planting, use of open space and maintaining expansive vistas across the Site.

Overall, the proposed rezoning is mostly consistent with Objective 6.2.1 with the exception of subclause 6.2.1 (3) (in respect of RUUF zoned land). It is noted that any new residential growth in or near the Hoon Hay suburb will not comply with this objective and any relevant policies due to the limiting nature of the projected infrastructure boundary in Map A. This is contrary CRPS objective 5.2.1 (2b) which expects sufficient housing choice to be provided.

Objective 6.2.2 Urban form and settlement pattern

The urban form and settlement pattern in Greater Christchurch is managed to provide sufficient land for rebuilding and recovery needs and set a foundation for future growth, with an urban form that achieves consolidation and intensification of urban areas, and avoids unplanned expansion of urban areas, by:

1. Aiming to achieve the following targets for intensification as a proportion of overall growth through the period of recovery:
 - a. 35% averaged over the period between 2013 and 2016
 - b. 45% averaged over the period between 2016 to 2021
 - c. 55% averaged over the period between 2022 and 2028;
2. Providing higher density living environments including mixed use developments and a greater range of housing types, particularly in and around the Central City, in and around Key Activity Centres, and larger neighbourhood centres, and in greenfield priority areas, Future Development Areas and brownfield sites;
3. Reinforcing the role of the Christchurch central business district within the Greater Christchurch area as identified in the Christchurch Central Recovery Plan;
4. Providing for the development of greenfield priority areas, and of land within Future Development Areas where the circumstances set out in Policy 6.3.12 are met, on the periphery of Christchurch's urban area, and surrounding towns at a rate and in locations that meet anticipated demand and enables the efficient provision and use of network infrastructure;
5. Encouraging sustainable and self-sufficient growth of the towns of Rangiora, Kaiapoi, Woodend, Lincoln, Rolleston and Prebbleton and consolidation of the existing settlement of West Melton;
6. Managing rural residential development outside of existing urban and priority areas; and
7. Providing for development opportunities on Maori Reserves.

Objective 6.2.3 Sustainability

Recovery and rebuilding is undertaken in Greater Christchurch that:

The proposed rezoning will provide a logical expansion to the urban area of Hoon Hay as well as housing supply in the Greater Christchurch area. This will provide a consolidated and intensified urban area.

The rezoning will facilitate/enable residential urban growth in southern Christchurch by unlocking one of the optimal feasible areas of greenfield land. It will address a potential shortfall of housing capacity and supporting a well functioning urban environment as required under the NPS-UD.

The rezoning will enable land to be bought forward for residential development to meet demand and enable the efficient use of the infrastructure network. The proposal will specifically encourage sustainable and self-sufficient growth in a way that provides efficient use of network infrastructure at a rate and in a location that meets subclauses 4 and 5, despite not being a Greenfield Priority Area or Future Development Area.

Therefore, it is considered that the rezoning is consistent with the intention of Objective 6.2.2.

The rezoning (and any future residential subdivision) will provide for well-designed quality living environments and provide for residential

1. Provides for quality living environments incorporating good urban design;
2. Retains identified areas of special amenity and historic heritage value;
3. Retains values of importance to Tangata Whenua;
4. Provides a range of densities and uses; and
5. Is healthy, environmentally sustainable, functionally efficient, and prosperous.

amenity values can provide for a range of densities or housing, can enhance local amenity values and will be sustainable and functionally efficient.

The ODP will provide a holistic urban design framework that will enable a high-quality built environment and enhanced landscape, appropriate to the Site and its context. The ODP allows for residential intensification while encouraging connectivity to the surrounding area.

Therefore, the rezoning is consistent with Objective 6.2.3.

Objective 6.2.4 Integration of transport infrastructure and land use

Prioritise the planning of transport infrastructure so that it maximises integration with the priority areas and new settlement patterns and facilitates the movement of people and goods and provision of services in Greater Christchurch, while:

1. Managing network congestion;
2. Reducing dependency on private motor vehicles;
3. Reducing emission of contaminants to air and energy use;
4. Promoting the use of active and public transport modes;
5. Optimising use of existing capacity within the network; and
6. Enhancing transport safety.

Proposed access points to the development are shown within the proposed ODP. This will provide an integrated transport network that is coordinated with the adjoining residential development.

The Site is well serviced by public transport and shared pedestrian cycle paths connect all roads and reserves, promoting transport efficiency.

Existing connections to the arterial road network (Cashmere Road / Leistrella Road and Hoon Hay Road / Leistrella Road) and the proposed new intersection on Cashmere Road will be able to accommodate the relatively small increases in traffic use.

The ODP text provides for safe and accessible pedestrian routes from the Site to and across Hoon Hay Road.

Therefore, the rezoning is consistent with objective 6.2.4

Objective 6.2.5 Key activity and other centres

N/A

Objective 6.2.6 Business land development

N/A

Policy 6.3.1 Development within the Greater Christchurch area

In relation to recovery and rebuilding for Greater Christchurch:

1. Give effect to the urban form identified in Map A, which identifies the location and extent of urban development that will support recovery, rebuilding and planning for future growth and infrastructure delivery;
2. Give effect to the urban form identified in Map A (page 6.27) by identifying the location and extent of the indicated Key Activity Centres;
3. Enable development of existing urban areas and greenfield priority areas, including intensification in appropriate locations, where it supports the

A significant portion of the Site (currently RNN land) is located within the greenfield priority area identified in Map A. The area not located within the priority area, to the North and South (currently RuUF zoned), disconnects the RNN land from the residential developments on Sparks and Cashmere Road.

While the proposal does not strictly meet Policy 6.3.1. because not all of the Site is located within a greenfield priority area in Map A, importantly the economic assessment identifies a shortfall of housing supply within this locality.

recovery of Greater Christchurch;

4. Ensure new urban activities only occur within existing urban areas or identified greenfield priority areas as shown on Map A, unless they are otherwise expressly provided for in the CRPS;
5. Provide for educational facilities in rural areas in limited circumstances where no other practicable options exist within an urban area;
6. Provide for commercial film or video production activities in appropriate commercial, industrial and rural zones within the Christchurch District;
7. Provide for a metropolitan recreation facility at 466-482 Yaldhurst Road; and
8. Avoid development that adversely affects the function and viability of, or public investment in, the Central City and Key Activity Centres.

Policy 6.3.2 Development form and urban design

Business development, residential development (including rural residential development) and the establishment of public space is to give effect to the principles of good urban design below, and those of the NZ Urban Design Protocol 2005, to the extent appropriate to the context:

1. Turangawaewae – the sense of place and belonging – recognition and incorporation of the identity of the place, the context and the core elements that comprise the through context and site analysis, the following elements should be used to reflect the appropriateness of the development to its location: landmarks and features, historic heritage, the character and quality of the existing built and natural environment, historic and cultural markers and local stories.
2. Integration – recognition of the need for well-integrated places, infrastructure, movement routes and networks, spaces, land uses and the natural and built environment. These elements should be overlaid to provide an appropriate form and pattern of use and development.
3. Connectivity – the provision of efficient and safe high quality, barrier free, multimodal connections within a development, to surrounding areas, and to local facilities and services, with emphasis at a local level placed on walking, cycling and public transport as more sustainable forms of
4. Safety – recognition and incorporation of Crime Prevention Through

The NPS-UD provides for unanticipated and out-of-sequence development that significantly adds to development capacity, therefore allowing development to be considered despite not being in accordance with the CRPS.

In terms of the functioning of the central city and key activity areas the proposed rezoning will not impact or adversely affect and will work in conjunction by providing a development in a close enough proximity to the central city and key business areas to provide housing options outside of these areas.

The proposed rezoning, outline development plan, and any future subdivision will give effect to the principles of good urban design.

The proposed ODP and any future subdivision will incorporate the concept of Turangawaewae by having a design that recognises and works with the natural characteristics of the Site as an historic wetland and integrates well with the surrounding residential environment.

The Site will be well integrated and accessible by all travel modes, connecting with the existing residential development in Hoon Hay and other nearby activities including two primary schools and Pioneer Recreation and Sport Centre.

Principles of CPTED have been incorporated into the proposed ODP plan to ensure passive surveillance and outlook over public spaces.

The proposal will provide a housing choice which could have the potential of up to 420 dwellings/lots. The design will be environmentally sustainable by having an integrated stormwater treatment system.

The Urban Design Report concluded within section 7 that the development will promote a high-quality urban design outcome of mixed density which is able to retain and build on the existing Site features, whilst also providing opportunities for open-space connections and recreation that are both ecologically sensitive and community friendly.

Environmental Design (CPTED) principles in the layout and design of developments, networks and spaces to ensure safe, comfortable and attractive places.

5. Choice and diversity – ensuring developments provide choice and diversity in their layout, built form, land use housing type and density, to adapt to the changing needs and circumstances of the population.

6. Environmentally sustainable design – ensuring that the process of design and development minimises water and resource use, restores ecosystems, safeguards mauri and maximises passive solar gain.

7. Creativity and innovation – supporting opportunities for exemplar approaches to infrastructure and urban form to lift the benchmark in the development of new urban areas in the Christchurch region.

Policy 6.3.3 Development in accordance with outline development plans

Development in greenfield priority areas and rural residential development is to occur in accordance with the provisions set out in an outline development plan or other rules for the area. Subdivision must not proceed ahead of the incorporation of an outline development plan in a district plan. Outline development plans and associated rules will:

1. Be prepared as:

- a. A single plan for the whole of the priority area; or
- b. Where an integrated plan adopted by the territorial authority exists for the whole of the priority area and the outline development plan is consistent with the integrated plan, part of that integrated plan; or
- c. A single plan for the whole of a rural residential area; and

2. Be prepared in accordance with the matters set out in Policy 6.3.2;

3. To the extent relevant show proposed land uses including:

- a. Principal through roads, connections with surrounding road networks, relevant infrastructure services and areas for possible future development;
- b. Land required for community facilities or schools;
- c. Parks and other land for recreation;

Land to be used for business activities;

e. The distribution of different residential densities, in accordance with

It will also achieve a high level of visual amenity and increased quality of life and allow for the alignment with the NPS-UD for enabling housing and intensification in appropriate areas.

The proposal is consistent with Policy 6.3.2.

The proposed rezoning introduces an ODP for the Site (Area 4c). The changes do not impact Area 4a and 4b in Hendersons ODP.

The ODP has been prepared as a single integrated plan that has incorporated the principles detailed in Policy 6.3.2 above. The ODP shows the road network, other transport routes, residential densities and layout, stormwater basins and reserves.

Section 5.2 of the Urban Design Report proposes an ODP that is able to align with the intention of the NPS-UD, will integrate with an existing urban interface within the township of Hoon Hay and facilitates a healthy transition from residential development to more rural lifestyle.

Although the proposed density is higher than the surrounding existing developments, the careful placement of reserves, road and allotments alongside strategic interface treatments, will play an important role in ensuring the development is visually cohesive with the adjoining rural land use.

The proposed development provides integrated living environments that would reflect the peri-urban character of Hoon Hay through careful location of lots and reserves in a way that respects the visual character of surrounding rural land uses.

Using the proposed stormwater management area west of the Site as a natural boundary between the residential development and adjoining rural land use will preserve an open rural outlook to the

Policy 6.3.7;

- f. Land required for stormwater treatment, retention and drainage paths;
 - g. Land reserved or otherwise set aside from development for environmental, historic heritage, or landscape protection or enhancement;
 - h. Land reserved or otherwise set aside from development for any other reason, and the reasons for its protection from development;
 - i. Pedestrian walkways, cycleways and public transport routes both within and adjoining the area to be developed;
4. Demonstrate how Policy 6.3.7 will be achieved for residential areas within the area that is the subject of the outline development plan, including any staging;
 5. Identify significant cultural, natural or historic heritage features and values, and show how they are to be protected and/or enhanced;
 6. Document the infrastructure required, when it will be required and how it will be funded;
 7. Set out the staging and co-ordination of subdivision and development between landowners;
 8. Demonstrate how effective provision is made for a range of transport options including public transport options and integration between transport modes, including pedestrian, cycling, public transport, freight, and private motor vehicles;
 9. Show how other potential adverse effects on and/or from nearby existing or designated strategic infrastructure (including requirements for designations, or planned infrastructure) will be avoided, remedied or appropriately mitigated;
 10. Show how other potential adverse effects on the environment, including the protection and enhancement of surface and groundwater quality, are to be avoided, remedied or mitigated;
 11. Show how the adverse effects associated with natural hazards are to be avoided, remedied or mitigated as appropriate and in accordance with Chapter 11 and any relevant guidelines; and
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west, and moreover, will enhance and restore the environment within the site boundary set aside for stormwater management.

The semi-rectangular shape of the Site particularly in the north allows for a variety of allotment sizes, with a variety of shapes and orientations adjacent open space.

This development also creates a community that is within a 10-minute walking distance to existing services and community amenities, such as the medical centre and Hoon Hay School.

The proposal is consistent with Policy 6.3.3.

12. Include any other information that is relevant to an understanding of the development and its proposed zoning.

Policy 6.3.4 Transport Effectiveness

Ensure that an efficient and effective transport network that supports business and residential recovery is restored, protected and enhanced so that it maintains and improves movement of people and goods around Greater Christchurch by:

1. Avoiding development that will overload strategic freight routes;
2. Providing patterns of development that optimise use of existing network capacity and ensuring that, where possible, new building projects support increased uptake of active and public transport, and provide opportunities for modal choice;
3. Providing opportunities for travel demand management;
4. Requiring integrated transport assessment for substantial developments; and
5. Improving road user safety.

Policy 6.3.5 Integration of land use and infrastructure

Recovery of Greater Christchurch is to be assisted by the integration of land use development infrastructure by:

1. Identifying priority areas for development to enable reliable forward planning for infrastructure development and delivery;
- Ensuring that the nature, timing and sequencing of new development are co-ordinated with the development, funding, implementation and operation of transport and other infrastructure in order to:
- a. Optimise the efficient and affordable provision of both the
-

The proposed rezoning will have access from transport links which directly have access to the existing Hoon Hay suburb as well as links to Cashmere Road.

Section 7.2-7.3 of the traffic report outlines that the development is able to provide an active mode transport accessed via Sparks Road. The active mode connection will provide convenient access to the Quarryman's Trail cycleway on Sparks Road, as well as the Sparks Road footpath network.

Other pedestrian / cycle link routes and recreational routes are indicated on the proposed ODP connecting the residential areas and the stormwater reserve areas.

The proposed additional residential development areas are small additions to existing / planned residential areas and they will rely on the existing / planned local road network.

The northern portion of the subject site will connect to Northaw Street to provide local connectivity as well as the planned Leistrella Road route.

The southern additional development area is proposed with a new local road intersection on Cashmere Road, approximately 150m west of Leistrella Road. The location of the western Cashmere Road intersection is shown west of where it is in the existing ODP to reflect planned development of the land adjacent to the subject site.

The proposal is consistent with Policy 6.3.4.

The proposed rezoning will be appropriately serviced by reticulated water supply and wastewater connections, with an onsite stormwater treatment and management basin.

Section 6 of the infrastructure servicing report confirms that the future development within the proposed rezoning will be serviced by a Low-Pressure Sewer (LPS) network that will discharge to the existing DN300 gravity sewer main within Cashmere Road.

Section 7 of the infrastructure servicing report confirms the future development of the rezoning will be required to convey stormwater runoff generated by the upstream catchment to treatment and

development and the infrastructure;

- b. Maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure;
- c. Protect investment in existing and planned infrastructure;
- d. Ensure that new commercial film or video production facilities are connected to reticulated water and wastewater systems; and
- e. Ensure new development does not occur until provision for appropriate infrastructure is in place;

3. Providing that the efficient and effective functioning of infrastructure, including transport corridors, is maintained, and the ability to maintain and upgrade that infrastructure is retained;
4. Only providing for new development that does not affect the efficient operation, use, development, appropriate upgrading and safety of existing strategic infrastructure, including by avoiding noise sensitive activities within the 50dBA Ldn airport noise contour for Christchurch International Airport, unless the activity is within an existing residentially zoned urban area, residential greenfield area identified for Kaiapoi, or residential greenfield priority area identified in Map A (page 6-28) and enabling commercial film or video production activities within the noise contours as a compatible use of this land; and
5. Managing the effects of land use activities on infrastructure, including avoiding activities that have the potential to limit the efficient and effective, provision, operation, maintenance or upgrade of strategic infrastructure and freight hubs.

Policy 6.3.6 Business Land

attenuation facilities, also referred to as Stormwater Management Areas (SMA), prior to discharging to a local surface water (drain).

Section 8 of the infrastructure servicing report confirms that the proposed rezoning, including neighbouring land areas to the west, have undergone hydraulic modelling to confirm that they can be serviced by the existing water supply network although an upgrade may be required depending on the extent of residential development.

The proposal is unlikely to have adverse effects on strategic infrastructure.

Consultation has occurred with CCC engineers Brian Norton and Michelle McDonald and a joint witness statement was developed agreeing on the development potential of the site.

The proposal is consistent with Policy 6.3.5.

N/A

Policy 6.3.7 Residential location yield and intensification

1. In relation to residential development opportunities in Greater Christchurch:
2. Subject to Policy 5.3.4, residential greenfield priority area development shall occur in accordance with Map A. These areas are sufficient for both growth and residential relocation through to 2028.
3. Intensification in urban areas of Greater Christchurch is to be focused

The proposed rezoning and ODP under MRZ is anticipated to provide a potential density of up to between 20 and 25 dwellings per ha, where the existing minimum in the operative district plan is 15 dwellings per ha.

While the RUUF zoned land is not located within the greenfield development area in Map A, the CRPS pre-dates the NPS-UD. The outdated Map A does not achieve the NPS-UD direction to provide for sufficient development capacity.

around the Central City, Key Activity Centres and neighbourhood centres commensurate with their scale and function, core public transport routes, mixed-use areas, and on suitable brownfield land.

4. Intensification developments and development in greenfield priority areas shall achieve at least the following residential net densities averaged over the whole of an ODP area (except where subject to an existing operative ODP with specific density provisions):

5. 10 household units per hectare in greenfield areas in Selwyn and Waimakariri District;

6. 15 household units per hectare in greenfield areas in Christchurch City;

7. Intensification development within Christchurch City to achieve an average of:

8. 50 household units per hectare for intensification development within Christchurch City;

9. 30 households units per hectare for intensification development elsewhere.

10. Provision will be made in district plans for comprehensive development across multiple or amalgamated sites.

11. Housing affordability is to be addressed by providing sufficient intensification and greenfield priority area land to meet housing demand during the recovery period, enabling brownfield development and providing for a range of lot sizes, densities and appropriate development controls that support more intensive developments such as mixed use developments, apartments, townhouses and terraced housing

The proposal will be mostly consistent with Policy 6.3.7.

Policy 6.3.8 Regeneration of brownfield land	N/A
Policy 6.3.9 Rural residential development	N/A
Policy 6.3.10 Maori Reserves	N/A
Policy 6.3.11 Monitoring and Review	N/A