

Response ID ANON-URZ4-5FGZ-H

Submitted to Fast-track approval applications
Submitted on 2024-05-03 13:04:11

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
Doncaster Developments Limited

2 Contact person

Contact person name:
Shona Walter

3 What is your job title

Job title:
Senior Lawyer

4 What is your contact email address?

Email:
shona.walter@saunders.co.nz

5 What is your phone number?

Phone number:

s 9(2)(a)

6 What is your postal address?

Postal address:

131 Victoria Street
P O Box 18
Christchurch 8140

7 Is your address for service different from your postal address?

No

Organisation:
Saunders & Co.

Contact person:

Phone number:

Email address:

Job title:

Please enter your service address:

Section 1: Project location

Site address or location

Add the address or describe the location:

The site

Doncaster Developments Limited (Doncaster) are the owners of approximately 11.6 hectares of land in Rangiora, Waimakariri District.

Address of the site is: No 270 - 286 Lehmans Road, Rangiora

The land is located at the northern end of Lehmans Road on the north-west edge of Rangiora (see attached site images at Appendix 1). The land is on the east side of Lehmans Road, south of the Rangiora Racecourse and north-west of a line of electricity transmission lines.

Appendix 1 includes images of:

- Site in relation to other urban areas in the Waimakariri District (Figure 1)
- Site in relation to Rangiora township (Figure 2)
- Image of the current land use of the site and residential areas close by (Figure 3)
- Map of the site in the Waimakariri Proposed District Plan (Figure 4)
- Map of the site in the Waimakariri Operative District Plan (Figure 5)
- Doncaster Developments proposed Outline Development Plan (Figure 6)
- Indicative Site Development Plan (Figure 7)
- North West Rangiora ODP in the Proposed District Plan (Figure 8)

The Site consists of five lots legally described as: Lot 1 DP 340848, Lot 1001 DP 526449, Lot 1002 DP 526449, Lot 1003 DP 526449, and Lot 192 DP 437764. The Certificates of Title are attached at Appendix 2.

File upload:

Appendix 1 - Site images.pdf was uploaded

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Do you have a current copy of the relevant Record(s) of Title?

Yes

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Appendix 2 - Certificates of Title.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Doncaster is a subsidiary of Suburban Estates Ltd, which has a strong track record in residential development (see details in Section 9).

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur

Please write your answer here:

Doncaster is the owner of the land. Doncaster will also complete the work required to undertake the project, has a proven track record in completing similar developments in the vicinity and throughout the Greater Christchurch sub-region, and has the resources and expertise to ensure the development is realised expeditiously.

Section 2: Project details

What is the project name?

Please write your answer here:

West Arlington

What is the project summary?

Please write your answer here:

Project

Doncaster seeks the rezoning of the site from Large Lot Residential Zone (zoning under the Proposed Plan, refer figure 4 in Appendix 1) to Medium Density Residential Zone (MDRZ). This is to enable a housing development with a diverse range of housing styles and densities, consistent with the NPS-UD. Due to setback requirements from electricity pylons along Lehmans Road, the actual developable area is 8 ha.

If the area was rezoned MDRZ, the applicant would subdivide the ground into 105 new lots and carry out all necessary works to make those lots available for people to buy and construct new dwellings, with all the necessary services available for each lot.

A proposed Outline Development Plan is included in the images attached at Figure 6 Appendix 1, which indicates the location of various transport networks, residential areas, landscaping, stormwater management area, local purpose reserve and overland flow paths for large flood events.

An indicative subdivision lot layout plan for the 105 new lots is included in the images in Appendix 1 at figure 7.

Background

The land is zoned for rural-residential development at a permitted density of approximately one house per 5000 m2 under the Operative Waimakariri District Plan. Doncaster lodged a submission on the Proposed Waimakariri District Plan (Proposed Plan) and Variation 1 to the plan, both seeking to rezone the property to allow for denser residential development than what currently applies to the land under the Operative and Proposed Plans.

What are the project details?

Please write your answer here:

The objective of the project is to contribute additional housing in an area experiencing significant demand and a scarcity of available land for housing, by introducing an additional 100 - 125 high-quality homes alongside essential supporting infrastructure.

The project will be developed through the implementation of an Outline Development Plan (ODP) and supporting provisions, aligning with the current approach taken for all new greenfield developments in Canterbury. The ODP has been developed and refined, by technical assessments commissioned by Doncaster. These assessments address the environmental and geotechnical characteristics of the site, as well as the landscape and urban design considerations within the site and its broader context.

The project comprises several specific activities, including:

- Subdivision of the site into various section sizes to accommodate the area and its surroundings.
- Creation of open spaces, including those with dedicated stormwater or flood management functionality, and establishment of public reserves.
- Installation and construction of infrastructure or structures associated with the subdivision and development process, encompassing roading, pedestrian and cycleways, private accessways, driveways, parking areas, and three-waters infrastructure.
- Implementation of earthworks to reshape the site to accommodate the new residential housing.
- Removal of existing exotic vegetation, as well as landscaping and planting of indigenous vegetation throughout the site.

Describe the staging of the project, including the nature and timing of the staging

Please write your answer here:

The site is expected to be developed in 3 stages. The different stages of the site's development are set out in the key milestones section below.

What are the details of the regime under which approval is being sought?

Please write your answer here:

The regime under which approval is being sought is the Resource Management Act (RMA) 1991

Doncaster is seeking approval for a resource consent under the following sections of the RMA.

From the Waimakariri District Council
Resource Consent Application includes:

- s9 RMA land use
- s11 RMA Subdivision
- s13 RMA Land Use

From Environment Canterbury
Resource Consent Application includes:

- s9 RMA land use
- s 14 RMA Water permit
- s 15 RMA Discharge permit to subdivide

The applicant is also seeking rezoning of the subject land as part of the plan review process for the Waimakariri District Plan.

The applicant also made a submission on the Fast Track Bill, as a member of the Canterbury Housing Supply Group. That submission asked for approval powers to be inserted into the Bill to change provisions in Regional and District Plans.

If such powers are inserted into the Bill, the applicant hereby applies for a decision to amend:

- a. The Canterbury Regional Policy Statement to show the subject land as within the urban boundary on Map A of Chapter 6 of the CRPS; and
- b. The operative and proposed Waimakariri District Plans to rezone the Doncaster land to Medium Density Residential Zone.

If you seeking approval under the Resource Management Act, who are the relevant local authorities?

Please write your answer here:

Waimakariri District Council and Canterbury Regional Council ("Environment Canterbury")

What applications have you already made for approvals on the same or a similar project?

Please write your answer here:

Doncaster has participated in many plan making/policy development processes affecting their property and the development of Rangiora over the past 20 years. They lodged submissions and attended hearings on the Urban Development Strategy (2007), the Land Use Recovery Plan (2013), Our Space Consultation (2018) and Proposed Change 1 to the Canterbury Regional Policy Statement (2020) as well as other briefings and District and Regional Council planning processes.

Despite this level of involvement, the applicant is still faced with uncertainty and a significant delay of a further 3-5 years if their project is to rezone and subdivide their land through the conventional process.

Is approval required for the project by someone other than the applicant?

No

Please explain your answer here:

Doncaster is the owner of the site and does not require approval from anyone else to develop the site.

If the approval(s) are granted, when do you anticipate construction activities will begin, and be completed?

Please write your answer here:

1. Procurement:

- Doncaster owns all the land to be developed.

2. Funding Phase:

- Privately funded.

3. Site Works Commencement: 10 Weeks from Approval

- Tender for Civil Contractor and sub-contractors- 4 weeks
- Activities:
- Site establishment - 4 weeks
- Site preparation and clearance – 4 weeks

4. Construction Phase: 52 Weeks

- Activities:
- Earthworks - 14 Weeks
- 3 waters – 20 Weeks
- Services – 10 Weeks
- Roding – 12 Weeks
- Landscaping and Walls – 8 Weeks

5. Completion Phase: 16 Weeks

- Activities:
- Prepare Council Documents – 4 weeks
- Council Approvals – 6 Weeks
- Prepare Legal Documents and plans - 4 Weeks
- Lodge documentation with LINZ – 2 Weeks
- Title Issue – 4 Weeks

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

The area west of the land is rural, the area to the east is a racecourse and the area to the south is a new residential development (refer to figures 2 and 3 in Appendix 1). The surrounding land uses are compatible with the proposed new residential development and will not result in reverse sensitivity effects on established rural land uses in the area.

The following persons are considered likely to be affected by the project:

- 1) Waimakariri District Council (the relevant district local authority).
- 2) Environment Canterbury (the relevant regional local authority).
- 3) The landowners and occupiers of the properties adjacent to the Site.

Detail all consultation undertaken with the persons referred to above. Include a statement explaining how engagement has informed the project.

Please write your answer here:

Doncaster's submission on the Proposed Waimakariri District Plan and Variation 1, seeking rezoning of the land to MDRZ, have been publicly notified by the Waimakariri District Council. There are no further submissions opposing Doncaster's submissions.

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Describe any processes already undertaken under the Public Works Act 1981 in relation to the land or any part of the land on which the project will occur:

Please write your answer here:

Not applicable

Section 4: Iwi authorities and Treaty settlements

What treaty settlements apply to the geographical location of the project?

Please write your answer here:

The Waimakariri District's territorial area sits within the takiwā (territory) of Ngāi Tūāhuriri which is one of eighteen Ngāi Tahu regional papatipu rūnanga, constituted under the Te Runanga o Ngai Tahu Act 1996. Ngai Tahu's treaty claim was settled in 1998, by the Ngai Tahu Claims Settlement Act 1998.

Ngai Tahu's treaty settlement does not directly relate to the applicant's land, but to the wider Canterbury area.

Are there any Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provisions that are relevant to the project?

No

If yes, what are they?:

Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?

No

If yes, what are they?:

Is the project proposed on any land returned under a Treaty settlement or any identified Māori land described in the ineligibility criteria?

No

Has the applicant has secured the relevant landowners' consent?

Yes

Is the project proposed in any customary marine title area, protected customary rights area, or aquaculture settlement area declared under s 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004 or identified within an individual iwi settlement?

No

If yes, what are they?:

Has there been an assessment of any effects of the activity on the exercise of a protected customary right?

No

If yes, please explain:

Upload your assessment if necessary:

No file uploaded

Section 5: Adverse effects

What are the anticipated and known adverse effects of the project on the environment?

Please describe:

In summary, there are no adverse effects on the environment anticipated to happen as a result of the development and the land is well suited to residential development.

Assessment of effects on the environment is attached at Appendix 3.

Upload file:

Appendix 3 - Assessment of effects on the environment.pdf was uploaded

Section 6: National policy statements and national environmental standards

What is the general assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard?

Please write your answer here:

In summary, the proposal is consistent with the NPS-UD, is not subject to the NPS-HPL and the NES for Assessing and Managing Contaminants in Soil to Protect Human Health does not apply to the site.

Assessment of the project against National Policy Statements and National Environmental Standards is attached at Appendix 4.

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Appendix 4 - National Policy Statements assessment.pdf was uploaded

Section 7: Eligibility

Will access to the fast-track process enable the project to be processed in a more timely and cost-efficient way than under normal processes?

Yes

Please explain your answer here:

Yes. Doncaster has been trying to enable residential development of the site and provide additional housing in Rangiora through the normal RMA process for many years now. However, under this normal process, it is likely the project will still have to wait 3 to 4 years until all the approvals are obtained to allow the development to go ahead.

The normal RMA process involves rezoning the land through plan change processes and applying for a resource consent to subdivide. Doncaster has been involved in various plan change processes to rezone this land since 2013, with the most recent involvement being a submission to rezone the land within the Proposed Waimakariri District Plan (Proposed Plan) process.

For this rezoning process to take effect, the Proposed Plan must become operative. The Proposed Plan is currently in the process of hearing submissions. The last hearing is scheduled for September 2024, after which decisions on submissions may be released in early 2025. In addition, all possible appeals on the Proposed Plan must be concluded, before the Proposed Plan becomes operative. This process could easily take another 2-3 years.

Once the Proposed Plan is operative, Doncaster would still need to apply to the Waimakariri District Council and Environment Canterbury for a resource consent to subdivide the land, and all other necessary land use and site development approvals to allow for the subdivision of the site. This approval process could potentially take another two years to complete.

In summary, under the normal RMA process, the project would not get approval until 3 to 4 years into the future. In that time, it is likely that inflation will affect costs for materials and labour, along with costs related to financing. Developing the site sooner, rather than later, will help mitigate the effects of these rises in costs to both the developer and purchasers of the housing sites.

The development of the site in the short term will also provide more housing supply and choice, and help drive down the overall costs for housing in the Waimakariri District.

What is the impact referring this project will have on the efficient operation of the fast-track process?

Please write your answer here:

The project is anticipated to allow for the efficient operation of the fast-track process for the following reasons:

- There are no significant environmental effects associated with the project
- There is no notification required, therefore no hearing is necessary
- Doncaster can compile a comprehensive subdivision consent application at short notice
- The project is generally supported by the District Council and planning instruments
- The applicant has the appropriate inhouse knowledge and funding to progress the application through the fast-track process.

Has the project been identified as a priority project in a:

Local government plan or strategy

Please explain your answer here:

The site falls within the North-west Rangiora Outline Development Plan area in the Operative and Proposed Plans, refer Figure 8 in Appendix 1 below. The Development Plan area includes both Residential zoning and Rural-residential zoned land. In fact, Doncaster developed the residentially zoned area contained in the North-West Rangiora Outline Development Plan to the south of the submission site, which is now known as Arlington Park. The Arlington Park development incorporates medium density housing and townhouse development, a preschool, church and small shopping centre.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

Within the Canterbury Region, and particularly within the Greater Christchurch sub-Region, the addition of a further 100 – 125 housing units will be extremely significant in terms of housing infrastructure. This development will also deliver significant benefits in terms of employment opportunities and well-functioning urban environments.

Will the project:

increase the supply of housing, address housing needs, contribute to a well-functioning urban environment

Please explain your answer here:

The project will increase the supply of housing because:

The new development will enable up to 100 -125 additional allotments increasing the development capacity of Rangiora and the region as a whole.

There is an insufficient supply of suitable land for housing development in Rangiora, Waimakariri District, and Greater Christchurch generally, and there is a need for a buffer supply of zoned and developable land to avoid shortages of supply for residential houses.

It is anticipated the wider Waimakariri District will face a significant shortfall of approximately 1,240 dwellings over the medium term (2023). Consequentially, there is a real requirement to provide additional residential capacity in the main urban areas of the district over this period.

The project will address housing needs because:

The project is an appropriate and economically efficient location for residential development. It is close to a large amount of existing infrastructure, services and amenities.

The project would include a mix of housing styles and densities and the development would be controlled and coordinated under an Outline Development Plan (ODP).

The project will contribute to a well-functioning urban environment because:

The site is close to existing residential developments and the Rangiora Town Centre. Access to the Christchurch City is available in Rangiora via park and ride facilities at three locations to use public transport.

In urban design terms, the land is located and well-suited for the contiguous and logical extension of the existing residential urban form adjoining the site in the northwest of Rangiora.

The proposed ODP provides a good level of internal and external connectivity for car, walking, and cycling in the context of the receiving environment.

The ODP outlines a designated Local Purpose Reserve with Storm Water Management Area providing open recreation areas and the management of storm water. This is strategically located between the proposed and current residential developments. This arrangement will create a blue-green infrastructure that benefits the broader locale, well within walking accessibility for the Site and its surrounding neighbourhoods

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

The project will deliver the following economic benefits:

- Increased residential capacity
- Greater range of housing typologies and price points
- Enhanced land efficiency by enabling smaller lot sizes and a diverse range of housing types.
- More affordable housing
- Decreased marginal infrastructure costs
- Increased choice of location
- Increased economic activity / local employment
- A catalyst for growth in the area
- Safeguards productive land by limited the spread of urban sprawl

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

Not applicable

Will the project support development of natural resources, including minerals and petroleum?

No

Please explain your answer here:

Not applicable

Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions?

Yes

Please explain your answer here:

The project will support the reduction of greenhouse gas emissions by encouraging residents to use public transport, cycle or walk, instead of taking the car, which will help reduce carbon emissions over the lifetime of the development.

The site is located close to the Rangiora North Park 'n Ride facility, which provides a direct public transport connection to Christchurch. The proposed site-specific ODP provides for cyclists and pedestrians through individual road link design as well as specifically identified connections to the neighbouring subdivisions to the east of the site.

Will the project support adaptation, resilience, and recovery from natural hazards?

Yes

Please explain your answer here:

The site is potentially affected by flood breakout from the Ashley River. However, the predicted level of flooding is considered below the "Low Hazard" category and the risks can easily be managed through landform design as part of the development process. This could also provide opportunity to further reduce flood risk to adjacent residential properties.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

The project will address the urgent need for additional housing supply in the Waimakariri District.

Is the project consistent with local or regional planning documents, including spatial strategies?

Yes

Please explain your answer here:

In summary, the project is generally consistent with the local and regional planning documents. The applicant realises this kind of assessment typically forms a major part of the assessment of the effects of a typical resource consent application, however the application form does not allow for sufficient space to include this assessment.

The applicant has carried out a comprehensive assessment of the project against local and regional planning documents by an independent planning expert and can easily be supplied upon request.

Anything else?

Please write your answer here:

Does the project includes an activity which would make it ineligible?

No

If yes, please explain:

Doncaster is the relevant landowner and the site is on Freehold land. The project does not trigger any of the other provisions set out in clause 18 of the Fast-Track Approvals Bill.

Section 8: Climate change and natural hazards

Will the project be affected by climate change and natural hazards?

Yes

If yes, please explain:

The site has a low hazard classification. The Ashley River is located north of the site and could cause significant damage to the wider area during a large breakout event. However, flood experts have concluded that the potential flood risk to residential lots can be mitigated by integrating flow paths into the site design.

Section 9: Track record

Please add a summary of all compliance and/or enforcement actions taken against the applicant by any entity with enforcement powers under the Acts referred to in the Bill, and the outcome of those actions.

Please write your answer here:

Doncaster has an excellent compliance record and has never been subject to an abatement notice, compliance or enforcement actions under the RMA. Furthermore, they have an excellent track record in providing quality housing.

Doncaster has the experience and expertise to deliver good quality residential land developments and has done so throughout Greater Christchurch for over 60 years.

Doncaster is a branch of Suburban Estates Ltd, which has been in existence since 1957. It is one of the leading and oldest land development companies in the Greater Christchurch Area and has developed over 8000 sections in that time. Suburban Estates is currently developing in all 3 districts of Greater Christchurch. Suburban Estates' approach is to develop land in a controlled and responsible manner. It does not actively pursue the development of land if it does not fit within the parameters of sound environmental planning.

Suburban Estates has consistently supported good environmental and community outcomes for the growth and development of the Waimakariri District and Greater Christchurch sub-region, which it believes could be achieved through the development of the subject land for housing.

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Declaration

Do you acknowledge your submission will be published on environment.govt.nz if required

Yes

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Please write your name here:

Shona Walter

Important notes