

## **Appendix D – Adjacent Properties to the Site**

- 221 Gressons Road, Waikuku.
- 191, 199 and 209 Gressons Road, Waikuku.
- 155 Gressons Road, Waikuku.
- 121 Gressons Road, Waikuku.
- 117 Gressons Road, Waikuku.
- 109 Gressons Road, Waikuku.
- 74 Gressons Road, Waikuku.
- 70 Gressons Road, Waikuku.
- 66 Gressons Road, Waikuku.
- 54 Gressons Road, Waikuku.
- 48 Gressons Road, Waikuku.
- 26 Gressons Road, Waikuku.
- 8 Gressons Road and 1431 Main North Road, Waikuku.
- 6 Gressons Road, Waikuku.
- 1401 Main North Road, Waikuku.
- 1400 Main North Road, Waikuku.
- 1398 Main North Road, Waikuku.
- 1394 Main North Road, Waikuku.
- 1369 Main North Road, Waikuku.
- 1364 Main North Road, Waikuku.
- 1355 Main North Road, Waikuku.
- 1352 Main North Road, Waikuku.
- 66 Preeces Road, Waikuku.
- 68 Preeces Road, Waikuku.
- Lot 1 DP 55668.
- 1308 Main North Road, Waikuku.
- 40 Mapleham Drive, Pegasus.
- 1279 Main North Road, Waikuku.
- 1277 Main North Road, Waikuku.
- 1275 Main North Road, Waikuku.
- 1273 Main North Road, Waikuku.
- 1271 Main North Road, Waikuku.
- 5 Wards Road, Woodend.
- 45 Wards Road, Woodend.
- 55 Wards Road, Woodend.
- 99 Wards Road, Woodend.
- 35A Henshaw Street, Woodend.

## Appendix E – Consultation Undertaken

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

<b>Persons</b>	<b>Engagement</b>	<b>Outcome for the project</b>
Waimakariri District Council	Since the start of 2023, the applicant has met with WDC planning staff and infrastructure engineers on multiple occasions to discuss the project. The planning staff agreed that identification for residential growth in the District Development Strategy signaled that the Site was appropriate for that purpose. As at the date of this application, WDC has not yet provided a formal response to the substantial body of evidence provided in support of the Stokes' submission to rezone the Site through the WPDP. The applicant has however confirmed that it is happy to work with WDC to resolve/address any concerns it may have in relation to that submission.	Feedback received from WDC's infrastructure staff has directly informed the proposed servicing solutions that the applicant's expert team have identified for the Site.  Those staff have confirmed that planned upgrades could be expedited to provide additional capacity to accommodate the project, if required. They agree that the options presented for servicing the Site are appropriate in principle.
Canterbury Regional Council (Environment Canterbury)	The applicant has not yet engaged with Environment Canterbury in relation to the project. However, its regional planning documents and the NES-F have informed key aspects of the project.	Urban subdivision and the construction of associated infrastructure and stormwater management are routine activities in Greater Christchurch, with the relevant regional plan requirements well understood. These matters are typically addressed via the resource consent applications themselves and as such do not involve 'in principle' consultation with Environment Canterbury prior to lodgment.

<p>Te Rūnanga o Ngāi Tahu and Te Ngāi Tūāhuriri Rūnanga</p>	<p>As noted above, while it has requested formal opportunities to engage with the Rūnanga and/or Mahaanui Kurataiao Limited (the environmental consultancy engaged to assist the Papatipu Rūnanga with resource management matters) in relation to the project, that opportunity has not yet been made available.</p> <p>The applicant has however had initial communication with members of the Kaiapoi Pā Trust and Te Kōhaka o Tūhaitara Trust in relation to specific matters of cultural significance in the wider area.</p>	<p>In absence of any opportunity to have direct engagement with the Rūnanga on the project, the applicant has reviewed the relevant iwi management plan and other RMA documents to ascertain and understand matters of significance to mana whenua that might impact the project. That analysis has supplemented the information provided by members of the Kaiapoi Pā Trust and Te Kōhaka o Tūhaitara Trust.</p> <p>That analysis/information has shaped in the project in the following ways:</p> <ol style="list-style-type: none"> <li>1. The wāhi tapu site is not to be developed and no earthworks are proposed for this area. The applicant is very open to discussions with WDC and mana whenua regarding the long-term ownership and management of this site, which could include vesting in WDC as a historic or local purpose reserve.</li> <li>2. The wāhi tapu site is to be bounded by a 15m deep landscape strip, and then a much wider green open space and wetland restoration area.</li> <li>3. The applicant recognises that given the possibility of pre-1900 archaeological remains being present in the wider area, any future earthworks on the wider Site will need to be undertaken in accordance with the Heritage New Zealand Pouhere Taonga Act 2014 regarding the management of archaeological sites. At a minimum is it expected that earthworks on the wider Site will be subject to an Accidental Discovery Protocol in accordance with the iwi management plan.</li> <li>4. Stokes Drain, being the main waterway on the Site, has been identified as containing mahinga kai species (tuna/ eels and inanga/ whitebait). This waterway is to be retained and its riparian margins enhanced to improve ecological and mahinga kai values.</li> <li>5. Existing farm drains currently have low ecological value due to their heavily degraded state given their location in grazed pasture. These drains will be realigned into a new Southern Waterway that will be designed to result in a significant enhancement of ecological and mahinga kai values.</li> </ol>
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Waka Kotahi/New Zealand Transport Agency	<p>New Zealand Transport Agency Waka Kotahi (<b>NZTA</b>) lodged a further submission on the Stokes' submission on the WPDP to rezone the Site for residential purposes. The further submission requested an increase in building heights within the Site on account of its proximity to the Ravenswood Key Activity Centre.</p> <p>In June 2023 (following that submission period), the applicant's transport expert</p>	<p>As part of its engagement in June 2023, NZTA advised that they were not able to provide a formal position on the project, but generally indicated a preference for urban development to be established in "planned" areas where residents and visitors would have reduced reliance on private vehicle use and increased potential for public transport. NZTA was interested to understand the relative alignment between the project and the relevant directions of the local and regional planning documents.</p> <p>In response to that feedback, the road network for the project was amended to specifically accommodate a public transport service, should that be extended into the Site in future by ECan. Careful consideration was also given to enabling connections to the south of the Site into the Ravenswood Key Activity Centre where a park and ride facility and employment and commercial facilities are</p>

	made contact with NZTA to discuss the project.	<p>located. The accessibility of the Site to these activities will also contribute to a reduction in the need for private car travel. The project has also been amended to provide for greater active transport options throughout the Site. These initiatives ensure alignment between the project and the NPS-UD, and are considered to address NZTA's initial comments.</p> <p>NZTA also expressed concern regarding the potential reliance on the Woodend Bypass for ensuring that the adverse effects of the project on the safety and efficiency of the network could be addressed. For completeness, it is noted that the applicant's transport expert has not relied on delivery of that project as a pre-requisite for supporting the project. The project can be satisfactorily accommodated within the existing network, however delivery of the Bypass would ensure even more effective performance of the network as a whole</p>
Adjacent properties (Appendix D)	<p>Direct consultation has yet to be undertaken with immediately adjacent landowners.</p> <p>The submissions seeking an urban rezoning have however been made through the WPD P review process. This was a well-advertised process that received considerable local media coverage. WDC has followed its statutory obligations regarding making a summary of submissions available for interested parties to then lodge further submissions in support or opposition to the primary relief sought. No further submissions were received from adjacent property owners or occupiers on the Stokes' submissions.</p>	<p>A key element of the proposed ODP is the need to appropriately manage the Site's interface with neighboring properties. In general the ODP sees either extensive green spaces located adjacent to the Site's boundaries with neighbours, or bespoke boundary landscaping and building setback requirements to maintain an appropriate interface with rural lifestyle properties.</p>
Department of Conservation	Direct consultation with the Department has not occurred. If permits are required under the Wildlife Act 1953, the applicant	Enhancing existing ecological values of the Site, and providing the opportunity for the establishment of new ecological areas are already key features of this project.

	will engage with the Department accordingly.	
Ministry of Education <b>(MOE)</b>	The applicant has contacted MOE regarding the project and has expressed willingness to accommodate a new school within the proposed development, should MOE consider that that was appropriate. It was noted by MOE that Waikuku School was recently closed, and that there are no plans for a school in the adjacent Ravenswood development.	MOE acknowledged that the project would add additional demand to the current network of education facilities but could not confirm whether the best approach to accommodating the additional capacity requirements would involve establishing an entirely new school or expanding existing schools in the surrounding areas. The MOE will reassess this matter once the rezoning of the blocks is finalised and more precise information regarding the development's timeline becomes available.  The ODP narrative indicates that education facilities may be provided within the project.
Heritage New Zealand Pouhere Toanga <b>(HNZPT)</b>	No direct consultation with HNZPT has yet occurred. HNZPT did not however lodge a further submission on the Stokes' rezoning submission on the WPD.	-