

**BEFORE THE CHRISTCHURCH REPLACEMENT  
DISTRICT PLAN INDEPENDENT HEARINGS PANEL**

**IN THE MATTER OF** The Resource Management Act  
1991 and the Canterbury  
Earthquake (Christchurch  
Replacement District Plan) Order  
2014

**AND**

**IN THE MATTER OF** The Residential Proposal (Chapter  
14) and the Subdivision,  
Earthworks and Development  
Proposal (Chapter 8).

**SUBMITTER** **DANNE MORA HOLDINGS  
LIMITED**  
(Submitter 1134)

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**OPENING SUBMISSIONS ON BEHALF OF DANNE MORA HOLDINGS LIMITED**

**07 April 2015**

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## MAY IT PLEASE THE PANEL

- 1 These submissions briefly address the following matters in respect of the proposed rezoning to Residential New Neighbourhood Zone (RNNZ) of land within the North Halswell Outline Development Plan (NHODP) area:
  - (a) Consistency with Higher Order Planning Documents and Objectives
  - (b) Site Suitability – Technical;
  - (c) Provision for intensification within the proposed RNNZ Zone; and
  - (d) Relevance of Key Activity Centre Issue to Proposed RNNZ.

### *Consistency with Higher Order Planning Documents*

- 2 As outlined in Mr. Brown's planning evidence, the proposed rezoning is directly consistent with higher order planning documents, including the Canterbury Regional Policy Statement and the Land Use Recovery Plan (LURP). In particular, the LURP identified land within the NHODP as a Greenfield Priority Area i.e. an area to be rezoned by April 2016 as part of the current District Plan review process.
- 3 More recently, the Panel's decision on Objective 3.3.4 of the Strategic Directions Chapter refers to the enablement of an additional 23,700 households within the planning period of 2012-2028:

#### ***Objective – Housing Capacity and Choice***

*(a) For the period 2012 to 2028, an additional 23,700 dwellings are enabled through a combination of residential intensification brownfield and greenfield development;*

*and*

*(b) There is a range of housing opportunities available to meet the diverse and changing population and housing needs of Christchurch residents, including:*

*(i) A choice in housing types, densities and locations;*

*and*

*(ii) Affordable, community and social housing and papakāinga.*

- 4 In addition to the recently zoned Meadowlands Exemplar site, the proposed rezoning is directly consistent with achieving this Objective. Rezoning will assist in meeting the defined target, while at the same time enabling a range of different housing opportunities to meet demand.

### *Site Suitability- Technical*

- 5 Suitability of the site for rezoning is addressed in the evidence of all Danne Mora's witnesses. The Panel will note the extent of analysis that Danne Mora has already commissioned to identify and address potential constraints on the development of the NHODP for residential purposes. This is in addition to the comprehensive analysis undertaken on behalf of the Council.
- 6 Planning for the appropriate infrastructure to support the development is well underway and, where necessary, upgrading to the wider transport and sewer networks will be

provided. Importantly, the provision of infrastructure will not be a burden imposed on the wider community, rather in the case of the required upgrade to the sewer network this is already contemplated within the Council's current Long Term Plan.

- 7 Mr. Penny will refer to improvements to the wider transport network including, in particular, the provision of a signalised intersection at Augustine Drive and Halswell Road (SH75). This will enable the development of the North Halswell RNNZ without impacting on the transport network.
- 8 Mr. Hall will also address how stormwater from the development of the NHODP area will be managed by a system of integrated stormwater basins. Importantly, a direct benefit of Danne Mora's proposed stormwater management treatment will be a significant improvement to existing stormwater issues currently affecting the surrounding area.

*Residential Intensification within the North Halswell Residential New Neighbourhood Zone.*

- 9 As a significant landowner within the NHODP area, Danne Mora is committed to establishing higher density residential development within the North Halswell RNNZ. This commitment has already been demonstrated in part by Danne Mora's proposal for the Meadowlands Exemplar site.
- 10 The development of the NHODP area is unique in the sense that it is the only area within Christchurch where an integrated greenfield residential and commercial development is to be established from scratch. Its unique nature will provide an ideal opportunity for greenfield residential intensification.
- 11 Intensification within the Zone will enable a wider supply and choice of residential dwellings and will go further towards meeting Objective 3.3.4 above. It will also be directly consistent with the higher order Regional Policy Statement.<sup>1</sup>
- 12 Mr. Brown's opinion is that the policy framework, as amended by Mr. Blair in Attachment A to his evidence of 26 March 2015, lacks sufficient clarity as to where intensification should be provided for within the North Halswell RNNZ. Accordingly, he has proposed some amendments to Policy 14.1.1.1 to resolve this lack of clarity.
- 13 From discussions with the Crown and the Council, it is clear both parties support intensification within the North Halswell RNNZ.
- 14 A concern has been raised however that Mr. Brown's proposed amendment may create an internal inconsistency within Policy 14.1.1.1 and therefore, a more appropriate way of achieving the clarity sought would be an amendment to Policy 14.6.2 along the following lines:

**14.1.6.2 Policy – Higher density housing location**

- a. Ensure that some higher density housing is located to support, and have ready access to, commercial centres and public transport, and to provide opportunities for walking and cycling, and ready access to open space;
- b. *Within the North Halswell Residential New Neighbourhood Zone, encourage medium density residential development up to 30 households per hectare within 400 metres of the Civic Park in the North Halswell Key Activity Centre*

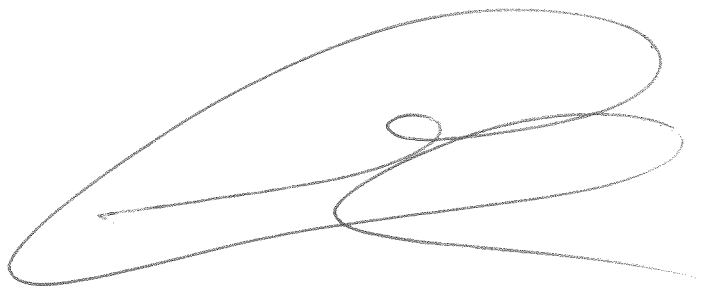
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<sup>1</sup> Objective 6.2.2(2) of RPS reads: *providing higher density living environments including mixed use developments and a greater range of housing types, particularly in and around the Central City, in and around Key Activity Centres, and larger neighbourhood centres, and in greenfield priority areas and brownfield sites;*

- 15 In my submission, the current Policy 14.1.6.2 is of very little assistance in providing any direction as to where higher density housing should be located within the North Halswell RNNZ. The benefit of the amendment proposed is to provide a clear direction to both developers and Council planning staff as to where intensification should occur within the proposed Zone.

*Relevance of Key Activity Centre Issue to Proposed Residential New Neighbourhood Zoning.*

- 16 The Panel will no doubt be aware that an issue to be resolved at the hearing of submissions on the Commercial Chapter is the scale of the proposed Key Activity Centre (KAC) within the NHODP. There are competing positions, with the scale of the KAC sought by parties ranging between 17ha to 30ha. As a consequence, relative impacts of the different scale of KAC sought on the wider transport and infrastructure network, together with potential distributional effects will be the subject of further evidence at the Commercial hearing.
- 17 Respectfully therefore, the precise boundaries of the North Halswell RNNZ should not be determined until such time as the Panel makes a decision on the extent of the KAC.



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07 April 2015