



Outer Castlecliff Residential Rezoning Scoping Report

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1.0 Executive Summary

- Council staff were requested to consider re-zoning land at outer Castlecliff to Residential, an area of previous low residential growth or demand.
- Whanganui's population is increasing faster than projected in 2015. The 2015 projections of a population increase of 200 persons per year were used as the basis for Infrastructure's 30 Year 2018-2048 Infrastructure Strategy. This has grown to 700 per year for the last three years.
- Through the recently operative Otamatea West Plan change (PC 46) and the proposed Springvale Plan Change (PC 53), provision for residential land to meet demand is being addressed.
- Castlecliff is experiencing a resurgence with community and Council revitalisation projects and signs of gentrification of housing demand.
- Developers are seeking to invest at outer Castlecliff as they perceive demand and seek more residential zoned land to facilitate this development.
- There is merit in rezoning additional land to meet the increasing residential demand for residentially zoned land and to provide the market with a variety of housing locations and lot sizes. This should be undertaken in a comprehensive manner to avoid fragmented development and zoning outcomes, a likely consequence if only the two land areas that have been requested are rezoned.
- Provision of appropriately zoned land at outer Castlecliff will facilitate provision for a range of housing demands and more orderly development pattern and zoning outcomes that transition from medium density to low density development.
- Longbeach Drive and Golf Vue Place demonstrate demand for larger homes on larger lots in Castlecliff especially in the coastal vicinity, these areas are near capacity and rezoning would facilitate more of this development.
- The rezoning provides opportunity to respond positively with varied housing demand and the landscape character of the area by providing for various residential lot sizes.
- Infrastructure constraints have been explored and it is understood that upgrades to stormwater and wastewater can be managed and addressed sustainably and cost effectively.
- The commencement of a proposed Council initiated Plan Change that rezones 34.1726 ha of land, providing an additional residential supply of up to approximately 558 lots, is recommended.

2.0 Proposed Areas for Residential Rezoning

2.1 Areas Considered

Council has been asked by the Castlecliff Golf Club (CGC) and the Golf Vue Place estate developer to consider rezoning land at outer Castlecliff to Residential. The areas are:

1. Area 1 - the southern portion of land within the CGC and two strips of land that run north westwards towards and around the CGC Clubhouse all of which is zoned Reserves and Open Spaces.
2. Area 2 – essentially an extension of the Golf Vue Place, a privately owned area with access from Waitote Street, Golf Vue Place and Longbeach Drive. It is zoned Rural Lifestyle.

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These two areas are identified below in *Figure 1*, outlined in black. The total area proposed is 22.3 ha. A preliminary concept plan has been provided by the landowners demonstrating how the land could be developed, included as Attachment B1.

A preliminary assessment of the merits of this proposal has identified wider community benefits would be achieved by incorporating two additional areas:

3. Area 3 – a small section of privately owned land south of Area 2, located to the rear of existing residential zoned properties on Waitote and Karaka Streets.
4. Area 4 – land on Longbeach Drive which is currently developed as large residential lots with urban reticulated water and stormwater services, and a few lots also have wastewater connecting to the Golf Vue Place reticulated service.

Areas 3 and 4 are identified below in *Figure 1*, outlined in black. The total area of the two additional areas is 11.8 ha. The total of the four areas proposed to be included would be 34.17 ha.

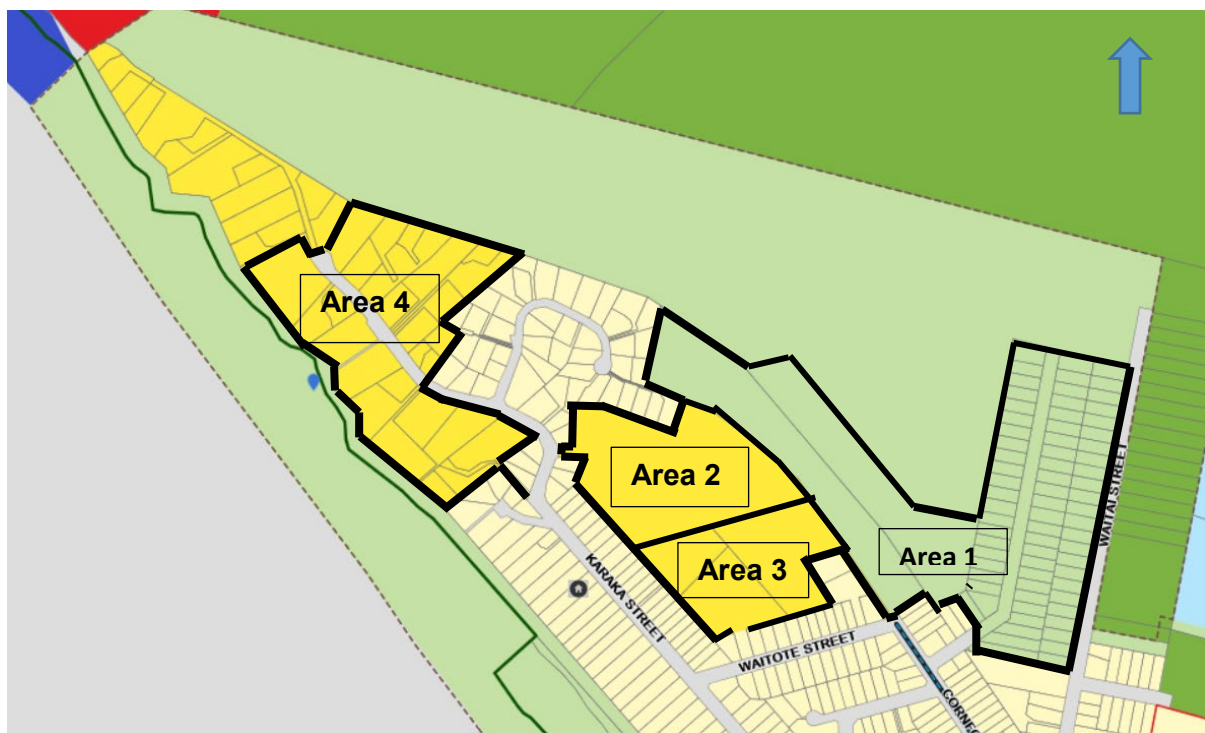


Figure 1 outer Castlecliff Area Proposed to be rezoned Residential





	Rural General Zone
	Reserves and Open Spaces Zone
	Residential Zone
	Rural Lifestyle Zone



Figure 2 Hybrid Zoning/Aerial of outer Castlecliff Area.

2.2 Approach

A three step approach is taken to consider the options available to Council in response to the request to provide more residential zoned land at Castlecliff.

- Step 1 Evaluate demand and supply for residential zoned land in Whanganui and Castlecliff specifically.
- Step 2 Assess Areas 1 and 2 (as detailed in Figure 1) for rezoning to Residential, by way of a Plan Change process, for the reasons detailed in this report.
- Step 3 Assess rezoning Areas 3 and 4 (as detailed in Figure 1) to Residential, by way of a Plan Change process, for the reasons detailed in this report.
- Step 4 Make recommendations to Council about whether to initiate a Plan Change process.

2.3 Rural Lifestyle - Zoning History

Areas 2 - 4 were zoned Residential C in the Whanganui City District Scheme 1989, that zone was specifically for low density development, catering for urban-rural living on the frontage of the urban area, where servicing from existing systems was not economic. The Ordinances (Rules) required a minimum site area of 4000 m² at that time.

Sites within Area 4 were connected to some infrastructure services when the area was subdivided in 1990. While some properties on Longbeach Drive west of the road are only on potable water and stormwater, most of the properties to the east of Longbeach Drive also have connection to wastewater. As the properties are serviced this has enabled creation of lots that are less than the current minimum 5000 m² lot size.

As Area 4 is serviced it is necessary for the District Plan to accurately reflect the actual residential nature of land use.

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The area north of Area 4 on the Longbeach Drive cul-de-sac is not reticulated with any services. Council's Development Engineer advises that area is accessed by an under-width private ROW. Any intensification to residential density would require a full-width road reserve. The existing private ROW has insufficient width to accommodate urban services. For that reason the area has been excluded from this proposed plan change at this time.

2.4 Castlecliff Study Area Characteristics

The areas subject of the proposed rezoning are:

- within the Urban Boundary and comprise various levels of service for the reticulated three waters network services (Potable, Stormwater and Wastewater);
- not prone to land instability or other hazards recorded in the District Plan;
- close to a number of primary schools and preschool facilities within and beyond Castlecliff;
- close to the expansive Castlecliff (beachfront) Reserve, the Surf Club and reserve play area and the Castlecliff Golf Club;
- Not designated for special character or landscape purposes, such as a Heritage Overlay or Special Character Area.

The areas comprise a number of constraints to residential development, which need to be managed including:

- pockets of stormwater retention as shown in *Figure 6 Overland Flow Paths*, where the purple areas show the 2015 storm event;
- recent modelling indicates capacity issues will necessitate upgrades to the wastewater network to accommodate additional development at a residential density.

3.0 Residential Land Demand and Supply

3.1 Population Growth

Recent studies, plan changes and Council's long term planning documents, have relied on the data extrapolated from the 2013 Census, and an internal 2015 residential growth demand and supply evaluation.

The longer term forecast presently shows that Whanganui District should increase in population between 2013-2043 by 1,730 people, an increase of 3.98% and an average yearly growth of 0.13%¹.

Whanganui District Council's Infrastructure 30 Year Strategy 2018 - 2048 summarises the existing population projection data. It states:

At the 2013 Census, the district had a usually resident population of 42,153 on census night (a decrease of 486 people from 2006). However, the estimated population count of the Whanganui District as of 30 June 2016 is 43,800 ... The population of the district is expected to grow to a peak of approximately 45,000 by 2028-2033 and drop to 44,100 by 2043....

Historical data shows an average of 67 new dwellings per year since 1980, even in years when the population decreased. In the past five years we have seen around 60-65 new

¹ <https://forecast.idnz.co.nz/whanganui/population-summary>

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dwelling consents per year but this jumped to more than 120 in 2016/17. There were 17,391 occupied private dwellings in 2013 – an increase of 342 on 2006².

This predicted population growth rate is considered extremely low given that the increase in numbers between 2013 and 2018 was forecast to be about 60 people per annum yet in the past 3 years to 2017 an actual increase of 1,600 persons.

The recent population estimates from idnz show that for 2017 and 2018 there is a growth rate of +/- 700 persons, which has caused a higher than expected population increase. The comparison between the predicted and actual grow rates are shown below in *Figure 3* below.

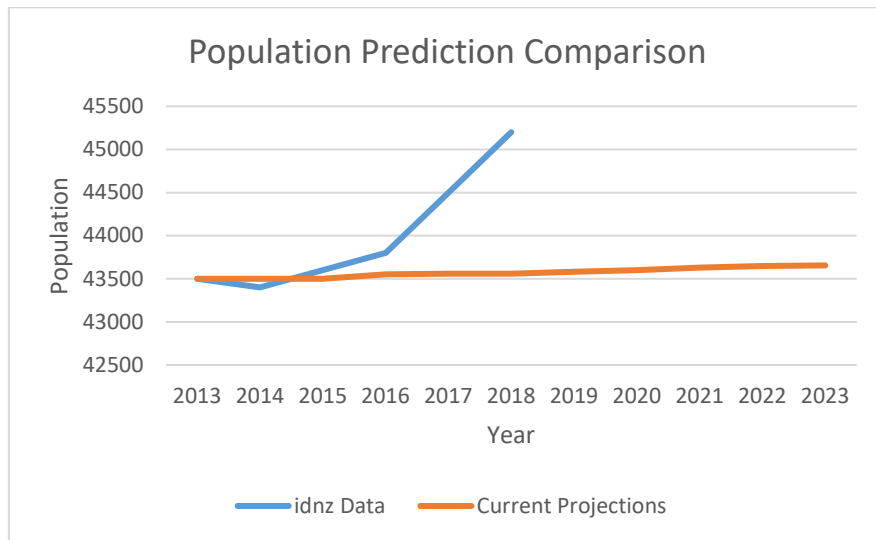


Figure 3: Estimated Population Growth Comparison.

While this 700 per annum growth rate may not be sustained, it is consistent with an increasing national population and sprawl from larger centres into regional New Zealand.

It is reasonable to assume that the average population growth rate over the 30 year period is likely to be somewhere between the low and high projected growth rates, which will drive greater demand for housing than predicted in the 2015 Council study.

It is evident that the population growth rate exceeds that which has been modelled and planned for.

3.2 Demand for Dwellings

Since the 2015 Study was completed, Council has applied a forecast demand of 67 additional dwellings per annum, for stormwater and wastewater infrastructure modelling.

The 2015 study noted that supply equalled demand in other residential zones, and that while areas such as Castlecliff were not considered attractive at present, that in time with fewer housing options available this would likely change.

An assessment of the predicted dwellings per annum against the actual building consents granted by Whanganui District Council for new residential dwellings has been made. The date ranges from the beginning of 2013 and ends at 21 December 2018.

² Whanganui District Council, 30 Year Infrastructure Strategy 2018, page 18

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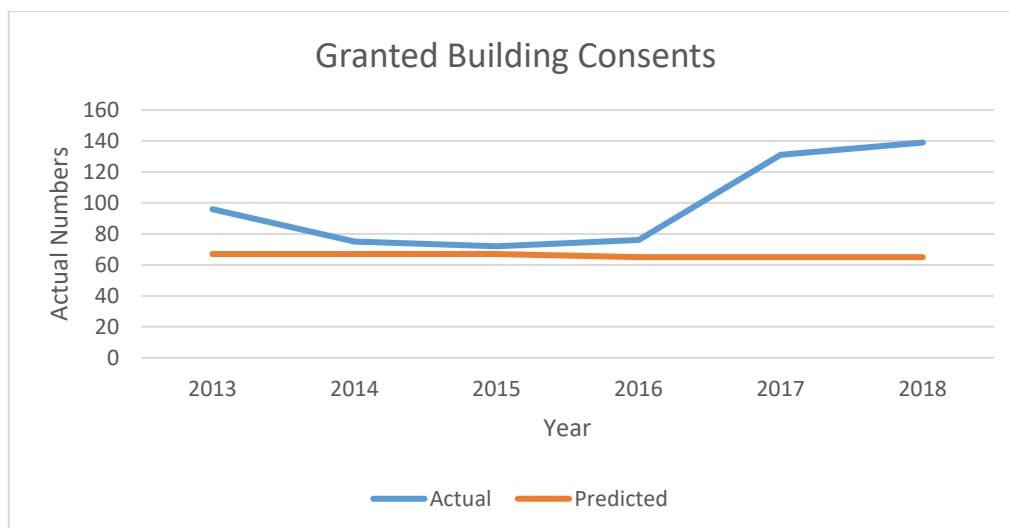


Figure 4 Building Consents granted between 2013 and 2018

For three consecutive years the number of building consents granted has been double that predicted in the 2015 Study. This is a new and clear trend in urban Whanganui generally and demonstrates a growing demand for housing.

This spike in population growth as well as demand for new dwellings, when coupled with other positive factors specific to Castlecliff, makes it is reasonable and prudent for Council to consider carefully the zoning of additional areas for future residential development at Castlecliff.

3.3 Residential Land Supply – Castlecliff

A recent plan change at North West Structure Plan (PC 46) and a proposed Plan Change at Springvale aimed to provide for future residential growth in these targeted areas, where developers have identified land within and beyond the urban boundary. Both areas are currently under development.

At Castlecliff, no additional land has been identified for future residential development. The more recent coastal developments at Longbeach Drive and Golf Vue Place are nearing capacity and opportunities for infill are very limited in the existing Residential zone.

Council's policy has been to encourage infill development where there is existing infrastructure capacity. Infill capacity in the existing residential zone at Castlecliff, is limited due to the area's stormwater and wastewater infrastructure services already being at capacity and upgrades to both services would be required.

Many existing lots within the Rural Lifestyle Zone in Area 4, comprise large dwellings which capture panoramic views to the west. Houses are positioned to take advantage of those views. Those properties west of Longbeach Drive also include a steep cliff face above the beach, thus the likelihood of future infill development on these lots, if the land is rezoned to Residential, is much less than may be appear from their lot size.

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3.4 Diversity and Policy

In terms of meeting the community's aspirations for housing, the District plan provides for a range of residential section sizes and development locations. Provision of additional residential zoned areas at Castlecliff will add to the housing choice in Whanganui. The proposed rezoning is supported by the existing policy framework of the District Plan which states:

Objective 4.2.1 High quality residential areas which consist of:

- a. A variety of housing forms and densities that are available for different residential lifestyle options; ...*

3.5 National Policy Statement on Urban Development Capacity 2016.

The purpose of the National Policy Statement on Urban Capacity 2016 (NPS-UDC) provides direction to decision-makers under the RMA on planning for urban environments. This NPS-UDC has a focus on enabling urban environments to grow and change in response to the changing needs of the communities and future generations, and to provide enough space for populations to happily live and work.

In particular the NPS-UDC "... aims to ensure that planning decisions enable the supply of housing needed to meet demand." In addition the NPS-UDC requires council to provide not only sufficient land to meet demand but to also provide a variety of types, sizes and locations, which is supported by infrastructure. There are eight objectives of which seven are relevant to Whanganui. As Whanganui is not a medium or high growth rate District, begin less than 5% per annum growth, only four of the 28 policies are relevant.

Furthermore the RMA itself – apart from the requirements of section 5 the purpose of the Act – directs territorial authorities:

31 Functions of territorial authorities under this act

- aa) the establishment, implementation, and review of objectives, policies, and methods to ensure that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the district:*

3.6 Demand and Supply Conclusions

Provision of residentially zoned land to facilitate future development has, until now, focused on Otamatea West and Springvale, as this is where demand has been clearly indicated by the market.

Population growth in the last three years has far exceeded that which was predicted in 2015, as has the rise in new residential dwelling building consents – more than double that predicted for the last two years.

Current estimates to the year 2065 are that North West Structure Plan will provide about 380 dwellings (including infill) in that period this at present rates is 2.7 years supply. This area is considered to attract to a higher end of the residential market.

Springvale is estimates to be able to provide a further 650 dwellings (including infill) which would presently equal 4.6 years supply. The Springvale Structure Plan, although not yet notified is already

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being subdivided as a result of an Environment Court decision. This area is expected to attract the medium-higher end of the residential market.

Neither of these two areas will supply more than seven and half years of the current demand for new dwellings rather than a significant proportion of the demand to 2065. These figures however do not include infill in the Residential Zone which is a strong policy aim of the District Plan – where infrastructure services can accommodate such infill.

There are now signals of market demand for further residential development at Castlecliff as evidenced by the successful development of residential sites at Longbeach Drive and Golf Vue Place and an increase in demand for reticulated water stormwater and wastewater services.

In this combination of circumstances, it is reasonable for Council to zone additional land for residential activities in a strategic sense, noting that the rezoning and subdivision processes would not likely release developable land for about three years.

4.0 Castlecliff Rejuvenation

Since 2014 a revitalisation of the Castlecliff community has become evident. One of Council's key strategic projects includes 'Castlecliff rejuvenation' which arose from a strong submission by Progress Castlecliff in 2014, seeing the Castlecliff Master Plan being included in council's long term plan. Activities have included engaging with the Castlecliff community on the undergrounding of power lines and enhancement of Rangiora St, graffiti eradication, construction of a challenging skate bowl at the Castlecliff Domain Playground, funding for a sculpture, to mention a few of the recent enhancement projects.

As evidenced by Progress Castlecliff's Facebook page, events and attractions are ongoing on a regular basis. The community is diverse and engaged in the social, health and wellbeing of their suburb. The area has also seen recent surge of new households.

5.0 Infrastructure

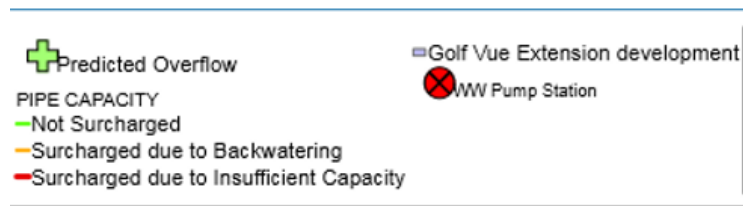


Figure 5: GHD Study Area – in Lilac

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Legend



Wastewater

GHD, report 5 September 2018, has modelled the capacity of the existing wastewater network in this area of Castlecliff and finds that the modelling shows “...*The increase in flows from the proposed development [of areas 1 & 2], although minor, still triggers this overflow. This indicates that the receiving system has insufficient capacity to cope with the additional flows associated with the proposed Golf Vue Extension.*”

The Report examined the potential for residential development in the four areas above in lilac (being Areas 1 & 2 of Figure 1) this including that portion which was later deleted. Up to 170 residential lots could be accommodated.

Based on the modelling GHD considered that the wastewater system “... *in this area (complete with planned upgrades) is sufficient to cope with the current level of development and any strategically planned residential growth areas*”. This statement includes provision for potential residential infill within the existing Residential Zone. However with the Golf Vue Extension shows that overflow starts in the 1: 1 year event which indicates that the receiving system has insufficient capacity to cope with the additional flows associated with the ‘Golf Vue extension’ (the areas in lilac). This would be even more if the additional Areas 3 and 4 were included.

In addition GHD then included Mill Road and Golf Vue in a further model as both areas drain into the Castlecliff wastewater catchment, potentially causing further capacity issues. The report further noted that the proposed Golf Vue development only contributes a small component of total peak wastewater.

Stormwater

GHD assessed the stormwater capacity for Areas 1 and 2 shown on Figure 1. The modelling results found that the “... *upgrades required for the existing level of development cannot accommodate additional growth. Furthermore the stormwater network at Longbeach Drive does not have adequate capacity to convey the 10% AEP rainfall event for the western portion of the proposed development.*”

Alternative solutions for managing stormwater such as retention ponds on the Golf Course are options likely to be explored to manage this issue.

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6.2 Plan Change Process Options

The RMA provides two pathways that a plan change can follow: a Private Plan Change and a Council initiated Plan Change.

Option 1 – Zone Areas 1 and 2 Only - Private Plan Change

Council administers the legal process of a private plan change. All costs associated with a private plan change are generally borne by the applicant. The plan change costs include technical supporting information, council officers processing time and hearing commissioner costs. The applicant prepares the s 32 evaluation report, and the costs associated with its preparation.

Given the direct benefit to the two landowners of rezoning areas 1 and 2 only, a private plan change is the appropriate process should only those two areas be pursued.

Option 2 – Zone Areas 1 - 4 - Council Initiated Plan Change

The previous sections of this report establish a rationale and reasonable basis for making provision for additional residential zoned land at Castlecliff.

Rezoning the four areas presents benefits to the two principal landowners as well as having wider community and planning benefits. In light of this wider community benefit it is reasonable for Council to prepare a plan change. Given the significant private benefits to the two principal land owners a cost sharing approach is considered appropriate.

The two principal landowners have agreed with officers to enter into a cost share arrangement to progress the rezoning. Costs to be shared include those associated with the preparation of expert technical reports and the hearing costs (commissioner fees). Council's time in administering the legal process, including officer time spent preparing the s 32 evaluation report and associated reporting to Council throughout the life of the Plan Change, would not be cost shared, i.e. will borne by Council within existing budgets.

6.3 Density Options – Character Considerations

6.3.1 Area 1

Area 1 is zoned Reserves and Open Space and is located at the edge of the urban area. Residential zoned lots to the south and east which have a minimum 400 m² lot size. The northern portion of the Golf Club land abuts residential zoned lots to the north (Golf Vue) and south (Awatea Street). Road access to the residential lots at the southern end of Area 1 has already been set aside with an extension of Awatea Street – see *Figure 7* below. All three water infrastructure services are available at the edge of this area.

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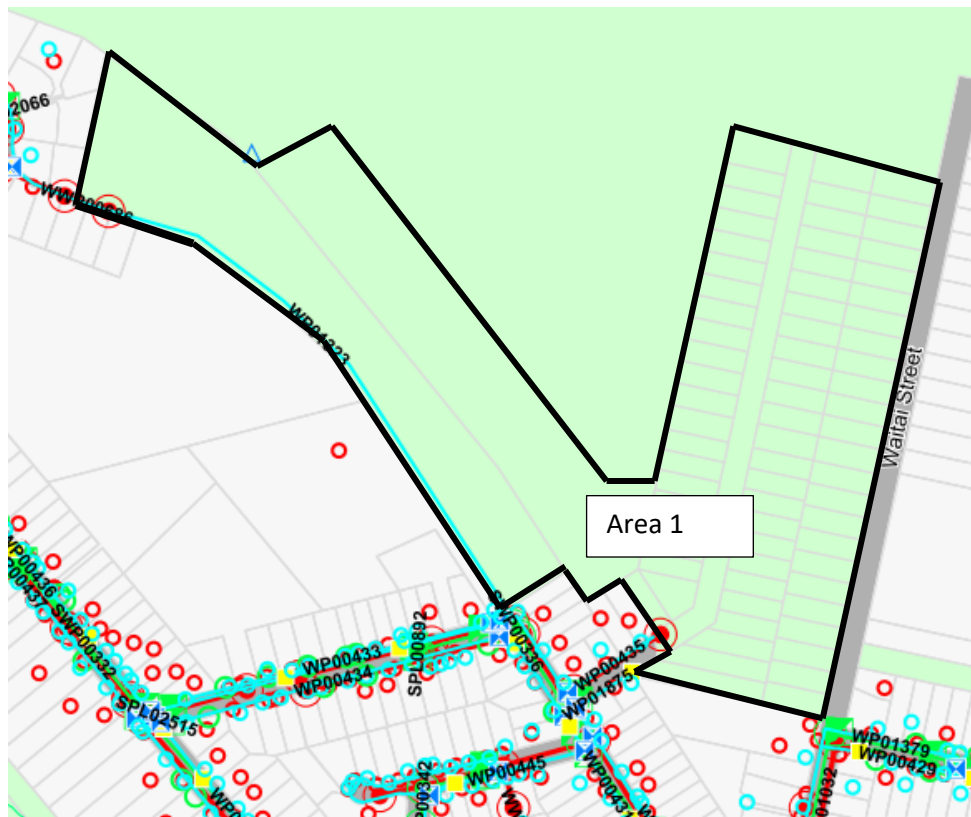
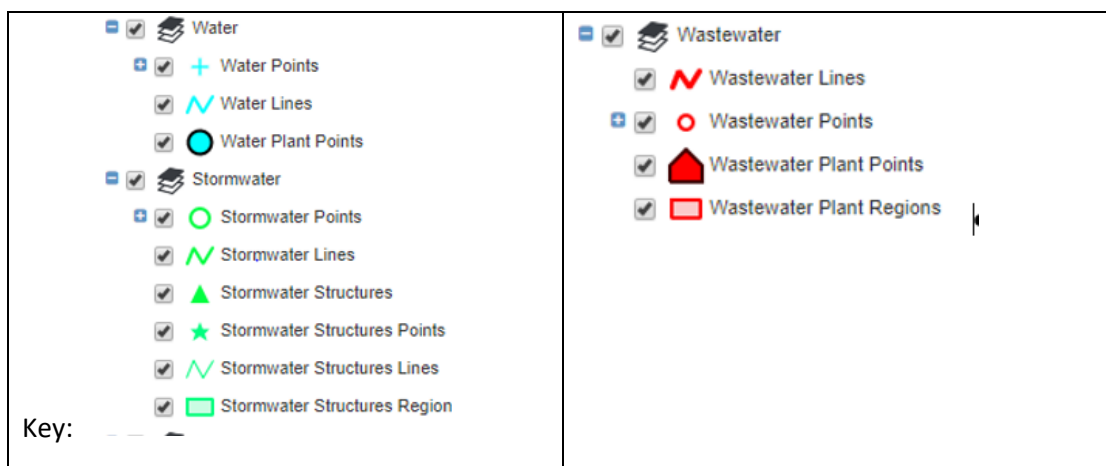


Figure 7: Area 1 Existing Servicing



The Castlecliff Golf Club land is bounded to the south by residential zoned land developed at a conventional density. The terrain in this area is largely flat or undulating. A portion of the Golf Club land, to the east, is already subdivided into lots ranging in size between 833 m² and 844 m² to five lots that are larger at 1047 m² – 1628 m². Some but not all these lots are held on individual titles, however separation or resurveying is envisaged as part of any future development.

The submitted concept plan indicates 400 m² lots at the eastern end, accessed either off Waitai Street or Awatea Street. Lots to the north, generally abutting the golf course and around the golf clubhouse, are a range of 400 m² and 800 m² lots.

Development of Area 1 at the standard minimum lot size of 400 m² would not result in adverse character outcomes. Whilst it would create a 'hard edge' to the golf course, this is not unacceptable

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in an urban environment. The golf course land provides an effective visual buffer between the developed lots at the urban fringe and the rural area to the northeast. Unlike an 800 m² minimum lot size, it would also represent the optimal use of the land.

6.4.2 Area 2

This area is presently rolling sand dune and zoned Rural Lifestyle. This single lot comprises 4.5 ha and is adjacent to Golf Vue Place to the east and north. It is noted that this lot is one of only five which comprise more than 5,000 m², being the minimum lot size for the Rural Lifestyle Zone.

The land is owned by the developer of Golf Vue. The concept plan shows a very similar lot layout to the Golf Vue development. In effect, the lot layout presents an extension of the Golf Vue estate. An 800 m² minimum lot size for this area is considered appropriate in character terms given it will appear as a natural extension of the Golf Vue development to the north.

If developed for residential purposes, a lower density of 800 m² will provide a transition between the golf course (Reserves and Open Space zone) and the more densely developed Residential Zone to the south west. This density will also compliment and is a natural extension of Golf Vue Place.

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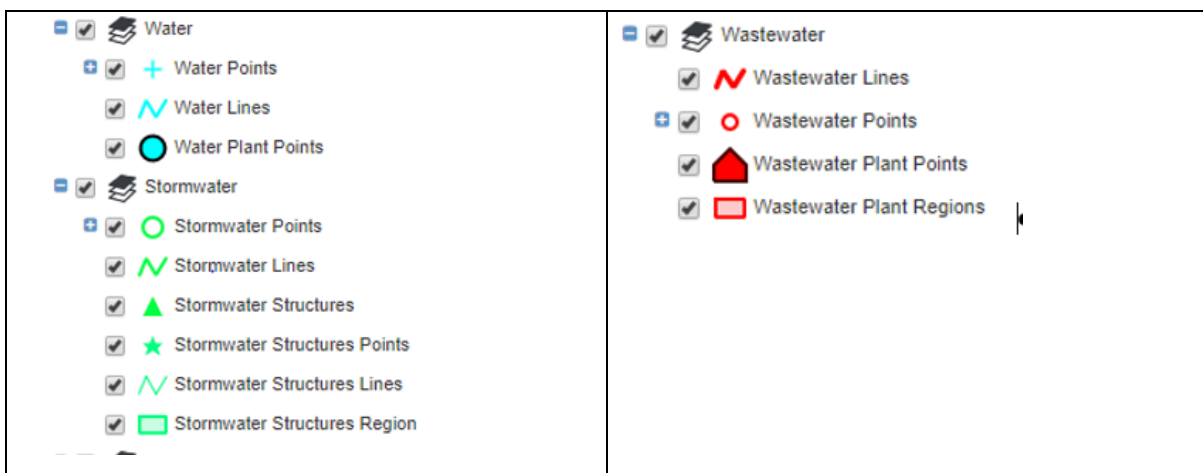
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conventional minimum 400 m² lot density would not adversely impact the character of the area, with any effects resulting from such a density having only very localised impacts. Unlike an 800 m² minimum lot size density, it would also represent the optimal use of the land.



Figure 9: Area 3 Existing Services

Key:



6.4.4 Area 4

All but one lot in Area 4 is well below the present Rural Lifestyle zone minimum lot size of 5,000 m² such that there is very little 'rural lifestyle' character remaining in this area. The Golf Vue Place development adjoins this area to the east, which predominantly features 800 m² lots. This is a clear market development preference noting that the minimum lot size in this area is 400 m². Land to the west is zoned Rural Lifestyle.

An 800 m² minimum lot size would be consistent with the Golf Vue Place character to the east. It would provide an appropriate transition to the larger Rural Lifestyle lots to the west.

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The alternative is a minimum 400 m² lot size. This would result in an area of dense residential development that would be inconsistent with the surrounding development pattern. For this reason a 400 m² minimum lot size is not preferred.

In addition this area is already partially serviced as shown in *Figure 10: Area 4 Existing Services* below. All lots have potable water, most have reticulated stormwater and a few lots have reticulated wastewater connections to the east of Longbeach Drive.

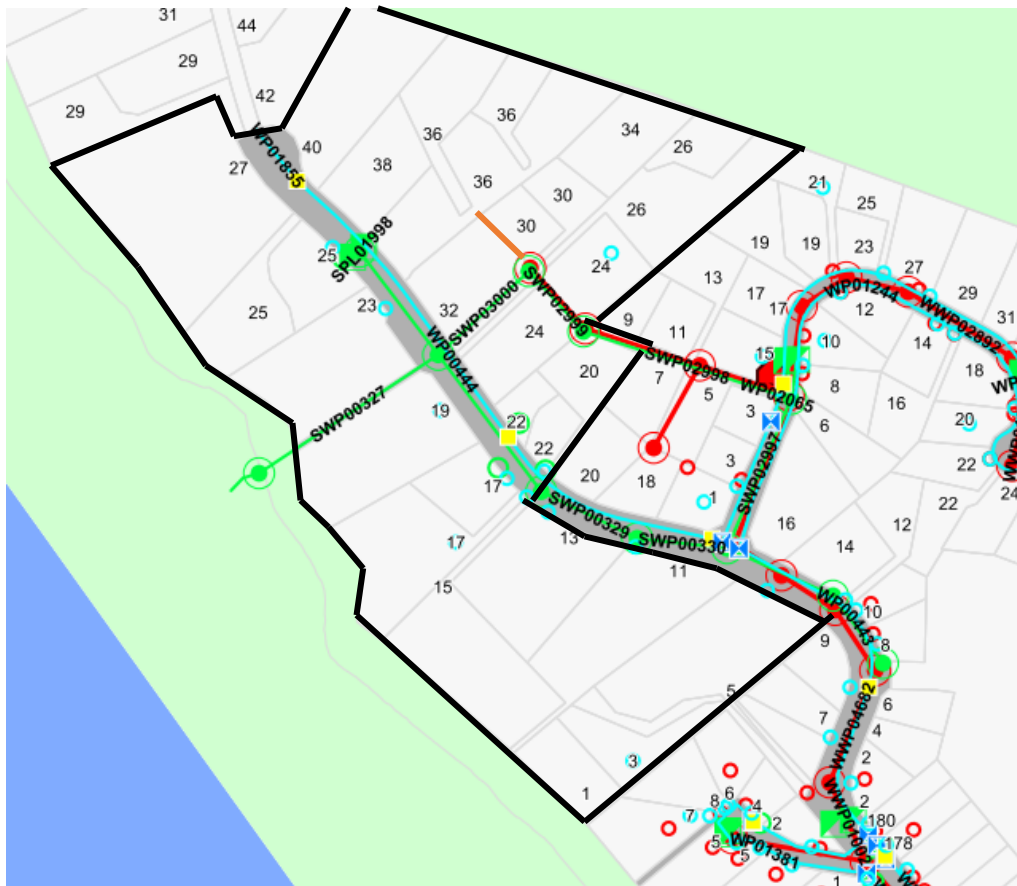



Figure 10: Area 4 Existing Services

Key:

 Private wastewater connection

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6.5 Preliminary Costs

Costs directly associated with this residential growth area will be attributed to the development at the subdivision stage either by development contributions or developer agreements. This is the approach implemented by Council for all such growth development in the urban area.

It is expected that development contribution charges would be similar to those charged in other residential areas. The works identified include increasing the capacity of the Tregenna Pump Station

The modelling on the stormwater service in Castlecliff shows that without the proposed growth the system does not provide a 1 in 6 month level of service presently. A wide range of upgrades are proposed for the local roads in the immediate vicinity of the area proposed to be rezoned: Cornfoot, Waitai, Tainui, Taupapa Streets, Aranui Avenue and the Taupata Street Outfall.

Options for addressing the stormwater issues are presently being investigated. Two options being considered are:

- enlargement of the existing Longbeach Outfall, or
- splitting the stormwater flows into two separate lines one discharging to the ocean at the existing Longbeach Drive outfall and the other branch to Seafront Road.

A third option requested to be considered by the Castlecliff Golf Club is that it retains stormwater for irrigation of the greens. There are several impediments to this option which include:

- would on-going maintenance of the system occur when needed?,
- private ownership of a normally public asset,
- future implications should the golf club ever relocate.

While caveats on Certificates of Title, bonds or other liens may provide short term certainty, long term however this method may not be practical for the collection and disposal of stormwater.

Council's Infrastructure team advises that reasonable options exist to cost effectively provide capacity for three water services to meet demand if this Plan change were to proceed to full development. The details of design will be determined as part of the subdivision process following a Plan change process.

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6.6 Density Options – Servicing Considerations

Presently the District Plan contains two distinct dwelling density provisions for the Residential Zone: the wide-spread minimum net site area of 400 m² and in the North West Structure Plan a minimum net site area of 800 m².

Density Options	Option Type	Minimum Lot Size	Expected Lots
Option A	Rezone Areas 1 – 4 to Residential Zone	400 m ²	683
Option B	Rezone Areas 1 – 4 to a Lower Density Residential Zone	800 m ²	341
Option C	Rezone Area 1 and 3 to Residential Zone and Areas 2 and 4 a Lower Density Residential Zone	400 and 800 m ²	558

Option A has not been modelled for its infrastructure capacity requirements, and would increase the capacity required to service stormwater and wastewater. If the whole outer Castlecliff Area were at a 400 m² this would decrease amenity values and would not provide a transition between medium density (400 m²) and lower density lots of 800 m².

Option B proposes an 800 m² density throughout the outer Castlecliff Area. This option would not provide for a density of development sufficient to cover the cost of necessary upgrade to infrastructure.

Option C provides the best flexibility in design layout with both 400 m² and 800 m² minimum densities. Option C is consistent with the initial stormwater and wastewater modelling and the identified upgrades are well understood. The costs of growth will be attributed to each subdivision development.

Preferred Option is Option C will best meet the urban design, amenity, infrastructure and land demand requirements identified in this report.

6.7 Consultation

In the first instance Council was approached by the Castlecliff Golf Club and a private developer Amalgamated Poultry Ltd. Regular meetings with these two parties have occurred to provide updates on the preliminary research undertaken to inform this report.

More recently a letter of introduction was sent to each of the 30 landowners potentially affected by the proposed Plan change. Landowners were advised that Council will be considering whether to initiate the proposed Plan Change process in March 2019. To date four landowners have contacted staff about the proposal. The issues raised by land owners are:

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Issue	Comment
Potential for rates to increase – even without subdividing their properties	Rating advice is that without a change to land use that rates would not immediately change. However, in the longer term, it is likely that land values may increase naturally -in any event.
Loss of rural amenity views of the golf course	<p>The Golf course is privately owned. A portion has already been subdivided into residential sections, and the area proposed to be rezoned is not required by the Golf Course.</p> <p>The District Plan does not protect views over adjacent properties.</p>
We were told five years ago that there would be no further development because there was no more capacity in the services. Who pays for the upgrades to services	<p>The absence of existing infrastructure capacity is correct, upgrades are required.</p> <p>Costs of upgrade works directly required to service future subdivision and development will be funded by each developer. Any other consequential works or maintenance undertaken by Council to better serve the existing residential community will be funded from rates as usual.</p>
The process – how is it possible for a private company to request a rezoning.	<p>The RMA provides for a private plan change process. Any person may ask Council to consider any type of plan change including rezoning of land. It is not a requirement to own affected land under the RMA, unlike the Building Act.</p> <p>In addition Council planners also considered the effects of limiting the rezoning to just the developer’s request. Best planning practice suggests that the remainder of the land serviced in outer Castlecliff also warranted consideration as discussed in this report. This is further evidenced by the increases in both annual population and building consent numbers over the last three years and the resultant pressures on residential land supply.</p>
Surprise will I be forced to connect to services?	Not at this stage. Any future dwellings would likely be required to connect to reticulated urban services. In addition, in the event of a failure of any existing independent wastewater systems, there may be future incentives or requirements for those to be replaced with a connection to the reticulated network.
Support as had a subdivision consent lapse and then the rules changed on us. Appreciate we won’t have to pay for the plan change process	Acknowledged.

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Oppose high density residential development	The densities considered in this report are not higher than the established 400 m ² to size. The report recommends 800 m ² lots north and south of Golf Vue Place, consistent with this estate.
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7.0 Further Information

Further studies of the area will be required to establish that the proposed rezoning is sustainable, or whether physical or cultural attributes may limit the extent of lands included or design of any future development areas to avoid or mitigate adverse effects on the environment. The areas of further research include the following.

- Ecology – the impact of residential intensification on the Karaka Wetland west of the subject land will require comprehensive assessment. This must include potential effects on the banded kōkopu (*Glaxid fasciatus*). Ecological values of the land subject of any rezoning also requires close analysis.
- Archaeology – there are no recorded archaeological sites in the District Plan pertaining to the subject area. Noting that the absence of recorded sites may reflect the lack of recording rather than that there may not be any sites in the area and therefore an archaeological assessment would be required.
- Cultural – a Cultural Impact Assessment should inform the rezoning proposal.
- Traffic - A traffic impact assessment, if required, would include an evaluation of road carrying capacity of roads, what impact the proposed development will have on that carrying capacity, and recommendation if any improvements or alterations to road layout are be required.

8.0 Conclusion and Recommendations

Whanganui's population is increasing faster than has previously been forecast. Castlecliff is undergoing significant change. It is experiencing a resurgence with community/Council revitalisation projects and gentrification resulting from increased housing demand. Developer confidence in the area is reflected in the informal request to zone additional residential land.

The current outer Castlecliff zoning framework is fragmented and inconsistent with the current development pattern.

Rezoning the Castlecliff Golf Club and Golf Vue Place extension in isolation would represent a piecemeal land use planning approach. Rezoning land additional to that requested by the Castlecliff Golf Club and the Golf Vue Place developer has the potential to achieve more orderly land use planning of the area and greater housing diversity.

Rezoning additional land requires infrastructure upgrades. Costings indicate that the services required to support rezoning of the four identified areas can be provided at a rate that the community can cope with economically and physically.

Initial socialising of the rezoning proposal with directly affected landowners has been undertaken. Concerns raised by residents have, in the main, related to rates implications.

A Council initiated Plan change to rezone land at and around the Castlecliff Golf Club, including part of Longbeach Drive northwest of Golf Vue Place, to the Residential Zone is recommended.