



Photo 11: Inspection Pit 11

# S42A Landscape Report

## Plan Change 33 Request

### Proposed Business 4 Zone - Mandeville

**Applicant:** Waimakariri District Council

*Prepared for*

**Waimakariri District Council**

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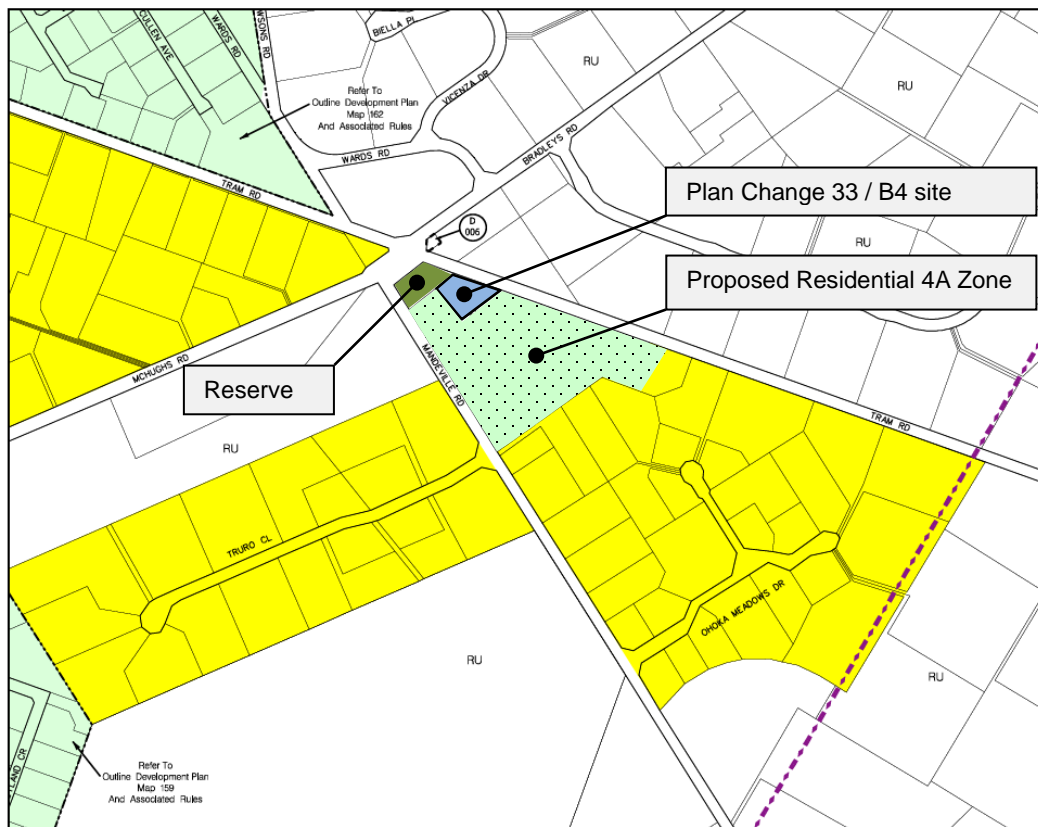
## 1 Introduction

The purpose of this report is to assess the effects of a proposed Council initiated plan change seeking to introduce a Business 4 Zone at Mandeville. It is understood the current zoning is Rural – see **Figure 1 Planning Map**.

The proposed zone is relatively small covering an area of just over half a hectare. A concept plan has been prepared<sup>1</sup> indicating possible layout of the activity within the zone. Principally this includes two retail outlets, car parking, vehicle access, and landscaped open space.

This report will determine the following:

- The landscape character of the site and its immediate surroundings.
- The appropriateness of site location.
- The landscape effects of alternative uses for the site.
- Whether there is any landscape impediment to rezoning.
- Regarding landscape outcomes, how the proposed zone should respond to the surrounding environment.
- Potential District Plan rules where they affect landscape and amenity outcomes.



**Figure 1** District Plan Map 93 showing the location of the plan change site within the Rural Zone and next to a reserve. The yellow denotes Residential 4B zoning.

<sup>1</sup> Prepared by Jacobs Consulting

## 2 Site Description

The purpose of this site description is to determine if there are firstly, any landscape features that would either constrain rezoning, or merit retention. Secondly, the site description establishes the landscape context of the site which will inform appropriate design treatment. The site description includes an assessment of the site and its immediate surroundings – that is, the receiving environment.

### The Plan Change Site

Essentially the site is a flat paddock – see **Figure 2 photograph** and **Figure 3 aerial photograph**. It is generally devoid of any vegetation other than pasture grass and some eucalypt trees along its western boundary. There are no other salient natural or physical features within the site. Fundamentally the site is featureless in this regard.

Bounding the site along its Tram Road frontage is a typical farm style post and wire fence. The same kind of fencing extends perpendicular to the road in combination with shelter belt planting. The south east boundary opposite Tram Road is also fenced.

There are no discernible changes in land form where the site is flat throughout its extent.

Compared to its pre-historic condition the site is fully modified. All vegetation is exotic. But because there are no buildings within the site and no sign of earthworks, the land form and open space conveys some degree of naturalness. It is from this that amenity is derived.

Overall, the site has no landscape features that would impede rezoning.



**Figure 2** Looking northwest across the Plan Change site. The large group of trees in the background (right hand side of the photograph) are within the reserve. The neighbouring dwelling and accessory building south of the site is also visible.





Photo-source: Google Earth

**Figure 3** Showing the Plan Change 33 site which mostly comprises a flat paddock. The buildings to south west of the site are a dwelling and implement shed.

### The receiving environment

Being larger the receiving environment is of necessity more diverse and therefore complex than the Plan Change site. Although land uses are mainly similar - that is mostly paddocks – there exist a number of dwellings in the vicinity. Most are relatively recently constructed, although an older dwelling directly adjoins the Plan Change site on its southern side. The dwelling is accompanied by quite a large accessory building which is evident in the Figure 3 photograph.

As is typical in the area, shelter belts comprising exotic tree species are common. They enclose the aforementioned paddocks and strongly delineate the landscape. For all intents and purposes, the Plan Change site is no exception. These shelter belts have the benefit of screening existing dwellings from the Plan Change site. The exception is the dwelling immediately south of the Plan Change site.

Other vegetation is of the ornamental variety which is associated with dwellings. As most are recently constructed, their associated landscaping has yet to mature. When it does it will contribute significantly to amenity in the area.

The plantation reserve alongside the Plan Change site is well treed, comprising mostly various conifers – see **Figure 4 photograph**. But it appears that this is not well maintained, and indeed there is no sign that the reserve has been developed in

any way other than for plantation purposes. The trees – mostly conifers – consist of a mix of species and so the reserve appears to act as a small arboretum.



**Figure 4** *From the corner of McHughs and Tram Roads looking toward the plantation reserve that adjoins the Plan Change site on its northern boundary.*

Further afield is the Residential 4A environment which typically comprises dwellings on large lots with extensive landscaping. As suggested, all lots are enclosed by shelterbelts. These have the effect of screening views into and out of the lots, which applies to the Plan Change site regarding existing nearby dwellings. The same is likely to apply when the intervening Rural zoned land is rezoned Residential 4A.

Infrastructure is also prominent in the vicinity of the Plan Change site and comprises mostly roads. This includes Tram Road which bounds the site to the east. By default Mandeville Road contains it to the west. The presence of overhead transmission lines also contributes to character and have the effect of lessening visual amenity.

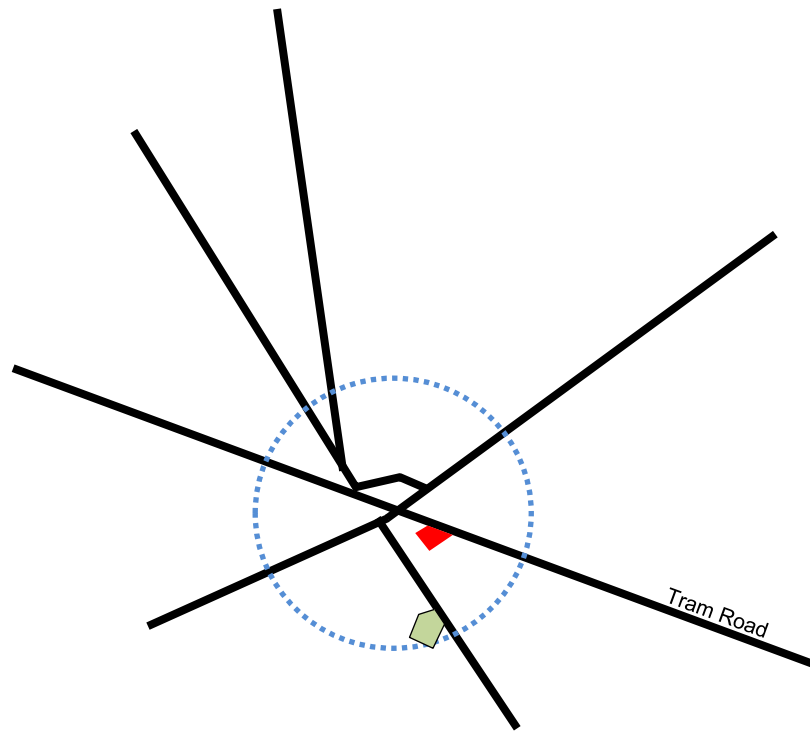
As for the Plan Change site there are no significant natural or physical features within the receiving environment in the immediate vicinity of the Plan Change site. And also like the site, the surrounding environment is fully modified although the presence of trees and other forms of vegetation contribute naturalness.

In summary there are no landscape features within the receiving environment that would preclude re-zoning and the ensuing land use. This also includes consideration of the proposed re-zoning of neighbouring rural land for Residential 4A purposes.

### **3 Appropriate site location**

With regard to landscape considerations, there are a number of existing features that contribute favourably to the Plan Change site location. These are summarised as follows:

- The site is located at a major road convergence point – see **Figure 5 diagram** - and so provides more or less direct access from all points within Mandeville and beyond.



**Figure 5 Diagram** Plan view showing the proposed B4 Plan Change site (red) located at a significant convergence point or transportation node – within blue circle. Also included within the node is a recreation domain – green area.

- The site is located close to a recreation domain as shown on the Figure 5 diagram.
- The site is located at a transition point between the (future) Residential 4A zone and plantation reserve, and adjoining roads. That is, the site is essentially located on the edge of the Residential 4 A zone rather than in it.
- As discussed, the site avoids any significant landscape features or high amenity areas.
- And as also discussed, the site is located in an area that is modified.

In summary the site is very well located with respect to its position in the landscape. Further the site's position is legible in that it is logically placed with regard to ease of access. To put it another way, the site is where people would expect to find it – at road junction more or less located in the centre of Mandeville settlement. It is also more or less co-located with other public amenity facilities, namely the recreation domain. So overall the proposed B4 site is well placed and supported by existing features in surrounding environment.

#### 4 Alternative uses for the site

Here alternative uses for the site are considered with regard to their effects on the landscape. Only those activities that are likely to occur are considered. They are listed and discussed as follows.



## Status Quo

As described the site is currently in pasture and so this is one likely landscape outcome. Being currently zoned Rural however, also means that the site could undergo other non-fanciful permitted land uses that would change its landscape character. These could include woodlots, horticulture (olives for example), vineyards, equestrian activity and cropping. This means that the specific landscape of the site could change quite significantly. Its generic rural character would however remain intact – that is, open space would prevail over buildings and vegetation would dominate. It is this from which rural amenity is derived.

## Residential 4A

This would introduce a change to the landscape that is much the same as that for Residential 4B (Ohoka Meadows) activity nearby which is to be extended up to the B4 Plan Change site. At an average dwelling density of 2 per hectare the roughly half hectare site could accommodate at least one dwelling. As with all Residential 4A activity the land use would largely be devoted to extensive ornamental landscaping. Productive plantings may also occur such as small scale orchards, woodlots and flower production.

Generally such activity results in high amenity outcomes arising from the Residential 4A type activity. Open space in proportion to built form is usually quite generous and vegetation tends to dominate. Such a use would be acceptable with regard to landscape effects subject to meeting the relevant statutory matters while taking into account cumulative effects.

## Recreation

An existing reserve sits alongside the site and so could be expanded to include it. The reserve is not used for anything as yet but harbours the potential for recreational activity of one sort or another. If this is largely derived from activity demanding extensive open space then the reserve would essentially be rural in character. The addition of buildings – clubrooms and such like – would lessen rural character due to diminished open space, but would align with Residential 4A environmental outcomes. Provision for car parking would exacerbate this as it would preclude vegetation. Recreational activity may be more passive and the site potentially more park like in character where trees and other vegetation would dominate.

Depending on the variables just described, recreational use of the site would result in acceptable landscape outcomes, where it is likely high amenity would be achieved.

## Conservation

Allied to recreation is conservation use of the site. As described the site has no features of conservation value at present, such as water bodies or native vegetation. The potential exists for the native plant re-vegetation of the site that in all likelihood would be combined with passive recreational activity. Matawai Park in Rangiora is an example of such activity, which would result in a very high level of amenity.

## Summary

While other uses not identified above are possible – such as quarrying and rural processing – such activities within a predominantly Residential 4 environment is very unlikely. Otherwise it is likely the above alternative uses will all result in acceptable landscape and amenity outcomes. This is notwithstanding that there may be other non-landscape related reasons that preclude or constrain such activity. As with any

land use activity however, desirable character and high amenity are only assured with appropriate Council intervention via the usual statutory processes. Such is the case for Plan Change 33.

## **5 Landscape impediments to rezoning**

In this section consideration is given to landscape matters that could impede the proposed rezoning. These will include potential constraints arising from RMA s6(a) and (b) matters; and whether there are protected landscape features within the site such as notable plants, ecological sites and historic places. Other constraints may arise from the presence of salient natural features such as water bodies and indigenous vegetation.

Concerning RMA s6(a) and (b) matters the site is not identified in the District Plan as an outstanding natural landscape or feature. Nor is it identified in the Canterbury Regional Landscape Study (2010) as such. The site has no water bodies or courses of any kind, and so is not subject to RMA s6(a).

Nor do the District Plan Planning Maps indicate any other feature within the site that would constrain rezoning.

As described, there are no other significant natural or physical features within the site or surrounding receiving environment.

In summary, there are no landscape impediments to rezoning.

## **6 How the site should respond to the surrounding environment**

Given that the Plan Change site will adjoin the Residential 4A zone on two of its four sides, it is important that any potential adverse effects on landscape character and amenity arising from it are either avoided, mitigated or remediated. In summary these effects might include:

- Building dominance due to inappropriately scaled buildings in terms of height, setbacks and site coverage.
- The dominance of extensive car parking areas.
- Reflected glare from building surfaces and parked vehicles.
- Glare and excess illumination from lighting.
- Domination of the road environment by inappropriately large signage.
- Visibility of unsightly outdoor storage and utility areas; and the 'back end' of shops.
- The collective effects of buildings and hardstand not otherwise countered by landscaping.
- Incongruity with the surround Residential 4 A zone and reserve.

The avoidance, mitigation or remediation of these potential adverse effects will be largely managed via the existing and recommended amendments to the relevant District Plan rules. These are addressed next.

The overall amenity outcome should be one where buildings and extensive car parking and vehicle manoeuvring areas do not dominate. Further the site should be dominated by the presence of large trees located throughout. It is important that activity within the site is screened from neighbours, particularly where it concerns unsightliness and excessive glare. The site should also include relatively large amounts of open space in proportion to built form.

In summary, the proposed B4 site needs to reflect the character of surrounding activity – namely that of the Residential 4A environment. That is, buildings are subservient to their setting, open space is abundant and vegetation is dominant. Not only does this align with existing character but it should also result in very high amenity.

## **7 Potential District Plan matters**

In this section District Plan matters are addressed, particularly with regard to the management of potential adverse effects on landscape character and amenity. The focus from here on is on the relevant District Plan rules with additional recommended amendments relating to the proposed B4 Mandeville Zone shown in bold type. For comparison purposes and as a guide some other existing B4 rules are included also.

### **Existing Rules and recommended amendments**

#### Structure Coverage

##### 31.1.1.10

The structure coverage of the net area of any site shall not exceed:

*g. 35% in the Business 4 – Williams/Carew Zone as identified on District Plan Maps 104 and 105; or*

*h. 40% in Business 4 – Lilybrook Zone as shown on District Plan Maps 113 and 117;*

#### **Mandeville B4**

##### **40% in the Business 4 Mandeville Zone**

*Reasons:*

- To ensure there is ample open space within the site to accommodate parking, landscaping and pedestrian access.*
- So that users do not feel dominated by the presence of buildings*

### Setbacks For Structures

31.1.1.14 Any structure shall comply with the minimum setback requirements in Table 31.1 and measurements shall be taken from the nearest point of any part of any structure (or dwelling house).

*Business 4: Williams/Carew Zone*

*Any road boundary 6m*

*Any site boundary 5m*

#### **Mandeville B4**

- **6m from road boundary and apart from vehicle access, no car parks or vehicle manoeuvring shall be located within 3 metres of the road boundary**
- **5m from site boundaries**
- **No outdoor storage shall be located within the above setbacks**

*Reasons:*

- *To provide a sense of open space commensurate with the surrounding Rural zone and nearby Residential 4A zones*
- *To enable landscaping*
- *To reduce building dominance*
- *To provide visual amenity*

### Structure Height

31.1.1.28 Any structure in the Business 4 – Williams/Carew Zone shall not exceed a height of 8m.

31.1.1.29 Any structure in the Business 4 – Lilybrook and West Kaiapoi Zones shall not exceed a height of 9m.

#### **Mandeville B4**

**Any structure in the Business 4 Mandeville Zone shall not exceed a height of 8m.**

*Reason:*

- *To avoid the adverse effects of building dominance*
- *To maintain consistency of scale with surrounding or nearby buildings*

### Screening and Landscaping

31.1.1.32 Where a site within any Business Zone, other than the Business 4 – West Kaiapoi Zone, shares a boundary with any Residential Zone, the site shall be screened from the adjoining Residential Zone site(s) to a minimum height of 1.8m except where a lesser height is required in order to comply with Rule 30.6.1.19, for unobstructed sight distances.

31.1.1.34 Any site within the Business 4 – Lilybrook Zone shall be landscaped for an average depth of 2m along all road boundaries.

#### **Mandeville B4**

- The site within the Business 4 – Mandeville Zone shall be landscaped for an average depth of 4m along the road boundary; and the landscaping shall be located along the entire road boundary.
- The road boundary landscaping is to include trees capable of reaching 8 metres height; and that there is to be at least one tree per 10 metres of frontage including one other; and the trees are to be located along the entire road frontage; and not to be spaced more than 15 metres apart.
- That subject to the above rule trees shall be planted along the entire length of, and on both sides of, the vehicle access way linking the Business 4 Mandeville zone to Mandeville Road.
- Except for the reserve boundary\*, planting capable of reaching a minimum height of 3 metres is to be provided along the entire Residential 4A Zone boundary, and; it shall be located in a landscape strip of no less than 1.5 metres wide.
- One tree shall be planted for every ten car parks and that the trees shall be located within and alongside the car park area

\* The reserve is well treed and these and future trees are sufficient to provide landscape amenity that the proposed B4 zone can 'borrow'.

*Reasons:*

- *To ensure trees are a dominant feature and help counter the effects of building dominance*
- *to provide a very high level of visual amenity*
- *To counter the adverse effects of glare and lighting*
- *To screen car parking and vehicle manoeuvring areas from neighbouring properties.*

#### **Signs**

*31.7.1.6 On any site in any Business 1 or 4 Zone:*

- a. no more than 1 free standing sign shall be erected per site;*
- b. the display area shall not exceed 6m<sup>2</sup>;*
- c. no sign which is attached to a structure shall protrude above the apex of the roof at its highest point; and*
- d. no sign which is attached to the leading edge of a veranda on a building shall be more than 400mm in height.*

#### **Mandeville B4**

**Except at Business 4 Mandeville Zone, one additional free standing sign not exceeding 2m<sup>2</sup> can be erected at the Mandeville Road entry point.**

*Reason:*

- *To provide direction for customers*



## Glare

### 31.10.1 Conditions

31.10.1.1 *In any Rural Zone, any artificial exterior lighting within a site shall:*

- a. be directed away from the sky;*
- b. except for any street light, be directed away from the site boundary and roads so as to avoid light spill, or in the case of a road boundary, avoid a distraction or glare which would create a traffic hazard; and*
- c. be placed so as to avoid causing an air or sea navigation hazard.*

31.10.1.2 *In any Residential or Business Zone, artificial lighting, (except any street light, navigational light or traffic signal), shall not:*

- a. emit light exceeding 20 lux (horizontal and vertical) measured at or within the boundary of any other site zoned Residential, or the notional boundary of any dwelling house in a Rural Zone;*
- b. spill onto any road in a way which might distract traffic or interfere with any traffic aids and signals;*
- c. spill into the sky or over the sea in a way which might distract or interfere with any air or sea navigation lights; or*
- d. imitate traffic signals.*

#### **Mandeville B4**

**In the Business 4 Mandeville Zone, no building will be finished with a light reflectance value (LRV) greater than 30%**

*Reason:*

- *To reduce building domination*

## **8 Conclusion**

With regard to landscape outcomes there are essentially two gateways when it comes to the consideration of plan change requests. The first is whether the subject land and receiving environment harbours any landscape impediments to rezoning - which in this case it does not.

The second concerns potential landscape and amenity effects arising from the anticipated activity. In this case such effects can be readily managed via existing and proposed rules. Implementation of these is greatly assisted by the fact that the site is greenfield and currently enjoys considerable separation from all but one neighbouring residents.

There is no doubt that with the appropriate rules package a high amenity outcome can be achieved along with an environmental character that is commensurate with the existing and future Residential 4A zone.

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**Andrew Craig**

*Landscape Architect*

November 2014

## **Appendix VII:**

### **Existing District Plan Business 4 Zone Rules**

<b>Rule Number</b>	<b>Rule Description</b>	<b>Applicability</b>
23.1.1.15	Within any Residential Zone, Business Zone or the Mapleham Rural 4B Zone, domestic wastewater generated within any site shall be disposed of by connection to a reticulated sewage disposal utility.	Applies with no proposed amendment.
23.1.1.16	Within any Residential Zone, Business 1, 2 or 4 Zone, the Rural Zone, and the Mapleham Rural 4B Zone, the supply of water to any site shall be by a reticulated potable water supply	Applies with no proposed amendment.
30.6.1.1	All land uses in any Residential Zone or Business Zone, and any dwellinghouse in any Rural Zone, shall be located on a site that has access to a road which complies with the design attributes of Table 30.1, Table 30.2 for the Residential 7 Zone, other than land uses in the Residential 6, 6A and Business 1 Zones at Pegasus which shall be located on a site that has access to a road which complies with the design attributes of Table 32.2.	Applies with no proposed amendment.
30.6.1.28	All parking spaces shall be provided on-site for the activity and in accordance with Tables 30.8 and 30.9.	An exemption is proposed to Rule 30.6.1.28 based on the Abley's Transportation Consultants carparking assessment.
31.1.1.32	Where a site within any Business Zone, other than the Business 4 – West Kaiapoi Zone, shares a boundary with any Residential Zone, the site shall be screened from the adjoining Residential Zone site(s) to a minimum height of 1.8m except where a lesser height is required in order to comply with Rule 30.6.1.19, for unobstructed sight distances.	Specific landscaping controls are recommended in the landscape assessment of <i>Andrew Craig</i> .
31.1.1.33	Within any setback from a road boundary (required by Rules 31.1.1.14, 31.1.1.15, 31.1.1.16 and Table 31.1) in any site in any Business Zone the area shall be landscaped for an average depth of 2m from the site boundary. For the Southbrook Business 2 Zone,	Specific landscaping controls are recommended in the landscape assessment of <i>Andrew Craig</i> .

	Todds Road Business 2 Zone and the Business 6 Zone this shall include an evergreen tree of at least 1.5m in height at the time of planting at a spacing of one tree every 10m or a minimum of one tree per site frontage.	
31.7.1.6	<p>On any site in any Business 1 or 4 Zone:</p> <ol style="list-style-type: none"> <li>no more than 1 free standing sign shall be erected per site;</li> <li>the display area shall not exceed 6m<sup>2</sup>;</li> <li>no sign which is attached to a structure shall protrude above the apex of the roof at its highest point; and</li> <li>no sign which is attached to the leading edge of a veranda on a building shall be more than 400mm in height.</li> </ol>	Applies with no proposed amendment. The landscape assessment of Andrew Craig recommends a maximum site sign display area of 2m <sup>2</sup> . As this sign will be located on the Tram Road boundary it is considered appropriate to adopt the display area of 6m <sup>2</sup> in order to ensure that any sign is legible to motorists.
31.12.1.2	<p>Activities in any zone, other than the Business 3 Zone, shall not exceed the following noise limits within measurement time intervals in the time-frames stated at any point within the notional boundary of any dwellinghouse in the Rural Zone, or at any point within any Residential Zone:</p> <ol style="list-style-type: none"> <li>Daytime: 7am to 7pm Monday to Saturday, and 9am to 7pm Sundays and Public Holidays: 50dBA L<sub>10</sub>.</li> <li>Other times: 40dBA L<sub>10</sub>.</li> <li>Daily 10pm-7am the following day: 70dBA L<sub>max</sub>.</li> </ol>	Applies with no proposed amendment.
31.23.3	Except as provided for by Rule 31.24, any land use in any zone resulting in a total of more than 250 motorised vehicles movements, either entering or	Applies with no proposed amendment.



	exiting the site, per day is a discretionary activity (restricted).	
32.1.1.47	Any new allotment in the Mapleham Rural 4B Zone, or in any Residential or Business Zone shall be serviced by a reticulated potable water supply and water from that supply shall be available at the boundary of the allotment.	Applies with no proposed amendment.
32.1.1.51	Any new allotment in the Mapleham Rural 4B Zone, or in any Residential or Business Zone shall be serviced by a reticulated sewage disposal utility and that utility shall be available at the boundary of the allotment.	Applies with no proposed amendment.
32.1.1.54	Any new allotment in any zone shall be serviced by an energy supply and a communications system, and those services shall be available at the boundary of the allotment.	Applies with no proposed amendment.
32.1.1.57	Any new allotment in any Residential or Business Zone, other than in the Residential 6, 6A and Business 1 Zones at Pegasus, or any area subject to an Outline Development Plan, shall be: <ul style="list-style-type: none"> <li>a. serviced by a reticulated stormwater disposal utility where it is available at the boundary of the allotment; or</li> <li>b. where no such utility is available, provided with an on-site stormwater disposal facility.</li> </ul>	Applies with no proposed amendment.

## **Appendix VIII.**

### **Assessment of the relevant provisions of the Canterbury Regional Policy Statement**

Relevant provisions	Status Quo	Plan Change option
<p><b>Objective 6.2.4 – Integration of transport infrastructure and land use</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>(1) managing network congestion;</li> <li>(2) reducing dependency on private motor vehicles;</li> <li>(3) reducing emission of contaminants to air and energy use;</li> <li>(4) promoting the use of active and public transport modes;</li> <li>(5) optimising use of existing capacity within the network; and</li> <li>(6) enhancing transport safety.</li> </ul>	<p>The status quo option, which is the land remaining as Rural Zoning is considered to maintain transport safety as the current size of the allotments within the plan change area do not allow further entrancements to be constructed onto Tram Road, which is a strategically important road within the Plan road hierarchy.</p>	<p>The proposed plan amendments will potentially achieve a reduction in dependency of motor vehicles, with an associated reduction in the emission of contaminants from these vehicles, as the day to day convenience needs of the Mandeville community are anticipated to be provided for by the proposed sustainable floorspace based on the economic assessment by <i>Market Economics Ltd</i>.</p> <p>The proposed access arrangements off Tram Road are considered to maintain traffic safety, with any further entrancement required to generally comply with the proposed Outline Development Plan. In addition, the proposed Plan amendments provide a trigger point for the assessment of safety effects resulting from additional entrancements or exits shown on the outline development plan.</p>
<p><b>Objective 6.2.5 – Key activity and other centres</b></p> <p>Support and maintain the existing network of centres below as the focal points for commercial, community and service activities during the recovery period:</p> <ul style="list-style-type: none"> <li>(1) The Central City</li> <li>(2) Key Activity Centres</li> <li>(3) Neighbourhood centres.</li> </ul> <p>These centres will be high quality, support a diversity of business</p>	<p>The retention of the area's rural zoning will not result in any additional business provision within the Plan.</p>	<p>The assessment of the sustainable retail floorspace by <i>Market Economics Ltd</i> concludes that, provided the Plan amendments limit the total amount of floorspace to 1300m<sup>2</sup> of gross floor area, that</p> <p><i>“there are no justifiable Mandeville centre cannot be developed, given its implausible potential to generate significant adverse retail distribution effects on existing centres within the wider network”</i></p>

<p>opportunities including appropriate mixed use development, and incorporate good urban design principles. The development and distribution of commercial activity will avoid significant adverse effects on the function and viability of these centres.</p>		
<p><b>Objective 6.2.6 – Business land development</b> Identify and provide for Greater Christchurch's land requirements for the recovery and growth of business activities in a manner that supports the settlement pattern brought about by Objective 6.2.2, recognising that:</p> <p>(1) The greenfield priority areas for business in Christchurch City provide primarily for the accommodation of new industrial activities;</p> <p>(2) Except where identified for brownfield redevelopment, areas used for existing industrial activities are to be used primarily for that purpose, rather than as a location for new commercial activities;</p> <p>(3) New commercial activities are primarily directed to the Central City, Key Activity Centres, and neighbourhood centres;</p> <p>(4) A range of other business activities are provided for in appropriate locations; and</p> <p>(5) Business development adopts appropriate urban design qualities in</p>	<p>The retention of the area's rural zoning will not result in any additional business provision within the Plan.</p>	<p>The assessment of the sustainable retail floorspace by <i>Market Economics Ltd</i> concludes that, provided the Plan amendments limit the total amount of floorspace to 1300m<sup>2</sup> of gross floor area, that</p> <p><i>"there are no justifiable Mandeville centre cannot be developed, given its implausible potential to generate significant adverse retail distribution effects on existing centres within the wider network"</i></p>

<p>order to retain business, attract investment and provide for healthy working environments.</p>		
<p><b>Policy 6.3.1 – Development within the Greater Christchurch area</b>  In relation to recovery and rebuilding for Greater Christchurch:</p> <p>(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;</p> <p>(2) give effect to the urban form identified in Map A (page 64) by identifying the location and extent of the indicated Key Activity Centres;</p> <p>(3) enable development of existing urban areas and greenfield priority areas, including intensification in appropriate locations, where it supports the recovery of Greater Christchurch;</p> <p>(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;</p> <p>(5) provide for educational facilities in rural areas in limited circumstances where no other practicable options exist within an urban area; and</p> <p>(6) avoid development that adversely</p>	<p>The retention of the area's rural zoning will not result in any additional business provision within the Plan.</p>	<p>With regards to (4) the area to be rezoned is not an existing greenfield area or greenfield priority area, however, the Residential 4A Zone is expressly provided for as a housing choice within Policy 6.3.9 of Chapter 6 to the CRPS (see below). The 2010 Rural Residential Development Plan identifies the area as an identified growth area for rural residential development. Policy 6.3.9 indicates that these areas can only be developed if identified within an adopted strategy.</p> <p>With regard to (6) the function, viability or public investment in the central city of key activity centres is not likely to be affected based on the small scale of the business and Residential 4A Zone.</p>



<p>affects the function and viability of, or public investment in, the Central City and Key Activity Centres.</p> <p><b>Policy 6.3.3 – Development in accordance with outline development plans</b></p> <p>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:</p> <p>(1) Be prepared as:</p> <p>(a) a single plan for the whole of the priority area; or</p> <p>(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</p> <p>(c) a single plan for the whole of a rural residential area; and</p> <p>(2) Be prepared in accordance with the matters set out in Policy 6.3.2;</p> <p>(3) To the extent relevant show proposed land uses</p> <p>including:</p>	<p>NA</p>	<ul style="list-style-type: none"> <li>With regard to 6.3.3(1)(c) the proposed outline development plan covers the wider triangle of rural zoned land between Tram Road, Mandeville Road, McHugh's Road, and the Ohoka Meadows Residential 4B Zone.</li> <li>The additional remaining matters under Policy 6.3.3 provide a checklist for items to be shown on any Outline Development Plan. With specific regard to the proposed plan change: <ul style="list-style-type: none"> <li>(1)(a) The Outline Development Plan covers the entire rural zoned area;</li> <li>(1)(b) The Outline Development Plan area is identified within the 2010 Rural Residential Development Plan as a future preferred growth area;</li> <li>(1)(c) There is a single plan for the whole of the proposed Residential 4A and Business 4 Zone. This Zone is immediately adjacent to an existing Residential 4B Zone.</li> <li>(3)(a) There are no proposed roads within the Outline Development Plan area; however, the locations of vehicle access onto Tram Road are shown on the Outline Development Plan.</li> </ul> </li> </ul>
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<p>(a) Principal through roads, connections with surrounding road networks, relevant infrastructure services and areas for possible future development;</p> <p>(b) Land required for community facilities or schools;</p> <p>(c) Parks and other land for recreation;</p> <p>(d) Land to be used for business activities;</p> <p>(e) The distribution of different residential densities, in accordance with Policy 6.3.7;</p> <p>(f) Land required for stormwater treatment, retention and drainage paths;</p> <p>(g) Land reserved or otherwise set aside from development for environmental, historic heritage, or landscape protection or enhancement;</p> <p>(h) Land reserved or otherwise set aside from development for any other reason, and the reasons for its protection from development;</p> <p>(i) Pedestrian walkways, cycleways and public transport routes both within and adjoining the area to be developed;</p> <p>(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;</p> <p>(5) Identify significant cultural, natural or historic heritage features and values, and show how they are to be protected and/or enhanced;</p>		<p>(3)(c) The existing Plantation reserve is identified on the Outline Development Plan as a reserve.</p> <p>(3)(e) Land required for stormwater treatment/ detention is located on the Outline Development Plan.</p> <p>(3)(i) Pedestrian walkways and cycleway are not addressed on the Outline development plan; however, the Ableys Transportation Report considers the provision of a walkway through the Plantation reserve as part of a future review of the management plan.</p> <p>(5) There are no significant cultural, natural or historic heritage features and values identified in the area to be rezoned.</p> <p>(6) The proposed plan amendments require any building within the Business 4 area, and any dwelling within the Residential 4A zone to connect to the existing reticulated services.</p> <p>(7) Staging and co-ordination of subdivision within the Residential 4A zone is provided for through the extension of existing Rules 32.1.1.11 and 32.1.1.12.</p>
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<p>(6) Document the infrastructure required, when it will be required and how it will be funded;</p> <p>(7) Set out the staging and coordination of subdivision and development between landowners;</p> <p>(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;</p> <p>(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;</p> <p>(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;</p> <p>(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</p> <p>(12) Include any other information that is relevant to an understanding of the development and its proposed zoning.</p>	<p>(8) With regard to effective provision that is required to be made for a range of transport options, the Outline development plan is supported by a traffic report that considers the ability to provide for pedestrian, cycling and motor vehicle links.</p> <p>(9) With regard to effects on and/ or from nearby existing or designated strategic infrastructure the Outline development plan is supported by a rule framework which seeks to maintain the safe and efficient functioning of Tram Road, an arterial Road in the roading hierarchy. This is proposed to be achieved by limiting additional access onto Tram Road, both from the proposed Business 4 Zone, and from the Residential 4A Zone.</p>
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<p><b>Policy 6.3.6 – Business land</b> To ensure that provision, recovery and rebuilding of business land in Greater Christchurch maximises business retention, attracts investment, and provides for healthy working environments, business activities are to be provided for in a manner which:</p> <p>(1) Promotes the utilisation and redevelopment of existing business land, and provides sufficient additional greenfield priority area land for business land through to 2028 as provided for in Map A;</p> <p>(2) Recognises demand arising from the relocation of business activities as a result of earthquake-damaged land and buildings;</p> <p>(3) Reinforces the role of the Central City, as the city's primary commercial centre, and that of the Key Activity Centres;</p> <p>(4) Recognises that new commercial activities are primarily to be directed to the Central City, Key Activity Centres and neighbourhood centres where these activities reflect and support the function and role of those centres; or in circumstances where locating out of centre, will not give rise to significant adverse distributional or urban form effects;</p> <p>(5) Recognises that new greenfield</p>	<p>NA</p>	<ul style="list-style-type: none"> <li>• With regard to 6.3.6(2) the proposed plan change is not promulgated to respond to demand arising as a result of the relocation of earthquake damaged businesses.</li> <li>• With regard to 6.3.6(4), the identification and provision of the business zone has been undertaken, in part, to provide for a sustainable retail floorspace outside of the catchment areas of the existing neighbourhood centres and the catchment of the Key Activity Centres.</li> <li>• The Plan anticipates that existing residential and business zones are serviced by way of reticulated water and sewer networks. The proposed amendments continue this requirement.</li> <li>• With regard to 6.3.6(10) the proposed maximum floorspace of the business zone has been set at a level that is based on the sustainable catchment of the Mandeville community, including the growth anticipated within the identified growth boundary of the Mandeville settlement.</li> <li>• With regard to 6.3.6(11), the characteristics of the Mandeville settlement, and the scale of the proposed business area are not such that mixed-use activities would be anticipated.</li> </ul>
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<p>priority areas for business in Christchurch City are primarily for industrial activities, and that commercial use in these areas is restricted;</p> <p>(6) Recognises that existing business zones provide for a range of business activities depending on:</p> <p>(i) the desired amenity of the business areas and their surrounds; and</p> <p>(ii) the potential for significant distributional or urban form effects on other centres from new commercial activity.</p> <p>(7) Utilises existing infrastructure availability, capacity and quality;</p> <p>(8) Ensures reverse sensitivity effects and conflicts between incompatible activities are identified and avoided or mitigated against;</p> <p>(9) Ensures close proximity to labour supply, major transport hubs and passenger transport networks;</p> <p>(10) Encourages self-sufficiency of employment and business activities within communities across Greater Christchurch;</p> <p>(11) Promotes, where appropriate, development of mixeduse opportunities, within Key Activity Centres provided reverse sensitivity issues can be appropriately managed; and</p> <p>(12) Incorporates good urban design principles appropriate to the context of the development.</p>		
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<p><b>Policy 6.3.9 – Rural residential development</b></p> <p>In Greater Christchurch, rural residential development further to areas already zoned in district plans as at 1st January 2013 can only be provided for by territorial authorities in accordance with an adopted rural residential development strategy prepared in accordance with the Local Government Act 2002, subject to the following:</p> <p>(1) In the case of Christchurch City, no further rural residential development is to be provided for within the Christchurch City Plan area;</p> <p>(2) The location must be outside the greenfield priority areas for development and existing urban areas;</p> <p>(3) All subdivision and development must be located so that it can be economically provided with a reticulated sewer and water supply integrated with a publicly owned system, and appropriate stormwater treatment and disposal;</p> <p>(4) Legal and physical access is provided to a sealed road, but not directly to a road defined in the relevant district plan as a Strategic or Arterial Road, or as a State highway under the Government Roading Powers Act 1989;</p> <p>(5) The location and design of any proposed rural residential development shall:</p>	<p>N/A</p>	<ul style="list-style-type: none"> <li>• The areas proposed to be rezoned to Residential 4A and Rural are located within the areas shown on Map 2995/05/C of the Waimakariri District Council Rural Residential Development Plan, which was prepared in accordance with the Local Government Act 2002 and adopted by the Waimakariri District Council in June 2010.</li> <li>• The Mandeville settlement is currently serviced by a reticulated water and wastewater network, which have capacity to service the maximum household numbers as a result of the proposed Residential 4A zoning.</li> <li>• With regard to Policy 6.3.9(4), Tram Road, an Arterial Road listed in the roading hierarchy of the Waimakariri District Plan. Proposed Rule 30.6.1.10 limits access to Tram Road to the current locations existing prior to the plan change.</li> <li>• With regard to Policy 6.3.6(5)(g) the proposed amendments seek to address potential reverse sensitivity effects on surrounding Rural land.</li> <li>• With regard to Policy 6.3.6(5)(h) the report of <i>Coffey's New Zealand Ltd</i> concludes that the proposed rezoning of the area to Residential 4A is appropriate under the requirements of section 106 of the Resource Management Act 1991.</li> </ul>
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<p>(a) avoid noise sensitive activities occurring within the 50 dBA Ldn air noise contour surrounding Christchurch International Airport so as not to compromise the future efficient operation of Christchurch International Airport or the health, well-being and amenity of people;</p> <p>(b) avoid the groundwater protection zone for Christchurch City's drinking water;</p> <p>(c) avoid land between the primary and secondary stop banks south of the Waimakariri River;</p> <p>(d) avoid land required to protect the landscape character of the Port Hills;</p> <p>(e) not compromise the operational capacity of the Burnham Military Camp, West Melton Military Training Area or Rangiora Airfield;</p> <p>(f) support existing or upgraded community infrastructure and provide for good access to emergency services;</p> <p>(g) avoid significant reverse sensitivity effects with adjacent rural activities, including quarrying and agricultural research farms, or strategic infrastructure;</p> <p>(h) avoid significant natural hazard areas including steep or unstable land;</p> <p>(i) avoid significant adverse ecological effects, and support the protection and enhancement of ecological values;</p> <p>(j) support the protection and enhancement of ancestral land, water</p>		<ul style="list-style-type: none"> <li>• With regard to Policy 6.3.6(5)(h) the proposed area to be rezoned to Residential 4A is within the Mandeville settlement and the growth boundary of Policy 18.1.1.2.</li> <li>• With regard to (7) the Plan considers Residential 4A Zoning as low density living environments, with servicing requirements increasingly expected to mirror urban standards. The characteristics of the zone set out in Table 17.1 of Policy 17.1.1.1 set the anticipated character of the Residential 4A Zone, which are not considered to be a transition to full urban development.</li> </ul>
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<p>sites, wāhi tapu and wahi taonga of Ngāi Tahu;</p> <p>(k) where adjacent to or in close proximity to an existing urban or rural residential area, be able to be integrated into or consolidated with the existing settlement; and</p> <p>(l) avoid adverse effects on existing surface water quality.</p> <p>(6) An outline development plan is prepared which sets out an integrated design for subdivision and land use, and provides for the long-term maintenance of rural residential character.</p> <p>(7) A rural residential development area shall not be regarded as in transition to full urban development.</p>		
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