



### Water

The existing water reticulation to neighbouring residential areas can be extended to service residential development of the site. While no modelling has been undertaken with respect to reticulation of water services, an extension of the existing network from Elm Drive or Oxford Road, along with provision of sufficient water main reticulation within the proposed road network, is likely to be sufficient to provide the necessary firefighting and domestic water required for development.

It is not anticipated that any significant upgrading to the existing reticulation or headworks will be immediately required to service residential development of the site.

### Stormwater

The site slopes gently to the southeast draining into the Northbrook Stream catchment, with no known ponding areas or other drainage features across the majority of the site. However, at the southern end of the site there is a drainage path and a water race, both running from the western to eastern boundaries of the site. The drainage path lies north of the water race and is understood to collect flows from an area of surrounding farm land of approximately 32ha.

The ground conditions on the site are relatively well suited to incorporating soakage disposal into the stormwater system. To this end, the proposed approach to managing stormwater from the site will be via a primary system utilising the soakage characteristics of the site, with runoff from roading and hardstand areas requiring treatment before being discharged to ground. The primary soakage systems will be designed to dispose of runoff from 2% AEP rainfall events.

The proposed ODP identifies two stormwater management areas located at the southeast and southwest corners of the site. The proposed approach to managing stormwater from the site will be to convey stormwater to the management areas by pipes and a central swale following the alignment of the main north-south road. Secondary flow paths will be provided along roadways through the development to direct overland flow to the stormwater management areas.

The proposed methods of stormwater conveyance, treatment, attenuation and rapid soakage are discussed at length in the Infrastructure Assessment, with these matters discussed with Council's engineering team. In this regard, feasible options exist for management and disposal of stormwater from the site, as demonstrated by the recent issuance of a permit (CRC152112) to discharge stormwater to land from; roofs, roads and hardstand areas, and from exposed soils during site construction associated with the residential subdivision development of the site. A copy of the stormwater discharge permit issued by Environment Canterbury on the 3 December 2014 is enclosed within the Infrastructure Report attached at **APPENDIX F**.

### Wastewater

The existing gravity wastewater reticulation in the area provides two potential points of connection to service the site, with these located at the Acacia Drive main, and along Oxford Road. The terminal end of the Acacia Drive line is approximately 3.5m in depth at the manhole in Oxford Road. As such, it is considered that the levels of the receiving wastewater reticulation are such that the whole site can be drained by gravity to the Oxford Road connection point.

### Power and Telecommunications

Existing power services are available at the boundary of the site. Main Power New Zealand has confirmed that the existing power infrastructure can be extended to service development of the site.

Existing telecommunication services are available at the boundary of the site. Telecom New Zealand has confirmed that their existing telecommunications infrastructure can be extended to service development of the site.



## 4.6 Geotechnical

Aurecon has been engaged to provide engineering services for the plan change, part of which is to carry out a geotechnical investigation. A copy of the report is attached at **APPENDIX G**. The purpose of the geotechnical investigations was to identify any geotechnical issues with the land, including addressing potential liquefaction risk or geological hazards and any remediation options that may be required as part of the development. This report will be used to support the plan change application.

The geotechnical investigation included a review of readily available geological and geotechnical information for the site, the excavation of eight exploratory test pits and drilling one geotechnical borehole. The number and depth of investigations is compliant with recommendations in the MBIE Guidelines for a plan change.

The geotechnical investigation identified that the site is typically underlain by 0.45m to 2.7m of silty/sandy material underlain by gravel. Groundwater was not encountered in any of the test pits, and was encountered in the borehole at 7m depth. As such, the site is assessed to have a low susceptibility to seismically induced liquefaction. This assessment is supported by the lack of observed ground damage following recent earthquakes in the Canterbury region.

Due to parts of the site being directly underlain by fine grained soils, there exists the potential for erosion and rilling of the sandy/silty soils if vegetation cover is removed for prolonged periods of time from both stormwater runoff if it is not discharged in a controlled manner, and from the wind. This susceptibility to erosion of the silty soils can be minimised by using appropriate industry standard design measures during construction. Due to the subsoil profile, and provided appropriate civil engineering design for stormwater control is implemented, the site has low potential for "subsidence", "and "inundation." The proposed rezoning of the land for residential development is unlikely to accelerate, worsen, or result in material damage to the land, other land, or structures and therefore meets the requirements of Section 106 of the RMA.


## 4.7 Flooding

Environment Canterbury has undertaken flood modelling to determine possible breakouts of the Ashley River. The modelling indicates that the majority of the site is likely to be unaffected but there are sections of the site which are low risk, with inundation depths of less than 0.25m during a 0.5% AEP Ashley River breakout event.

In addition to the Environment Canterbury flood modelling data, Waimakariri District Council has also investigated the depth and extent of flooding within the region for local rainfall events for a range of AEP events. The Council flood modelling indicates that floodwater from the 0.5% AEP local rainfall event may overtop Lehman's Road and be conveyed through the site. The depth of this flooding is typically less than 0.2m except at the existing drainage path that passes through the site.

In recognition of the potential flood hazard of the site the proposed rezoning incorporates a requirement for all dwellings to have a minimum floor level of 350mm above the 0.5% Annual Exceedence Probability flood event, consistent with the approach taken with respect to Plan Change 18 immediately to the east of the site. In addition, it is noted that the development of the site will result in construction of residential allotments sloping towards the roadways, the sunken effect of which will in combination with the stormwater swales and management areas create a channelling effect on potential floodwaters, further reducing the depth likely to be experienced for future residential development on the site. Accordingly, based on the proposed minimum floor level requirement, it is considered that the flooding risk to future residential development on the site will be able to be appropriately managed.





Further to the above, and following discussions with Council after lodgement of the Plan Change Request in August 2014, Aurecon undertook further flood modelling to assess the potential effects of the 0.5% AEP Ashley River breakout event on the proposed development and on surrounding properties. This modelling report is included within the Infrastructure Report attached at **APPENDIX F**, with the report supporting the appropriateness of the proposed minimum floor levels for the site. The flood modelling report also identifies a range of potential mitigation measures which could be adopted to address the anticipated increase in peak flood levels to the north and south of the site.

#### 4.8 Contamination

Coffey Geotechnics were engaged to undertake an Environmental Site Assessment ('ESA') of the subject site (attached at **APPENDIX H**), the purpose of which was to assess the site for potential contamination from current and historical land use activities. The ESA comprised a site inspection, a detailed desktop study review, an interview with the previous property owner, and due to the potential for agrichemical contamination of shallow surface soils, several soil samples were also undertaken.

The ESA identified the historical and current HAIL activities at the site as including historical market gardening, a historical horse training track, historical poultry farming, and general waste disposal. These particular areas were targeted for sampling, with eight samples analysed for heavy metals, and six samples analysed for organochlorine pesticides. The laboratory analysis identified that one or more heavy metals were detected above the adopted Environment Canterbury background levels in six of the eight samples analysed, with arsenic in one sample slightly exceeding the National Environmental Standard for Assessing and Managing Contaminants in Soil (NES) human health criteria. It is noted that no DDT results exceeded the NES human health criteria, however three samples exceeded the adopted background levels.

On the basis of the desk top and intrusive investigations associated with the ESA, the ESA concludes that it is unlikely that soil contaminant levels would preclude the use of the site for residential purposes. However, given the slight exceedence of the human health criteria for arsenic in one specific location at the site, the ESA recommends that this area be further investigated prior to site development.


It is noted that the NES prescribes specific controls on soil disturbance, subdivision and land use change where historical or current HAIL activities have been identified. As the ESA finds that soil contamination exceeds human health criteria in one specific location on the site, resource consent will be required under the NES as a restricted discretionary activity. It is considered that the resource consent process is the appropriate time to undertake further investigation, and to subsequently prepare a Remedial Action Plan so as to ensure that works can proceed in a manner which appropriately addresses the risk associated with contaminated soils.

#### 4.9 Groundwater Quality

Groundwater quality can be adversely affected by residential development from two main sources, namely on-site wastewater treatment and disposal, or stormwater generated by increases in impervious surface coverage.

In terms of wastewater, no adverse effects are anticipated, as the area will be able to be connected to Council's reticulated wastewater system. The appropriate infrastructure to connect to the system will be installed when the land is ultimately developed. Although there will be an increase in impervious surfaces as a result of subsequent development, a stormwater collection, treatment and disposal system will be implemented, and a discharge permit has been obtained from Environment Canterbury. This will ensure that residential development of the site does not have an adverse impact on groundwater quality.





With the reticulation of wastewater and the stormwater treatment and disposal system proposed, it is anticipated that there will be minimal adverse effects on groundwater quality from the development of the site for residential purposes.

#### **4.10 Cultural**

There are no known sites of cultural or historical significance on the site. As discussed in the Infrastructure Assessment, appropriate systems will be utilised to manage stormwater and wastewater in such a way that the cultural values associated with water resources will be respected.

Notwithstanding, preliminary consultation with Mahaanui Kurataiao Limited ('MKT') has taken place with no particular concerns identified. However, MKT have sought continued involvement regarding discussions on the treatment of the proposed water race, the stormwater treatment areas, and the use of landscaping. It is anticipated that these discussions will continue throughout the rezoning and land development process.

#### **4.11 Reverse Sensitivity**

The expansion of residential development into rural areas can create difficulties for neighbouring activities, with the main issue being complaints about the types of rural activities undertaken and their effects. Such complaints can lead to requests for constraints being placed upon permitted rural activities. Neighbouring rural activities are limited and primarily pasture based, which generally do not give rise to reverse sensitivity issues. There are no intensive farming operations or horticultural activities located in the area that could create reverse sensitivity effects.

If the subject site were to be utilised for rural activities under its present zoning, reverse sensitivity effects could arise due to the recent and future erection of dwellings in the surrounding Residential 2 Zone, and the proximity of the Brick Kiln rural-residential area. As such, the rezoning of the site to enable residential development could in fact reduce the likelihood of reverse sensitivity effects occurring in the area. Overall, it is considered that the potential for reverse sensitivity effects to occur is low, with any such effects in respect of the adjacent residential areas being no greater than if the site was used for rural purposes.

#### **4.12 Summary**

Overall, it is considered that the site is suitable for residential use, that the environmental effects of such development will be no more than minor, and that there will be positive environmental effects. The operative and proposed WDP framework for guiding development will ensure the environmental effects of residential subdivision and development of the subject site are addressed in a manner consistent with the sustainable management principles of the RMA.



# Chapter 5

## Section 32 Analysis





# 5 Section 32 Analysis

## 5.1 Statutory Context

Section 32 of the RMA establishes a procedure for local authorities to test the appropriateness of any proposed provisions, including objectives, policies, rules and other methods when considering the merits of any plan change request. This procedure ensures that environmental issues are addressed and requires anticipated outcomes to achieve the purpose of the RMA.

This assessment has been prepared to fulfil the requirements of section 32 of the RMA.

Section 32(1) states that an evaluation must examine -

- *the extent to which the objectives of the proposal are the most appropriate way to achieve the purpose of this Act; and*
- *whether, having regard to their efficiency and effectiveness and other reasonably practicable options, the provisions in the proposal are the most appropriate way to achieve the objectives.*

Section 32(1)(c) clarifies that the level of detail contained in the evaluation must contain a level of detail that corresponds to the scale and significance of the effects of the proposal.

In the context of the assessment that follows, the above terms have been defined as:

‘Effectiveness’ means how successful a particular option is in achieving the desired environmental outcome as stated in the objectives.


‘Efficiency’ means measuring by comparison of the benefits to costs. The most efficient method will achieve the environmental outcome at the least overall cost.

In addition section 32(2) states that an evaluation under subsection 32(1)(b)(ii) must identify and assess:

- *the benefits and costs of the environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions, including opportunities for economic growth and employment; and*
- *the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.*

The proposed Plan Change Request does not seek to alter the objectives of the WDP, with only one minor addition proposed to Policy 17.1.1.4 to ensure the rezoning gives effects to the RPS requirements relating to residential density. Accordingly, the following assessment considers the extent to which the proposed Residential 2 zoning, supplemented with provisions for comprehensive





residential development, and its associated rule and assessment framework is a more efficient and effective method for achieving the objectives of the WDP than the existing Rural zoning, with this assessment informed by an evaluation of the associated benefits and costs of the proposed zone change.

In addition to the assessment outlined above, any Plan Change request must fall within the scope of Council's functions, and must:

- Have regard to the RLTS, PRLWP, WCS and Structure Plan;
- Take into account the MIMP;
- Give effect to the RPS; and
- Not be inconsistent with the Recovery Plan, LURP and WRRP and NRRP.

The above matters are assessed in detail in the following sections.

## 5.1 Council Functions

As identified above, any plan change request must relate to, and assist the Council to carry out its functions so as to achieve the purpose of the RMA. Section 31 of the RMA is relevant, with the pertinent clauses as follows:

- (1) *Every territorial authority shall have the following functions for the purpose of giving effect to this Act in its district:*
  - (a) *The establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district:*
  - (b) *the control of any actual or potential effects of the use, development, or protection of land, including for the purpose of...*

The WDP has been prepared to give effect to these functions, and the proposed Plan Change makes changes that are consistent with these functions of the Council. The adoption of an existing zone will ensure this is the case, and the only changes to the existing provisions are in the form of additional controls over the site directed at achieving the integrated management of the effects of activities.

## 5.2 Plan Change Consistency with Recovery Strategy and Recovery Plans (CER Act)

### 5.2.1 Recovery Strategy for Greater Christchurch

The Recovery Strategy for Greater Christchurch prepared under the CER Act came into effect on 1 June 2012. The overarching, long-term Recovery Strategy will guide the reconstruction, rebuilding and recovery of Greater Christchurch.

Clause 15 of the CER Act sets out the effect of the Recovery Strategy. In this regard, the Recovery Strategy is a statutory document that must be "*read together with, and form part of*" other relevant legislation within the Greater Christchurch area. Further, any RMA document or instrument (and other statutory documents) must not be interpreted or applied in a way that is inconsistent with the Recovery Strategy.



The Recovery Strategy includes a definition of recovery, vision, goals, priorities and phases for recovery, expectations for government-led recovery programmes and a commitment to monitoring and reporting. Only Sections 3 to 8 of the Recovery Strategy have statutory effect, with Section 4 identifying the vision for the recovery of Greater Christchurch and supporting goals relating to the six components of recovery. In this regard, the vision of the Recovery Strategy is:

*Greater Christchurch recovers and progresses as a place to be proud of – an attractive and vibrant place to live, work, visit and invest, mō tātou, ā, mō kā uri ā muri ake nei – for us and our children after us.*

The goals of the Recovery Strategy are set under the following six components of recovery:

- Leadership and integration – *CERA, the public and private sector and communities coordinate with each other to contribute to the recovery and future growth of greater.*
- Economic recovery – *Revitalise greater Christchurch as the heart of a prosperous region for business, work, education, and increased investment in new activities.*
- Social recovery – *Strengthen community resilience, safety and wellbeing, and enhance quality of life for residents and visitors.*
- Cultural recovery – *Renew greater Christchurch's unique identity and its vitality expressed through sport, recreation, art, history, heritage and traditions.*
- Built environment recovery – *Develop resilient, cost effective, accessible and integrated infrastructure, buildings, housing and transport networks.*
- Natural environment recovery – *Restore the natural environment to support biodiversity and economic prosperity and to reconnect people to the rivers, wetlands and Port Hills.*

Of particular significance to the proposed Plan Change Request are those goals supporting the recovery of the built environment, with these goals provided greater focus and direction by the Land Use Recovery Plan discussed below. However, in summary, the proposed Plan Change Request is considered to be entirely consistent with the Recovery Strategy.

## **5.2.2 Land Use Recovery Plan**

The Land Use Recovery Plan (LURP) came into effect on 6 December 2013. The LURP helps to achieve the vision of the Recovery Strategy, and provides direction for residential and business land use development to support recovery and rebuilding across metropolitan greater Christchurch in the next 10–15 years.

The LURP is a statutory document prepared under the CER Act which aims to provide the delivery mechanisms necessary to:

- *provide for a range of housing opportunities, including social and affordable housing*
- *meet the land use needs of residential and business activities in existing communities and in greenfield areas to accommodate rebuilding and growth*
- *support recovery and rebuilding of central city, suburban and town centres*
- *ensure that repair and development of transport networks and service infrastructure support these activities*
- *take account of natural hazards and environmental constraints that may affect rebuilding and recovery.*

The above delivery mechanisms are supported by 50 actions that local and central government agencies are required to undertake to ensure the recovery needs relating to residential and business



land use are met. Some of these actions are statutory directions, which use CER Act powers to direct local authorities (including the Waimakariri District Council) to make changes to their respective RMA document to give effect to the LURP. Some of these changes take effect immediately, while others are to be developed within specified timeframes.

Of particular relevance to the proposed Plan Change Request is the identification of 'greenfield priority areas' for new residential (and business) subdivisions, with these introduced by way of immediate amendment to the Regional Policy Statement under Action 44 of the LURP. In this regard, the LURP identifies the site as a 'Greenfield Priority Area – Residential', as identified in Figure 5. Accordingly, the proposed rezoning of the subject site for residential development is considered to be entirely in accordance with the directions of the LURP.

Overall, the Plan Change enables development in a manner anticipated by the urban growth strategy promulgated by the Recovery Strategy and the LURP. For the reasons outlined in this report, it is considered that the proposed Plan Change Request is entirely consistent with the Recovery Strategy and the LURP, and outcome that we note is required to be achieved under the CER Act.

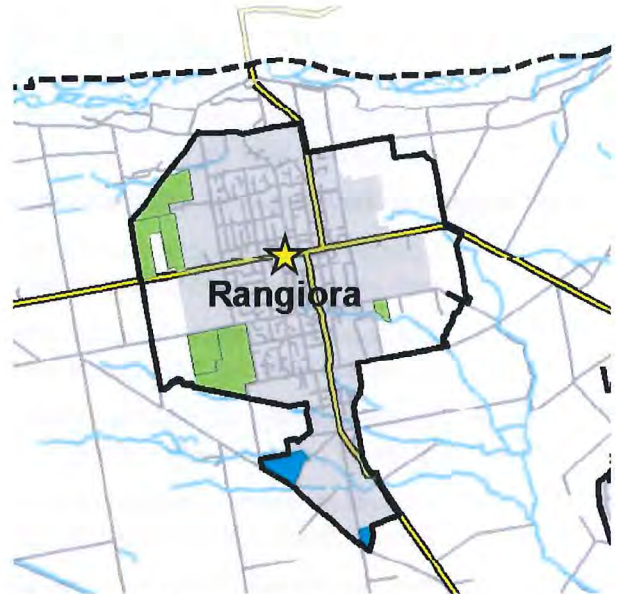


Figure 5 LURP Greenfield Priority Area Plan

### 5.3 Plan Change Consistency with Sections 74-75, RMA

Sections 74 and 75 of the RMA require an analysis of the Plan Change Request in the context of giving effect to, and being consistent with, Part 2 and relevant planning documents. What follows is consideration of the Plan Change Request in terms of Part 2 and the relevant planning documents.

#### 5.3.1 Purpose of the RMA

The purpose of the RMA is set out in Part 2, with this been to promote the sustainable management of natural and physical resources. Sustainable management is defined in Section 5(2) as:

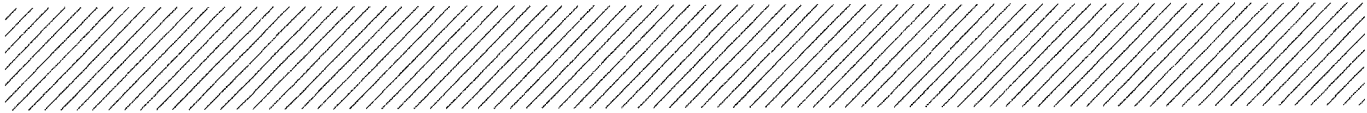
*...managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while –*

- (a) *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) *Safeguarding the life-supporting capacity of air, water, soil, and ecosystems;*
- (c) *Avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

Sections 6 through 8 of the RMA provide further guidance as to what sustainable management is concerned with.

Section 6 of the RMA contains seven matters that a territorial authority must recognise and provide for as "Matters of National Importance", none of which are considered to be affected by the present proposal. Section 7 outlines a number of "Other Matters" to which a territorial authority shall have





particular regard to. Of these, the efficient use and development of natural and physical resources (7(b)), and the maintenance and enhancement of amenity values and the quality of the environment (7(c)) and (7(f)) are of relevance. Section 8 requires that a territorial authority shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) when exercising its functions under the RMA. The proposed plan change does not raise any issues concerning the principles of the Treaty of Waitangi.

With regards to the above, the purpose of the RMA has two components, one enabling and one regulatory. The enabling component contained in the first paragraph entitles people and communities to use, develop, and protect resources in any way they desire in their pursuit of wellbeing. However, this may only occur if the Plan Change Request satisfies the terms of the regulatory component in sub-paragraphs (a) – (c) that are refined and given further meaning by Sections 6, 7 and 8. If these terms cannot be met then the Plan Change Request falls short of achieving the purpose of the RMA.

Turning to the enabling component of the RMA, it is clear that the proposed rezoning of the site will enable development in a manner anticipated by the urban growth strategy promulgated by the LURP and RPS, and ensure consistency with the objectives and conceptual layout promoted by the Structure Plan. The principle issue is whether the regulatory component can be satisfied.

The first regulatory matter addresses the potential needs as they relate to the subject site, which in this instance is considered to be the demand for residential housing, particularly higher density living environments in a way that will not adversely affect the natural and physical resources of the site. The proposed Plan Change Request will provide for the development of the subject site in a manner that is considered to help meet the reasonably foreseeable needs of future generations. For the reasons given in the assessment of environmental effects (Chapter 4), it is considered that the proposed plan change will not give rise to any adverse effects on the site's resources or the surrounding environment.

The second regulatory matter concerns safeguarding the life supporting capacity of air, water, soil, and ecosystems. It is considered that the proposed rezoning will not threaten any of the matters mentioned, with appropriate systems and stormwater treatment options available to ensure the site is serviced in an environmentally sensitive manner.

The final regulatory matter is that to do with avoiding, remedying and mitigating adverse effects. The existing Residential 2 Zone controls, supplemented by the additional rules and assessment matters specific to the site and ODP, will effectively control the scale and form of future development in a manner that is compatible with the receiving environment. For the reasons outlined in Chapter 4, it is considered the effects of subsequent development in accordance with the Plan Change Request will be no more than minor.

With regards to the relevant matters identified in Section 7 of the RMA, the proposed extension of the Residential 2 Zone to encompass the site and the incorporation of an ODP into the WDP is considered to enhance the efficient use of the site because it will provide certainty as to the ability to undertake residential development in an area already acknowledged as appropriate for consolidated urban growth of the Rangiora. The proposal will allow a land use that is already acknowledged as a legitimate activity in the WDP. Furthermore, future development will be subject to the same standards as those that currently apply in the Residential 2 Zone specifically and the urban environment generally. The proposed standards will ensure that the amenity values and the quality of the environment are maintained.

For the reasons outlined in this report, it is considered that the proposed Plan Change Request achieves the purpose of the RMA.



### 5.3.2 Canterbury Regional Policy Statement

The Canterbury Regional Policy Statement (CRPS) became operative on 15 January 2013. The CRPS provides an overview of the resource management issues in the Canterbury region, and the objectives, policies and methods to achieve integrated management of natural and physical resources.

The relevant provisions of the RPS are included in **APPENDIX I**, with the most relevant objectives and policies being those within Chapter 6 – Recovery and Rebuilding of Greater Christchurch. Chapter 6 was introduced into the RPS by way of the LURP and a direction from the Minister for Canterbury Earthquake Recovery under Section 27 of the CER Act. Chapter 6 provides a resource management framework for the recovery of Greater Christchurch, to enable and support earthquake recovery and rebuilding, including restoration and enhancement. Recovery in Greater Christchurch is also supported by provisions in Chapter 5 – Land use and infrastructure.

Those provisions within Chapter 6 of particular relevance to the proposed Plan Change Request include:

#### **Objective 6.2.2 – Urban form and settlement pattern**

*The urban form and settlement pattern in Greater Christchurch is managed to provide sufficient land for rebuilding and recovery needs and set a foundation for future growth, with an urban form that achieves consolidation and intensification of urban areas, and avoids unplanned expansion of urban areas, by:*

- (1) *aiming to achieve the following targets for intensification as a proportion of overall growth through the period of recovery:*
  - (a) 35% averaged over the period between 2013 and 2016
  - (b) 45% averaged over the period between 2016 to 2021
  - (c) 55% averaged over the period between 2022 and 2028;
- (2) *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;*
- (3) *avoids urban development outside of existing urban areas or greenfield priority areas for development, unless expressly provided for in the CRPS...*

#### **Policy 6.3.3 – Development in accordance with outline development plans**

*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...*

#### **Policy 6.3.7 – Residential location, yield and intensification**

*In relation to residential development opportunities in Greater Christchurch:*

- (1) *Subject to Policy 5.3.4, residential greenfield priority area development shall occur in accordance with Map A. These areas are sufficient for both growth and residential relocation through to 2028.*
- (2) *Intensification in urban areas of Greater Christchurch is to be focused around the Central City, Key Activity Centres and neighbourhood centres commensurate with*

*their scale and function, core public transport routes, mixed-use areas, and on suitable brownfield land.*

- (3) *Intensification developments and development in greenfield priority areas shall achieve at least the following residential net densities averaged over the whole of an ODP area (except where subject to an existing operative ODP with specific density provisions):*
- (a) 10 household units per hectare in greenfield areas in Selwyn and Waimakariri District;*
  - (b) 15 household units per hectare in greenfield areas in Christchurch City; ...*
- (6) *Housing affordability is to be addressed by providing sufficient intensification and greenfield priority area land to meet housing demand during the recovery period, enabling brownfield development and providing for a range of lot sizes, densities and appropriate development controls that support more intensive developments such as mixed use developments, apartments, townhouses and terraced housing.*

With respect to the above, the subject site is identified as a greenfield priority residential area, and as such is considered appropriate for development in a manner achieving consolidation and intensification of land at Rangiora. Further, the ODP has been designed to ensure general consistency with the Structure Plan and respond positively to the key elements delivering quality urban design.

Policy 6.3.7 of the RPS identifies that residential development should occur in greenfield priority areas only, and in a manner which achieves at least a residential net density over the ODP area of 10 household units per hectare. With a net site area (i.e. excluding stormwater retention and treatment areas) of approximately 14.15ha, a minimum yield of 141 lots or household units is required to achieve the minimum net density of 10 per hectare stipulated by the LURP and RPS.

It is proposed to adopt the District Plan's existing Residential 2 Zone with its minimum allotment area of 600m<sup>2</sup>. However, recognising the narrow dimensions of the site and the subsequent implications for development layouts, the proposed rezoning seeks to incorporate comprehensive residential development areas, with these identified in several different locations on the ODP. The inclusion of these comprehensive development areas will ensure that residential development over the site will achieve the required minimum residential density requirements, and thus be consistent with Policy 6.3.7 of the RPS.

It is noted that while the two existing dwellings on site are to be retained in the short to medium term, an amendment to Rule 31.1.1.9 is proposed to ensure that the subdivision of these allotments, while at a lower density, should not frustrate the intention to achieve the required minimum density targets. In addition, an amendment is proposed to Policy 17.1.1.4 and Rule 32.1.1.10 to ensure that the required minimum net density is achieved over the ODP. In this way, the Plan Change makes the most sustainable use of available land to accommodate urban growth and to maintain Rangiora's compact urban form.

With respect to Policy 6.3.3 of the RPS, an ODP has been prepared to guide future residential development of the site. While the ODP relates to only a part (as opposed to the whole) of the Structure Plan, the ODP has been prepared to ensure connectivity and consistency with the land to the east, which is subject to an approved ODP (Oxford Road – West Rangiora ODP).

It is considered that residential development over the site would best meet the objectives of Chapter 6 of the RPS in a sustainable and coordinated manner, and that the site would be more effectively utilised for residential development. Overall, the Plan Change makes provision for urban growth in a



strategic and sustainable manner, and at a density consistent with the provisions of Chapter 6 and compatible with the character of the area in general.

### **5.3.3 Canterbury Regional Land Transport Strategy**

The Canterbury Regional Land Transport Strategy (RLTS) sets the strategic direction for land transport within the Canterbury region over a 30 year period. The role of the RLTS is to contribute towards the government's overall vision of achieving an integrated, safe, responsive and sustainable land transport system. The relevant provisions of the RLTS are included in **APPENDIX I**.

The proposed Plan Change Request seeks to rezone land on the western edge of Rangiora, in a manner consistent with the LURP, RPS and Structure Plan. The proposed ODP identifies the key transportation linkages for the site with these ensuring the provision of east / west connectivity and an appropriately designed north – south local road. In addition, several pedestrian linkages are proposed ensuring excellent connectivity throughout the development, with subsequent benefits in terms of minimising vehicle usage and the provision of greater travel choice for households. The ITA concludes that any adverse traffic related effects from the proposed Plan Change Request can be managed within the site, and that the surrounding transport network will continue to operate with good levels of service.

In summary, the proposed Plan Change Request seeks to rezone the site for residential development in accordance with an ODP which provides appropriately designed road linkages as well as a high level of connectivity for pedestrians and cyclists. As such, it is considered that the proposed Plan Change Request will ensure an accessible, integrated and safe transport system, ensuring consistency with the RLTS.

### **5.3.4 Relevant Regional Plans**

#### **5.3.4.1 Operative Natural Resources Regional Plan and Waimakariri River Regional Plan**

As previously identified, resource consent has been obtained for the proposed stormwater management system, with the same subject to several conditions designed to ensure appropriate mitigation of any actual or potential adverse effects. To this end, future development in accordance with the proposed rezoning will not be inconsistent with these operative regional planning documents. Given that future development of the site will be serviced by reticulated wastewater treatment disposal and water supply systems, it is considered that there are no relevant provisions from the NRRP or the WRRP that relate to these aspects of the proposal.

#### **5.3.4.2 Proposed Land and Water Regional Plan**

The Proposed Land and Water Regional Plan (PLWRP) provides the regulatory framework to implement the Canterbury Water Management Strategy. The decisions on the submissions to the PLWRP were notified on 18 January 2014, with several appeals received on the same.

The relevant provisions of the PLWRP are included in **APPENDIX I**. These provisions relate to soils, water quality and land use. The proposal is not considered inconsistent with these provisions. The site's natural resources, including groundwater quality, will be protected as connections to reticulated services can be established, and appropriate stormwater management systems implemented, for the development. Similarly with respect to the above comments on the NRRP and WRRP, a resource consent to discharge stormwater from roads, roads and hardstand areas, along with exposed soils during construction, has been obtained from Environment Canterbury, and a copy of the discharge permit is enclosed within the Infrastructure Report attached at **APPENDIX F**. To this end, it is



considered that future development in accordance with the proposed rezoning will not be inconsistent with the PLWRP.

### 5.3.5 Other Relevant Planning Documents

#### 5.3.5.1 West Rangiora Structure Plan

The site forms part of the 200ha area covered by the Structure Plan, which was adopted by Council in August 2009. The Structure Plan generally reflects the projected infrastructure boundary and greenfield priority areas in the RPS. In this regard, the Structure Plan anticipates up to 1,800 additional households for the period to 2041, at a minimum density of 10 households per hectare.

The Structure Plan has as its overriding objectives:

- Facilitating and managing growth and development
- Guiding and informing development proposals
- Addressing relevant development issues
- Determining key infrastructure requirements

Key issues addressed by the Structure Plan that are of particular relevance to the Plan Change Request include the transport network, stormwater catchments and infrastructure, reserves and open space provision, and overall layout. The various plans that comprise the Structure Plan illustrate the general location and alignment of these key features. The Structure Plan acknowledges that these plans and their content are schematic, and that the Plan Change and subdivision processes provide the opportunity for further design and refinement.

The following analysis of the Plan Change against the corresponding Structure Plan components demonstrates the proposed rezoning and ODP generally accords with the Structure Plan's preferred approach for coordinated development of the site.

Structure Plan	Structure Plan Components	Plan Change Response
<b>Plan B: Urban Growth Areas</b>	<ul style="list-style-type: none"> <li>▪ Identifies Urban Limits.</li> <li>▪ Identifies the site as a Proposed Development Area</li> <li>▪ Identifies 'Household Allocation' of 1800, based on a minimum 'Density of Households' on 10/ha.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Provides for residential development in an identified development area in a manner which ensures the achievement of the minimum residential density requirement.</li> </ul>
<b>Plan C: Stormwater and Recreation Reserves</b>	<ul style="list-style-type: none"> <li>▪ Identifies a stormwater reserve adjacent to the Brick Kiln Lane development in the southeastern corner of the site;</li> <li>▪ Identifies a stormwater reserve running centrally through the site;</li> <li>▪ Identifies a 10m wide recreation reserve running the length of the site's western boundary, connecting with a recreation amenity strip along the north</li> </ul>	<ul style="list-style-type: none"> <li>▪ Provides for a stormwater management area in the south eastern corner of the site, as well as the corner of Oxford Road and Lehmans Road.</li> <li>▪ Provides for a linear stormwater management reserve running centrally through the site.</li> <li>▪ Provides for a 5m wide recreation reserve running along the length of the site's western boundary, as well as recreation</li> </ul>



	side of Oxford Road to Lehmans Road.	reserve running along Oxford Road.
<b>Plan D: Transport Network</b>	<ul style="list-style-type: none"> <li>Identifies the continuation of the east – west collector road through the site to Lehmans Road.</li> <li>Identifies a north – south local road as 'key roading link status subject to design at rezoning and ODP time.</li> </ul>	<ul style="list-style-type: none"> <li>Provides for continuation of the east – west collector Road.</li> <li>Provides for a north – south local road designed appropriately to accommodate anticipated traffic volumes.</li> </ul>
<b>Plan E: Typical Road Cross-Section</b>	<ul style="list-style-type: none"> <li>Identifies a typical cross section of upgraded Lehmans Road, comprising a 20m road reserve, with a 10m recreation reserve.</li> </ul>	<ul style="list-style-type: none"> <li>Provides for a 5m recreation reserve along Lehmans Road.</li> </ul>
<b>Plan F: Water and Sewer Services</b>	<ul style="list-style-type: none"> <li>Identifies a sewer main running along the eastern boundary of the site.</li> <li>Identifies water mains running along Lehmans Road and Oxford Road.</li> </ul>	<ul style="list-style-type: none"> <li>Provides for water reticulation and waste water reticulation within the north south local road corridor.</li> <li>Provides for proposed connections to water reticulation and wastewater reticulation from the existing system located along Oxford Road.</li> </ul>
<b>Plan G: Soil Drainage</b>	<ul style="list-style-type: none"> <li>Identifies drainage performance of soils as 'well drained'.</li> </ul>	<ul style="list-style-type: none"> <li>Consistent with investigations undertaken, which support soakage based stormwater management.</li> </ul>
<b>Plan H: Flood Hazard</b>	<ul style="list-style-type: none"> <li>Identifies depth and velocity of 0.2% flood AEP event.</li> </ul>	<ul style="list-style-type: none"> <li>Provides a requirement for all dwellings to have a minimum floor level of 350mm above the 0.5% AEP event.</li> </ul>
<b>Household Plan (Introduced by way of Variation)</b>	<ul style="list-style-type: none"> <li>Provides for development of the site in the second sequencing period (2017 – 2026).</li> </ul>	<ul style="list-style-type: none"> <li>Provides for immediate development in line with expectations of the RPS.</li> </ul>

**Table 3** Analysis of the Plan Change against the corresponding Structure Plan components

As evident from the analysis contained in Table 3 above, the proposed ODP achieves general consistency with the Structure Plan. The only areas where there is some degree of divergence away from the Structure Plan relates to the provision of recreation reserve along Lehmans Road, and the timing of development, with these matters discussed further below.

The Structure Plan identifies a '10m wide green strip for walkway / cycle and amenity buffer zone' along Lehmans Road. The proposed ODP provides for a pedestrian cycle way access route along the Lehmans Road boundary of the site, however the recreation reserve proposed will be only 5m in width. This width is sufficient to accommodate a pedestrian / cycle link of 2.5m, whilst providing for a landscaping strip of 2.5m. The cross section of the upgraded Lehmans Road identifies a 20m road reserve, with a significant shoulder anticipated to occupy a swale and grass verge. As such, while the recreation reserve along Lehmans Road will only be 5m in width, the additional width provided within Lehmans Road will ensure that for all intent and purpose, a 10m buffer zone along the eastern side of Lehmans Road is provided.



While the Structure Plan identifies the site as appropriate for the second sequencing period, we note that these development periods were identified so as to give effect to Chapter 12A of the Regional Policy Statement (which has since been withdrawn). In this regard, the LURP process has introduced changes such that the site is considered appropriate for greenfield residential development in the short to medium term.

In addition, we note that the Structure Plan identifies the north - south local road as a 'key roading link status subject to design at rezoning and ODP time'. As identified in the ITA, the road design proposed is to have a 30m width providing for two way traffic, pedestrians, onstreet parking and a stormwater swale between Oxford Road and Elm Drive. The ITA confirms that this design is appropriate for its local road status.

### Summary

In summary, the Structure Plan recognises that the primary mechanism to implement the same is through private Plan Change requests, including ODP's against which consistency or divergence from the Structure Plan can be considered. In this regard, the proposed ODP is generally in accord with the Structure Plan, and is considered to promote the provision of vehicle / pedestrian /cycle movement, essential infrastructure, open space amenity, and overall household density.

#### 5.3.5.2 Mahaanui Iwi Management Plan

The Mahaanui Iwi Management Plan (IMP) has been prepared by the six Papatipu Rūnanga of the takiwā that extends from the from the Hurunui River in the north, to the Hakatere/Ashburton River in the south, inland to Kā Tiritiri o Te Moana (the Southern Alps), and including Te Pātaka o Rākahautū (Banks Peninsula), and the coast:

- Ngāi Tūāhuriri Rūnanga
- Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga
- Te Rūnanga o Koukourārata
- Ōnuku Rūnanga
- Wairewa Rūnanga
- Te Taumutu Rūnanga

The MIMP generally sets out the mandated statement of objectives, issues and policies for natural resource and environmental management in the collective takiwā, and was formally lodged with local authorities in the takiwā on 1 March 2013. The relevant provisions of the MIMP are included in **APPENDIX I**.

The proposed plan change is considered to be consistent with the MIMP with respect to water quality, stormwater management, plan changes and ODPs. Early, appropriate and effective involvement of MKT in the development and implementation of the Plan Change Request has been carried out and appropriate provision of on-site solutions to stormwater management will be provided. It is anticipated that further consultation with MKT will occur throughout the rezoning and land development process.

#### 5.3.5.3 Walking and Cycling Strategy

The Walking and Cycling Strategy and its associated Implementation Plan provides a basis for identifying and prioritising demand for new or improved walking and cycling opportunities within the Waimakariri District. The following goals and objectives are considered to be of relevance to the proposed Plan Change Request:

##### Goals:

- *Promote walking and/or cycling as a good way of making short or medium length trips.*
- *Provide walking routes usable by people with restricted mobility*



#### Objectives:

- *Encourage land use planning and built environment to incorporate provision for walking and cycling*
- *Design and construct streets, footpaths and walkways with full regard for users of mobility scooters or wheelchairs*
- *Identify and eliminate existing design features that impede the use of footpaths by those with restricted mobility.*

In general, the proposed rezoning and ODP is seen to contribute to the goals and objectives of the Walking and Cycling Strategy. The ODP creates a walking and cycling environment that is friendly, safe and accessible. While subject to detailed design as part of future land development works, the proposed pedestrian network will be able to be constructed having full regard to walkers, cyclists, mobility scooters or wheelchairs. Overall it is considered that the proposal will contribute towards an increase in the number of people who choose to walk and cycle as a means of travel and/or recreation, and an increase in the frequency with which people will choose to walk or cycle.

## 5.4 Conformity with the Waimakariri District Plan

As the proposed plan change will only make a minor amendment to a single Policy (17.1.1.4) of the WDP, the following sections consider the extent to which the proposed Residential 2 zoning and provision for comprehensive residential development, and its associated rule and assessment framework, is a more efficient and effective method for achieving the objectives of the WDP than the existing Rural zoning, with this assessment informed by an evaluation of the associated benefits and costs of the proposed zone change.

The following discussion focuses on those objectives and policies of most relevance to the Plan Change, which are those found in the following chapters and reproduced in **APPENDIX I**:

- Chapter 11 – Utilities and Traffic Management
- Chapter 12 – Health, Safety and Wellbeing
- Chapter 13 – Resource Management Framework
- Chapter 14 – Rural Zones
- Chapter 15 – Urban Environment
- Chapter 17 – Residential Zones
- Chapter 18 – Constraints on Development and Subdivision

With regards to the above, the proposal involves the extension of the urban area in a manner consistent with the LURP, RPS and Structure Plan. As such, the proposed rezoning occurs in an area identified as suitable for residential development, being adjacent to established residential areas and well-positioned in respect of existing infrastructure with available capacity. As such, residential development on the subject site is an anticipated and appropriate form of development for the site, and is therefore considered to achieve the relevant objectives and policies under Chapter 13: Resource Management Framework and Chapter 18: Constraints on Development and Subdivision. Notwithstanding, it is acknowledged that the type of activities permitted on the site will be of a nature and scale different to that otherwise allowed under the current zoning regime (Rural Zone). It is considered that this difference will not compromise the objectives and policies of the WDP, for the reasons discussed below.

The proposed stormwater management system represents an efficient and sustainable approach to managing stormwater from the site, and the surrounding road network is able to accommodate the increase in traffic generation from residential development of the site with insignificant adverse effects. As identified in the Infrastructure Assessment and ITA, the subject site is able to be appropriately serviced by infrastructure and transport such that the proposed Plan Change Request is considered to



be entirely consistent with the relevant objectives and policies of Chapter 11 relating to utilities and traffic management.

It is useful to consider the objectives and policies for the Urban Environment (Chapter 15) and Residential Zones (Chapter 17) that are relevant when comparing the status quo and the proposed change, since these provisions focus on issues specific to the growth of the District's main centres. In this regard, the status quo (i.e. the site's Rural zoning) seeks to maintain and enhance both rural production and the rural character of the Rural Zones (Objective 14.1.1.1 and Policies 14.1.1.1 to 14.1.1.3), to maintain and enhance, amongst other matters, the rural setting of urban areas (Objective 15.1.1 and Policy 15.1.1.1), and to provide a range of living environments whereby particular characteristics are maintained and enhanced (Objective 17.1.1 and Policies 17.1.1.1 and 17.1.1.2). These objectives and policies are particularly relevant to the form and function of Rangiora, the density of urban development, and the preservation of the rural-urban interface.

The existing Rural zoning of the site seeks to provide for the above desired outcomes through a 4ha minimum subdivision and dwelling density standard abutting the urban area, and bulk and location standards relative to the retention of rural character. The proposed Plan Change adopts the existing Residential 2 Zone, effectively shifting the rural-urban interface to the west, with future development to be guided by an ODP. In this instance, the rural-urban interface will be provided by the defined barrier of Lehmans Road, and the provisions of the RPS which serve to restrict urban activities outside of greenfield priority areas, ensuring the consolidation of the urban environment.

The proposed Plan Change Request adopts the existing Residential 2 Zone framework to manage the effects of residential development of the site. In this regard, development in accordance with the existing performance standards, and as supplemented by the additional controls proposed, will ensure that amenity values and the quality of environment will be maintained, ensuring consistency with the relevant objectives and policies of Chapter 12: Health, Safety and Wellbeing and Chapter 13: Resource Management Framework. The changes proposed to the WDP are limited to those necessary to ensure consistency with the LURP and RPS in respect of achieving a minimum net density of 10 households per hectare, and to reference the new ODP that provides guidance as to the form that future development will take. In addition, the provision of comprehensive residential development areas will ensure that a range of living environments are provided for within the zone, ensuring consistency with Objective 17.1.1.


The ODP is instrumental in achieving the desired outcomes of the policy framework, that being integrated management of resources and consolidated urban development that recognises the special characteristics of the township. Furthermore, the ODP demonstrates an efficient, effective and coordinated layout in terms of movement (vehicle, pedestrian, cycling), servicing (water, wastewater, stormwater) and open space amenity that will complement the same in adjoining residential areas, as promoted by the Structure Plan.

Overall, it is considered that the proposed Plan Change will not compromise the form, function and special characteristics of the Rangiora Township. Indeed, the specialist reports that support the Plan Change have concluded that the rezoning of the site will positively contribute to the very qualities that the policy framework seeks to maintain and enhance.

## 5.5 Analysis

As the proposed plan change will only make a minor amendment to a single Policy (17.1.1.4) of the WDP, this assessment is limited to a focus on whether, having regard to the efficiency and effectiveness, the proposed amendments are the most appropriate for achieving the existing objectives of the WDP.





In coming to a determination as to the above, an analysis was undertaken to consider the alternatives available, with these identified as follows:

- Option 1:** Do nothing (leave the site with its current Rural zoning);
- Option 2:** Resource consent (apply for a resource consent to establish residential development over the site);
- Option 3:** Rezone the site to Residential 2 with provision for comprehensive development (the preferred option).

The following analysis considers the appropriateness, costs and benefits, and the efficiency and effectiveness of the proposed rezoning compared with the alternative options identified. The following section details the results of this analysis.

### 5.5.1 Do Nothing

Do Nothing		
Benefits	Costs	Efficiency / Effectiveness
<ul style="list-style-type: none"> <li>Retention of the site as a Rural Zone, and the maintenance of the existing character of the area.</li> <li>Retention of rural land resource for productive purposes.</li> <li>No costs associated with the plan change process, and any proposal for residential development would be subject to detailed scrutiny through the resource consent process.</li> <li>The current traffic movements on the site and impact on existing infrastructure would remain unchanged.</li> </ul>	<ul style="list-style-type: none"> <li>The WDP would not meet the requirement under the RMA to 'give effect to' the RPS.</li> <li>Does not implement the urban growth directions introduced by the LURP, the RPS or the Council-endorsed West Rangiora Structure Plan.</li> <li>Would not provide residential housing to meet growing demands.</li> <li>The site's potential to provide for projected population growth at the periphery of the township will not be realised.</li> <li>The site is of insufficient size and in close proximity to residential areas for it to ever be used for viable productive rural purposes.</li> </ul>	<ul style="list-style-type: none"> <li>No cost in formulating and implementing the proposed plan change. Therefore, doing nothing can be considered to have a moderate-high efficiency from an economic perspective.</li> <li>Of limited effectiveness in implementing LURP, the RPS or the Council-endorsed West Rangiora Structure Plan.</li> </ul>

Table 4 Section 32 Analysis – Do Nothing



## 5.5.2 Resource Consent

Resource Consent		
Benefits	Costs	Efficiency / Effectiveness
<ul style="list-style-type: none"> <li>No costs associated with the Plan Change process.</li> <li>Allows the Council to implement the Structure Plan within its own timeframe.</li> <li>Any proposal for residential development would be scrutinised through the resource consent process.</li> </ul>	<ul style="list-style-type: none"> <li>The WDP would not meet the requirement under the RMA to 'give effect to' the RPS.</li> <li>High costs associated with the risks and uncertainty of the resource consent process.</li> <li>Lack of coordination and consolidation of a series of separate and independent resource consent applications.</li> <li>Consequential effects on ability to strategically plan for infrastructural works.</li> <li>Potential reverse sensitivity issues associated with permitted rural productive operations.</li> <li>Assessment criteria not able to be stipulated, with potential lack of guidance as to the matters that should be considered before any consent is granted and matters that should be the subject of any conditions of consent.</li> <li>Proposed development extremely unlikely, with consequential failure to meet recognised need for additional residential properties, or uncoordinated displacement of the urban form elsewhere.</li> </ul>	<ul style="list-style-type: none"> <li>The desired outcome may be achieved through the resource consent process, and therefore it is of some effectiveness. However, the resource consent would only grant a specific development proposal, and would restrict alternative layouts being identified which may have lesser environmental effects, thus reducing the efficiency of the resource consent process.</li> <li>It is considered that the scale of residential development proposed is such that it would be inconsistent with the existing provisions of the District Plan relating to the subject site.</li> <li>A series of non-complying resource consent applications would be required which would result in an inefficient use of resources.</li> <li>Any such application would require specific proposals and works to be developed without certainty that consent would be forthcoming. It is considered unlikely that resource consent would be forthcoming, as such a grant could challenge the integrity of the current policy framework, and result in a proliferation of resource consent applications for similar land use activities on</li> </ul>

Resource Consent		
Benefits	Costs	Efficiency / Effectiveness
	<ul style="list-style-type: none"> <li>Retaining the site's Rural zoning would not provide for present and future urban development needs within a consolidated area, an aspiration promoted by the District Plan's framework for growth and development (Chapter 18) and further reinforced by the LURP, Chapter 6 of the RPS and the West Rangiora Structure Plan.</li> </ul>	<p>other land in the Rural Zone at the periphery of the urban limits.</p> <ul style="list-style-type: none"> <li>The consistent administration of the District Plan provisions could be brought into question if resource consent was granted for the proposed development.</li> </ul>

Table 5 Section 32 Analysis – Resource Consent



### 5.5.3 Residential 2 Zoning with Comprehensive Residential Development

Residential 2 Zoning		
Benefits	Costs	Efficiency / Effectiveness
<ul style="list-style-type: none"> <li>The WDP would meet the requirement under the RMA to 'give effect to' the RPS, and would ensure consistency with the LURP.</li> <li>Enhanced visual amenity and arrival experience along the western approach to Rangiora.</li> <li>Provision of a range of living environments, with comprehensive residential development and standard low density residential development.</li> <li>Increased local population base to support existing businesses and services in the wider area.</li> <li>Increased availability of land to meet projected population growth.</li> <li>Opportunities for increased green space, pedestrian and cycle links within wider networks.</li> <li>Site specific circumstances and rules provide adequate protection from adverse effects.</li> </ul>	<ul style="list-style-type: none"> <li>Loss of rural resource currently available for productive purposes.</li> <li>Loss of rural outlook from adjoining properties.</li> <li>Loss of rural character and open space.</li> <li>Loss of natural resources.</li> <li>Higher density of residential housing, and potential for increased conflicts, along the rural-urban interface.</li> <li>Increased traffic to and from the township.</li> </ul>	<ul style="list-style-type: none"> <li>Seeks to complement and add to the District Plan's existing planning framework to ensure compatibility between land uses and adherence to the overriding urban growth principles applying to Rangiora.</li> <li>It is considered that the ODP and associated Residential 2 Zone provisions, including the provision for comprehensive residential development are the most appropriate for achieving the objectives in relation to integrated management and form and function of the urban area.</li> <li>The extension of the Residential 2 Zone to encompass the site and the incorporation of an ODP into the District Plan is necessary to provide certainty as to the ability to undertake residential development in an area already acknowledged as appropriate for consolidated urban growth of the Rangiora.</li> <li>Allows a land use that is already acknowledged as a legitimate activity in the District Plan.</li> <li>Future development will be subject to the same standards as those that currently</li> </ul>

Residential 2 Zoning		
Benefits	Costs	Efficiency / Effectiveness
<ul style="list-style-type: none"> <li>Allows for the setting of specific rules and processes to achieve peripheral urban growth and coordinated pattern of development.</li> <li>The proposed ODP and existing District Plan rule framework and assessment criteria provide guidance as to the matters that should be considered before any subdivision consent is granted and matters that should be the subject of any conditions of consent.</li> </ul>		<p>apply in the Residential 2 Zone specifically and the urban environment generally.</p>

Table 6 Section 32 Analysis – Residential 2 Zoning with Comprehensive Residential Development



## 5.6 The Preferred Option

As evident from the analysis identified above, the proposed plan change is considered to be the most efficient and effective method to achieve the existing objectives of the WDP, and thus is considered to better achieve the purpose of the RMA when compared to the other options identified. This conclusion has been reached on the basis of the following.

Section 32(1)(a) of the RMA requires plan change proposals to be assessed in order to determine whether the objective is the most appropriate way to achieve the purpose of the RMA. In this regard, the Residential 2 Zone is an existing feature of the WDP, with the provisions relating to the zone already tested against Part 2 of the RMA, and no changes are proposed to the existing objectives of the WDP. Accordingly it is the imposition of this existing Zone at the subject site, as supplemented with the proposed additional development controls, upon which the assessment is to be focused. Whether or not the proposed changes are necessary to achieve the purpose of the RMA ultimately turns on the efficiency and effectiveness of the proposed changes at meeting the existing objectives of the WDP, with this assessment ultimately driven by the effects (benefits and costs) of the proposal.

Section 32(2)(a) and (b) of the RMA requires an evaluation of the benefits and costs of the proposed plan change, a key component of which is an assessment of the environment effects of the proposed plan change, such as that outlined above and contained in Chapter 4 of this Report. The provisions that are the most efficient and effective are those that achieve the objectives at the least overall cost when compared to other provisions.

The environmental, social and economic benefits of establishing a Residential 2 Zone on the site outweigh the costs, and from the above evaluation it is considered most appropriate to adopt the operative Residential 2 Zone and introduce provision for comprehensive residential development, and an ODP to guide future development on the site. In this way, the proposed Plan Change Request will;

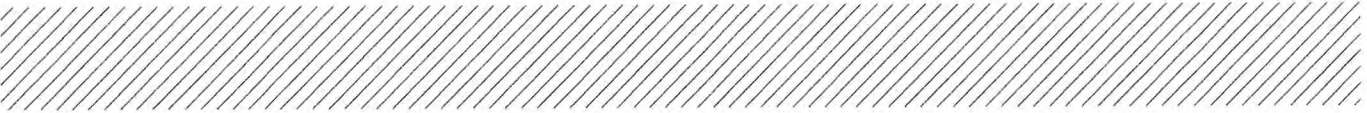
- Recognise the urban form and settlement pattern introduced by the LURP and the RPS, and achieve the required minimum residential density requirements;
- Provide for the efficient development of the subject site in a manner which maintains the character and amenity of the residential environment;
- Provide for residential development in a location where it can be feasibly serviced by infrastructure services;
- Not undermine the character or amenity of the rural environment;
- Provide a quality urban environment which provides for a range of living environments whilst ensuring appropriate protection to natural and physical resources.

It is considered that the proposed rezoning of the site to Residential 2 with provision for comprehensive residential development in accordance with an ODP is the most appropriate option for achieving the objectives in relation to integrated management and form and function of the urban area.

Section 32(2)(c) seeks to ensure that the risk of acting on uncertain or insufficient information is taken into account. The applicant is aware of the risks associated with acting with insufficient information, and has spent considerable time and resources in gathering the information and undertaking the assessments required to ensure the decision making process associated with the Plan Change Request is sound. For the above reasons there is not considered to be any potential area of uncertainty requiring specific consideration in terms of Section 32(2)(c).

In summary, the approach taken in the proposed Plan Change Request is to seek to achieve the policy intent of both the RPS and WDP, relating particularly to urban growth and form, site amenity and utility and transport matters in the most efficient and effective manner. This report concludes that





the Plan Change Request is the most appropriate means of achieving the purpose of the RMA and the existing objectives of the WDP.

## 5.7 Conclusion

The extension of the Residential 2 Zone with provisions for comprehensive development to encompass the site and the incorporation of an ODP into the WDP is necessary to provide certainty as to the ability to undertake residential development in an area already acknowledged as appropriate for consolidated urban growth of Rangiora. The proposal will allow a land use that is already acknowledged as a legitimate activity in the WDP. Furthermore, future development will be subject to the same standards as those that currently apply in the Residential 2 Zone specifically and the urban environment generally. Accordingly, it has been demonstrated that the proposed method of zoning for residential development can be implemented, and is enforceable and effective.

Having assessed the proposed Plan Change against the provisions of Sections 32, 74 and 75 of the RMA, it is considered that the proposal is the most appropriate way to achieve the purpose of the RMA, and that the implementation of the proposed change will not have significant adverse effects, costs, or risks.

# Chapter 6

## Consultation





## 6 Consultation

The Fourth Schedule specifies that an AEE should include:

*Identification of the persons affected by the proposal, the consultation undertaken, if any, and any response to the views of any person consulted (Clause 1(h)).*

This obligation to report on the consultation undertaken is further clarified by Clause 1AA of the Fourth Schedule which states:

*To avoid doubt, clause 1(h) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not oblige the applicant to consult with any person; or create any ground for expecting that the applicant will consult with any person.*

Prior to and following the lodgement of this request, the applicant has undertaken consultation with a view to obtaining feedback from parties before finalising the content of the request for the purposes of public notification.


### 6.1 Waimakariri District Council

The applicant and their representatives attended a Project Advisory Group (PAG) meeting at the Council on 2 December 2013, where Council's senior planning, engineering, reserves, roading and asset officers were present. In addition, representatives from ECan and MKT were also present. The PAG was an opportunity to introduce the proposed rezoning, and discuss in general terms issues of interest to the respective officers.

A second PAG meeting was held on 28 April 2014, where early concepts of the ODP were introduced to Council staff, and matters relating to infrastructure capacity and comprehensive residential development were discussed. Since the second PAG the applicant has continued to meet and discuss the Plan Change Request with Council staff in respect of infrastructure matters.

The Plan Change Request was first lodged with Council on 7 August 2014. Council subsequently reviewed the completeness of the Plan Change Request and requested further information on several matters on the 16 September 2014. A response to this request for further information was lodged with Council on the 25 September 2014 with a meeting held with Council staff on the 6 October 2014 to discuss the further information response. Following this meeting the applicant undertook additional engineering investigations relating to water race capacity and flood modelling, along with preparing an indicative fencing concept for Lehman's Road. This further information was provided to Council between October and December 2014.

The results of the abovementioned additional engineering investigations, and outcomes of the further information responses, have been incorporated into the current Plan Change Request and outlined in



the Infrastructure Assessment (**APPENDIX F**) as appropriate. For completeness, a record of the further information correspondence is included at **APPENDIX J**.

## 6.2 Other Parties as required under Clause 3 of the First Schedule

The following parties were provided information about the purpose and content of the Plan Change Request and invited to comment.

- Christchurch Earthquake Recovery Authority
- Ministry for the Environment
- Environment Canterbury
- New Zealand Transport Agency
- Mahaanui Kurataiao Limited
- Te Runanga o Ngai Tahu
- Te Runanga o Ngai Tuahuriri

No feedback has been received in response to this contact. Any post-lodgement feedback or correspondence received from the above parties will be forwarded to Council for their information.

Copies of the letters sent are included at **APPENDIX K**.

## 6.3 Surrounding Community

While no direct consultation has occurred with the surrounding community, it is noted that the proposed ODP enjoys general consistency with the Structure Plan, which represents the Council's preference for the location and servicing of urban growth, following consultation with landowners, stakeholders and members of the community. In any event, we note that the proposed plan change will be the subject of a publicly notified consultation process, thus providing an opportunity for parties to provide comment on the proposed rezoning.



# Chapter 7

## Conclusion





## 7 Conclusion

This report and the supporting information act as an application to change parts of the WDP. Specifically, the proposal seeks to change the zoning of the land from Rural to Residential 2 with provisions for comprehensive residential development to enable development of the site in a manner anticipated by the urban form and development strategies promoted by the LURP and RPS, and consistent with the objectives and conceptual layout promoted by the Structure Plan.

The proposed ODP is considerate of the key issues identified in the Structure Plan, namely through the provision of coordinated transport, servicing and reserve networks in an overall layout that respects existing and proposed developments adjoining the site. Development will be guided by the ODP and controlled by the existing Residential 2 Zone and WDP provisions relating to comprehensive residential development, ensuring future residential development over the site maintains a standard of amenity deemed appropriate by the WDP.

The specialist reports prepared in support of the application confirm that future development, in the manner anticipated by the Plan Change, is an appropriate use of the site. The effects of the proposed Plan Change will be no more than minor, and on balance, it is considered that the benefits of allowing the proposed Plan Change to proceed outweigh the costs of doing so.

For the reasons outlined in this report, it is considered the proposal meets the requirements of Part 2, Sections 32, 74 and 75, and the First Schedule of the RMA, and can be granted approval.



# Appendices







# Appendix A

## Certificates of Title

