

Appendix 3: Assessment of Proposed District Plan Objectives and Policies as amended by Variation 1.

Objective/Policy	Assessment
<p>Strategic Directions</p> <p>SD-02 Well-functioning urban environments</p> <p><i>Waimakariri District contains well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</i></p>	<p>The proposal will have or enable a variety of homes that:</p> <ul style="list-style-type: none"> a. meet the needs, in terms of type, price, and location, of different households. <p>The Site will accommodate appx 500 households with a variety of densities including some medium density housing, as enabled by the MR zoning.</p> <ul style="list-style-type: none"> b. has good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; <p>The Site will be in infill development within the existing and planned Woodend urban area and is well located adjacent to existing and proposed parks and adjoining the proposed mass rapid transit route.</p> <ul style="list-style-type: none"> c. Supports the competitive operation of land and development markets; <p>Urban Estates (in conjunction with Woodwater Ltd) intend to develop to the Site for residential purposes. Urban Estates are an existing experienced land developer, but this will be their first development at Woodend/within the Waimakariri District, thus bringing more competition to the local market.</p> <ul style="list-style-type: none"> d. Supports the quest for reductions in greenhouse gas emissions; and are resilient to the likely current and future effects of climate change <p>The Site's excellent location close to existing and proposed public transport</p>

	<p>services and ‘infilling’ within the existing Woodend urban mean it can support public, micro and active transport modes far more readily than less well connected locations, thus in comparative terms contributing to a reduction in greenhouse emissions arising from use of cars.</p>
<p>Strategic Directions</p> <p>SD-03 Urban Development</p> <p>Urban development and <u>infrastructure</u> that:</p> <ol style="list-style-type: none"> 1. is consolidated and integrated with the <u>urban environment</u>; 2. that recognises existing character, <u>amenity values</u>, and is attractive and functional to residents, businesses and visitors; 3. utilises the <u>District Council’s</u> reticulated <u>wastewater system</u>, and potable <u>water supply</u> and <u>stormwater infrastructure</u> where available; 4. provides a range of housing opportunities, focusing new <u>residential activity</u> within existing towns, and identified development areas in Rangiora and Kaiapoi, in order to achieve the housing bottom lines in <u>UFD-01</u>; 5. supports a hierarchy of urban centres, with the <u>District’s</u> main centres in Rangiora, Kaiapoi, Oxford and Woodend being: <ol style="list-style-type: none"> a. the primary centres for <u>community facilities</u>; b. the primary focus for retail, <u>office</u> and other <u>commercial activity</u>; and c. the focus around which residential development and intensification can occur. 6. provides opportunities for business activities to establish and prosper within a network of business and industrial areas zoned appropriate to their type and scale of activity and which support <u>district</u> self-sufficiency; 	<p>The Site abuts the south eastern edge of Woodend, and will provide a compact and consolidated form to the town and responds to the on-going demand for houses and building lots in Woodend and Waimakariri generally.</p> <p>The Site adjoins urban neighbourhoods to the north and south. It is integrated into the existing and potential urban form and connects to existing reticulated services.</p> <p>The ODP provides connections to active and passive recreation areas.</p>

<p>7. provides people with access to a network of spaces within urban environments for open space and recreation;</p> <p>8. supports the transition of the Special Purpose Zone (Kāinga Nohoanga) to a unique mixture of urban and rural activities reflecting the aspirations of Te Ngāi Tūāhuriri Rūnanga;</p> <p>9. provides limited opportunities for Large Lot Residential development in identified areas, subject to adequate infrastructure; and</p> <p>10. recognise and support Ngāi Tūāhuriri cultural values through the protection of sites and areas of significance to Māori identified in SASM-SCHED1</p>	<p>The ODP area includes a portion of the existing but undeveloped Copper Beach large lot residential zoned land.</p> <p>The Site is within a Silent File Area (SFA) and this matter will need to be acknowledged and recognised and provided for as part of subdivision consent (as required under SUB-MCD7). Environmental improvements required by the ODP including naturalisation along the alignment of McIntosh Drain, protection of a wetland with potential for environmental enhancement and creation of a second stormwater management area with appropriate indigenous planting address known values associated with this SFA.</p>
<p>SD-07 Natural hazards and resilience</p> <p>The District responds to natural hazard risk, including increased risk as a result of climate change, through:</p> <ol style="list-style-type: none"> 1. avoiding subdivision, use and development where the risk is unacceptable; and 2. mitigating other natural hazard risks. 	<p>The primary hazard is risk from flooding, which is not considered to be unacceptable for the Site. The development includes areas for stormwater retention that will mitigate flooding risk to a level acceptable to the Council.</p>
<p>UFD-01 Density of Residential Development</p> <p>In relation to the density of residential development:</p> <ol style="list-style-type: none"> 1. provide for intensification in urban environments through provision for minor residential units, retirement villages, papakāinga or suitable up-zoning of Residential Zones where it is consistent with the anticipated built form and purpose of the zone; 2. locate any Medium Density Residential Zone so it: <ol style="list-style-type: none"> a. supports, and has ready access to, existing Commercial and Mixed Use 	<p>Medium density is a key housing typology to achieve the desired District Plan density for greenfield areas (minimum 15 hh/ha) including the incorporation of medium density house in suitable locations. It is envisaged that these will be in areas closer to the existing urban area and proposed reserve including in the vicinity of Judsons Road).</p>

<p>Zones, schools, public transport and open space;</p> <p>b. supports well connected walkable communities;</p> <p>c. avoids or mitigates natural hazard risk in any high hazard area within existing urban areas; and</p> <p>d. located away from any Heavy Industrial Zone.</p>	
<p>UFD – P2</p> <p>Identification/location of new Residential Development Areas</p> <p>In relation to the identification/location of residential development areas:</p> <ol style="list-style-type: none"> 1. residential development in the new Residential Development Areas at Kaiapoi, North East Woodend, South East Woodend and West Woodend is located to implement the urban form identified in the Future Development Strategy; 2. for new Residential Development Areas, other than those identified by (1) above, avoid residential development unless located so that they: <ol style="list-style-type: none"> a. occur in a form that concentrates, or are attached to, an existing urban environment and promotes a coordinated pattern of development; b. occur in a manner that makes use of existing and planned transport and three waters infrastructure, or where such infrastructure is not available, upgrades, funds and builds infrastructure as required; c. have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; d. concentrate higher density residential housing in locations focusing on activity 	<p>The location of the Site meets a, b and c.</p> <p>The development can proceed in a form that is integrated with existing and planned infrastructure. The site is located within the Council's projected infrastructure boundary.</p> <p>Being located within the existing and planned urban form of Woodend, the site promotes accessibility.</p> <p>The ODP facilitates d,e,f and g.</p> <p>The Site is not within a high flood hazard area and any flood risks can be appropriately mitigated.</p>

<p>nodes such as key activity centres, schools, public transport routes and open space;</p> <p>e. take into account the need to provide for intensification of residential development while maintaining appropriate levels of amenity values on surrounding sites and streetscapes;</p> <p>f. are informed through the development of an ODP;</p> <p>g. supports reductions in greenhouse gas emissions; and</p> <p>h. are resilient to natural hazards and the likely current and future effects of climate change as identified in SD-06.</p>	
<p>Transport</p>	<p>An ITA has been submitted as part of the evidence package.</p>
<p>CL-01 Contaminated land</p> <p>The subdivision, use and development of contaminated land does not adversely affect people, property, and the environment</p>	<p>A site contamination report has been supplied. It identifies various parts of the Site where a number of HAIL activities may have occurred. It recommends that a DSI be undertaken at subdivision stage with targeted soil sampling in these areas. Depending on the results of the DSI, a remedial action plan may also be required to manage identified impacted soils and ensure that appropriate controls are implemented and adhered to. Resolution of any identified land contamination will be beneficial to the environment, including in terms of water quality.</p>
<p>Natural Hazards</p> <p>NH-01 Risk from natural hazards New subdivision, land use and development:</p> <ol style="list-style-type: none"> 1. manages natural hazard risk, including coastal hazards, in the existing urban environment to ensure that any increased risk to people and property is low; 2. is avoided in the Ashley Fault Avoidance Overlay and high hazard areas for flooding outside of 	<p>Dwelling floor heights will be above the 1:200 year return flood event, as required by the PDP. The risks of natural hazards to people, property and infrastructure can be appropriately mitigated.</p> <p>Climate Change effects are unlikely at an inland site that is some distance from the coast and major rivers.</p>

<p>the urban environment where the risk to life and property are unacceptable; and</p> <p>3. outside of the urban environment, is undertaken to ensure natural hazard risk, including coastal hazard risk, to people and property is avoided or mitigated and the ability of communities to recover from natural hazard events is not reduced.</p> <p>NH-O3 Natural Hazard Mitigation</p> <p>Adverse effects on people, property, infrastructure and the environment resulting from methods used to manage natural hazards are avoided or, where avoidance is not possible, mitigated.</p> <p>NH-P2 Activities in high hazard areas for flooding within urban areas</p> <p>Manage subdivision, use and development for natural hazard sensitive activities within high flood hazard and high coastal flood hazard urban environments to ensure that:</p> <ol style="list-style-type: none"> 1. minimum floor levels are incorporated into the design of development to ensure the risk to life and potential for building damage from flooding is mitigated; and 2. the risk to surrounding properties is not significantly increased and the net flood storage capacity is not reduced; and 3. the conveyance of flood waters is not impeded; or 4. the nature of the activity means the risk to life and potential for building damage from flooding is low. 	<p>The Site is not within a high flood hazard area.</p>
<p>Ecosystems and Indigenous biodiversity</p> <p>ECO-P8 Waterbodies</p> <p>Recognising Te Mana o te Wai, maintain the ecological integrity of waterbodies by avoiding indigenous vegetation clearance near them.</p>	<p>The two wetlands identified in the Aquatic Ecology report have low values and do not have any indigenous planting within or near them. The southern wetland within the existing LLRZ has potential for ecological enhancement and will be retained. The ODP includes a requirement for naturalisation and riparian planting along McIntosh for those parts within the ODP area, which</p>

	<p>will enhance and protection the natural values of the Drain. An additional stormwater management area is proposed and will be planted with appropriate indigenous species.</p>
<p>Subdivision</p> <p>SUB-O1 Subdivision Design</p> <p><u>Subdivision</u> design achieves an integrated pattern of <u>land</u> use, development, and urban form, that:</p> <ol style="list-style-type: none"> 1. provides for anticipated <u>land</u> use and density that achieve the identified future character, form or function of zones; 2. consolidates urban development and maintains rural character except where required for, and identified by, the <u>District Council</u> for urban development; 3. supports protection of cultural and <u>heritage values</u>, conservation values; and 4. supports community resilience to climate change and risk from <u>natural hazards</u>. <p>SUB-P1 Design and amenity</p> <p>Enable <u>subdivision</u> that:</p> <ol style="list-style-type: none"> 1. within <u>Residential Zones</u>, incorporates best practice urban design, access to open space, and <u>CPTED</u> principles; 2. minimises <u>reverse sensitivity effects</u> on <u>infrastructure</u> including through the use of <u>setbacks</u>; 3. avoids <u>subdivision</u> that restricts the operation, maintenance, upgrading and development of the <u>National Grid</u>; 4. recognises and provides for the expression of cultural values of <u>mana whenua</u> and their connections in <u>subdivision</u> design; and 5. supports the character, <u>amenity values</u>, form and function for the relevant zone. 	<p>The ODP has been developed in accordance with sustainable urban design principles which incorporate all the matters in the Objective and subsequent policies. It is expected that all objectives and policies within the Subdivision Chapter of the PDP can be achieved at the time of subdivision.</p>

SUB-P2

Ensure that allotment layout, size and dimensions:

1. in Residential Zones:
 - a. enables a variety of allotment sizes to cater for different housing types and densities to meet housing needs;
 - b. supports the achievement of high quality urban design principles for multi-unit residential development;
2. in Rural Zones:...
3. in Open Space and Recreation Zones:
 - a. provides a variety of types and sizes of open space and recreation areas to meet current and future recreation needs

SUB-P3 Sustainable design

Ensure that subdivision design:

1. maximises solar gain, including through:
 - a. road and block layout; and
 - b. allotment size, dimension, layout and orientation;
2. in Residential Zones, Commercial and Mixed Use Zones, and Open Space and Recreation Zones, supports walking, cycling and public transport; and
3. promotes:
 - a. water conservation,
 - b. on-site collection of rainwater for non-potable use,
 - c. water sensitive design, and
 - d. the treatment and/or attenuation of stormwater prior to discharge, and
4. recognises the need to maintain the design capacity of infrastructure within the public

A range of lots sizes can be enabled to create visual variety, housing choice and different price points.

network and avoid causing flooding of downstream properties.

SUB-P4 Integration and connectivity

Achieve integration and connectivity by ensuring:

1. in [urban environments](#) that there is effective integration of [subdivision](#) patterns and multi-modal transport connections within new development and to existing development;
2. [subdivision](#) on the boundaries between new and existing development is managed to:
 - a. avoid or mitigate significant adverse [effects](#), including [reverse sensitivity effects](#), through the use of [setbacks](#), [landscaping](#) to achieve screening, and other methods; and
 - b. continuation of transport and pedestrian or cycle linkages

SUB-P5 Density in [Residential Zones](#)

Provide for a variety of [site](#) sizes within [Residential Zones](#), while achieving minimum residential [site](#) sizes that are no smaller than specified for the zone.

SUB-P6 Criteria for Outline Development Plans

Ensure that new Residential Development Areas, new Large Lot [Residential Zones](#), new [Commercial and Mixed Use Zones](#) and new [Industrial Zones](#) shall not be subdivided until an [ODP](#) for that area has been included in the [District Plan](#) and each [ODP](#) shall:

1. be prepared as a single plan; and
2. be prepared in accordance with the following:
 - a. identify principal [roads](#), connections and integration with the surrounding [road](#) networks, relevant [infrastructure](#) and areas for possible future development;
 - b. any [land](#) to be set aside:
 - i. for [community facilities](#) or schools;

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| <ul style="list-style-type: none"> ii. parks and land required for recreation or reserves; iii. for business activities; iv. the distribution of different residential densities; v. for the integrated management of water systems, including stormwater treatment, secondary flow paths, retention and drainage paths; vi. from development for environmental or landscape protection or enhancement; and vii. from development for any other reason, and the reasons for its protection. <ul style="list-style-type: none"> c. for new Residential Development Areas demonstrate how each ODP area will achieve a minimum net density of at least 15 lots or households per ha, unless there are demonstrated constraints then no less than 12 households per ha; d. identify any cultural, natural, and historic heritage features and values and show how they are to be enhanced or maintained; e. indicate how required infrastructure will be provided and how it will be funded; f. set out the phasing and co-ordination of subdivision and development; g. demonstrate how effective provision is made for a range of transport options, including public transport systems, pedestrian walkways and cycleways, both within and adjoining the ODP area; h. for new Residential Development Areas, demonstrate how open space, playgrounds or parks for recreation will be provided within a 500m radius of new residential allotments including: | |
|---|--|

- i. transport connectivity for active, public and other transport modes;
 - ii. connection to any other open space or [community facility](#) and other zones; and
 - iii. potential use of open space for [stormwater](#) management;
- i. 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;
 - j. show how other potential adverse [effects](#) on the [environment](#), the protection and enhancement of surface and [groundwater](#) quality, are to be avoided, remedied or mitigated;
 - k. include any other information which is relevant to an understanding of the development and its proposed zoning; and
 - l. demonstrate that the design will minimise any [reverse sensitivity effects](#).

SUB-P7 Requirements of Outline Development Plans

Ensure that [subdivision](#) is in accordance with the fixed or flexible elements of any relevant [ODP](#).