

**CONSIDERATION OF ALTERNATIVE ZONINGS AND PROVISIONS**  
**FOR**  
**RESIDENTIAL 4B LAND – OLD NORTH ROAD, KAIAPOI**

**1. Background**

As part of developing the Māori Purpose Zone (Kāinga Nohoanga) provisions with respect to Māori Reserve 873, consideration as to the what provisions should apply to the land currently zoned Residential 4B along Old North Road needs to be considered.

The land along Old North Road was zoned Residential 4B at the time the Rural Residential Development Strategy was undertaken. This area was within the Proposed Infrastructure Boundary, which has the purpose of providing for additional urban development capacity for Kaiapoi. Accordingly, this area was not suitable for inclusion within the Rural Residential Development Strategy, and its urban zoning would be determined as part of the district plan review process.

The Residential 4B zoning is an ‘Urban Environment’ zone, characterised by a very low density detached dwelling living environment in a rural setting (minimum area of 0.5 hectare and average area of not less than 1ha for each subdivision). Some limited farming and horticulture activities are still anticipated in the zone. It is anticipated that over time, the servicing standards for water and sewerage will mirror urban rather than rural standards. However the area will retain a rural style of roading and access.

The Residential 4B zoning is shown in yellow in the plan below.



**2. Māori Reserve 873**

All of the Residential 4B land (as well as 5 properties on the eastern side of Old North Road and part of the Kaiapoi Golf Course) is within Māori Reserve 873.

**3. Zoning and Provisions Options**

The objective and policy directives in the Canterbury Regional Policy Statement, the Operative Waimakariri District Plan and the Mahaanui Iwi Management Plan apply to the whole of Māori Reserve 873, irrespective of its ownership or zoning. Accordingly, in terms of the zoning options consideration, there is no justification to exclude the area from the proposed Māori Purpose Zone (Kāinga Nohoanga).

As noted above, the potential zoning options to be considered all assume that the proposed Māori Purpose Zone (Kāinga Nohoanga) applies. On that basis and in accordance with the National Planning Standards the possible spatial layer provisions include:

- An overlay;
- A precinct;
- Specific controls; and
- Development Plan.

In light of the function description of each spatial layer as set out in Table 18 (Section 12 National Planning Standards), the use of a precinct is considered relevant as it is an area where additional provisions apply that modify or refine the policy approach or outcome anticipated in the zone.

Accordingly, four precinct options are considered relevant and the main advantages and disadvantages of each option are set out in the following table.

Option	Advantages	Disadvantages
1. Rural Lifestyle Precinct	Enables owners of Māori land and owners of land by descendants access to the provisions of the Māori Purpose Zone (Kāinga Nohoanga).	<p>Does not recognise existing urban zoning that reflects its location within the Infrastructure Boundary (ie not giving effect to the Canterbury Regional Policy Statement).</p> <p>Not in accordance with the Rural Residential Development Strategy which recommended consideration of suitable urban zoning to be part of the district plan review.</p> <p>Is a 'down zoning' of property with no resource management justification.</p> <p>Is not in accordance with proposed Natural Hazards objective NH-01 which provides for natural hazards to be managed within existing urban areas.</p>
2. Rural Lifestyle Precinct with specific provisions to enable lower residential density	<p>Enables owners of Māori land and owners of land by descendants access to the provisions of the Māori Purpose Zone (Kāinga Nohoanga).</p> <p>Provides owners of 'non-Māori' and 'non-descendant' land with development rights similar to existing Residential 4B zone.</p>	<p>Does not fully recognise existing urban zoning that reflects its location within the Infrastructure Boundary (ie not giving effect to the Canterbury Regional Policy Statement).</p> <p>Not in accordance with the Rural Residential Development Strategy which recommended consideration of suitable urban zoning to be part of the district plan review.</p>
3. Residential Large Lot Precinct	<p>Consistent with proposed approach of 'Tuahiwi Precinct' to apply to the existing Residential 3 zoned land in and around Tuahiwi.</p> <p>Better provides for owners of 'non-Māori' and 'non-descendant' land with similar development rights to the previous Residential</p>	None identified

	<p>4B zone (noting higher density subdivision enabled).</p> <p>Recognise existing urban zoning that reflects its location within the Infrastructure Boundary (ie gives effect to the Canterbury Regional Policy Statement).</p> <p>Is in accordance with the Rural Residential Development Strategy which recommended consideration of suitable urban zoning to be part of the district plan review.</p> <p>Is in accordance with proposed Natural Hazards objective NH-01 which provides for natural hazards to be managed within existing urban areas, as density of development enables mitigation to be undertaken.</p>	
<p>4. General Residential or Settlement Precinct</p>	<p>Consistent with proposed approach of 'Tuahiwi Precinct' to apply to the existing Residential 3 zoned land in and around Tuahiwi.</p> <p>Better provides for owners of 'non-Māori' and 'non-descendant' land with similar development rights to the previous Residential 4B zone (noting higher density subdivision enabled).</p> <p>Recognise existing urban zoning that reflects its location within the Infrastructure Boundary (ie gives effect to the Canterbury Regional Policy Statement).</p> <p>Is in accordance with the Rural Residential Development Strategy which recommended consideration of suitable urban zoning to be part of the district plan review.</p>	<p>Is not in accordance with proposed Natural Hazards objective NH-01 which provides for natural hazards to be managed within existing urban areas, as the density of residential development would require significant mitigation work on the site to be developed, as well as adjacent properties.</p> <p>Existing rural residential development (such as location of substantial dwellings) will make higher density residential development difficult to achieve.</p> <p>Existing rural residential activities including farming and other rural activities not provided as a permitted activity, meaning that existing activities would need to rely on existing use rights.</p> <p>Upgrading and provision of new infrastructure (water, wastewater, stormwater/flooding, roading and undergrounding of electricity)</p>

		required to bring up to urban standard, unlikely to be economically feasible.
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#### 4. Conclusion and Recommendation

Option 3 – Residential Large Lot Precinct is recommended to be included in the Māori Purpose Zone (Kāinga Nohoanga) as the advantages far outweigh the disadvantages in comparison with the other three reasonable options.

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