

Section 32 Report

Whaitua Nohonoho/ Residential Chapter

prepared for the

Proposed Waimakariri District Plan

18 September 2021



WAIMAKARIRI
DISTRICT COUNCIL

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1. EXECUTIVE SUMMARY

The residential zones in the Proposed District Plan (PDP) provide for housing and settlement in the District. The zones are part of the District's urban areas and include rural residential activity (as defined in the Canterbury Regional Policy Statement).

This report sets out the statutory and policy context for residential land use, the key resource management issues, specific consultation and the approach used for the proposed provisions. The report also includes a review of the Operative District Plan provisions and an evaluation of alternative methods that can be used to achieve the purpose of the Resource Management Act 1991 (RMA).

The main issues identified for residential zones are:

1. Providing for well-functioning and affordable residential environments and supporting a competitive housing market.
2. While good design can maintain and enhance residential amenity values, poor design can decrease the quality of the environment.
3. Growth and development can create adverse effects on existing communities and those natural and physical resources that contribute to the environmental qualities of the District.
4. Provision of sufficient, feasible development potential through intensification in existing urban areas, as well as within new greenfield areas.
5. How to improve the range of housing typologies to provide affordable housing opportunities and the ability for Waimakariri's residents to age in place or in their local community.
6. Unconstrained rural residential land use can have adverse effects on established rural activities, result in dispersed settlement patterns and inefficient transport and infrastructure delivery outcomes, and diminish the finite qualities of highly productive land.

To address these issues the following key changes are proposed:

- Use of zones and provisions as directed by the National Planning Standards
- Responding to the National Policy Statement on Urban Development (NPS-UD) by supporting development capacity, plan-enabled feasible land and infrastructure provision.
- Implementation of the National Policy Statement for Freshwater Management (NPSFM).
- Higher density living zones within areas of Rangiora
- Four new residential zones:
 - Medium Density Residential Zone near central business areas, open space and schools with a range of house typologies and non-residential activities with higher density and taller buildings than the Residential 1 Zone in the Operative DP;
 - General Residential Zone –general suburban areas within the main town with slightly higher density than the operative Residential 2 Zone;
 - Settlement Zone –providing for a range of residential and commercial activities in settlements, recognising the existing development pattern of the settlements and retaining character, which is consistent with the Operative DP Residential 3 Zone; and
 - Large Lot Residential Zone –rural-residential development at a lower density within rural surroundings.

These zones provide for residential living and protect residential amenity while also providing for some non-residential uses. The zones and development controls have been assessed as the most

appropriate to achieve the objectives, and strategic direction of the Plan and the purpose and principles of the Resource Management Act 1991 (RMA).

2. OVERVIEW AND PURPOSE

2.1 Purpose of Section 32 RMA

The overarching purpose of Section 32 of the RMA is to ensure that plans are developed using sound evidence and rigorous policy analysis, leading to more robust and enduring provisions.

Section 32 reports are intended to clearly and transparently communicate the reasoning behind plan provisions to the public. The report should provide a record of the evaluation process, including the consultation, technical work, methods, assumptions and risks that informed that process. A robust report can prove highly useful to decision makers, particularly where it clearly communicates the analysis undertaken to identify the most appropriate way to achieve the purpose of the RMA.

The District Council is required to undertake an evaluation of any proposed District Plan provisions before notifying those provisions. The Section 32 evaluation report provides the reasoning and rationale for the proposed provisions and should be read in conjunction with those provisions.

2.2 Topic Description

This topic relates to the following proposed chapters:

- General Objectives and Policies for all Residential Zones (REZ)
- Large Lot Residential Zone (LLRZ)
- General Residential Zone (GRZ)
- Medium-density Residential Zone (MRZ)
- Settlement Zone (SETZ)

These zones replace the Residential 1, 2, 3, 4a, 4b, 5, 6, 6a and 7 Zones in the Operative DP. The new zones manage activities and built form standards for associated buildings and structures, which can include residential buildings, fences and utilities.

There have been a number of Plan Changes to the Operative DP residential provisions since the plan was made operative in 2005. These are set out in the table below.

Table 1. Relevant District Plan Changes

Description of Major Plan Changes	Comments
Land Use Recovery Plan changes	
Canterbury Earthquake Recovery Section 27(1) – Insertion of Land Use Recovery Provisions – Appendix 3 Amendments to Waimakariri District Plan – operative 15 April 2016	These provisions inserted a range of changes into the Waimakariri District Plan to assist with earthquake recovery including: <ul style="list-style-type: none"> • Rezoning Rangiora priority areas • Provisions for development at MR873 – Tuahiwi • Amendments to Chapter 17 Residential and Chapter 18 Constraints • Provisions to avoid residential and rural residential development outside of

	<p>existing urban areas and priority areas for development</p> <ul style="list-style-type: none"> • Rules noting that erection of a dwelling or subdivision of land that do not meet density or minimum site sizes as a non-complying activity • Introduction of comprehensive residential design provisions (CRD) which provided for medium density residential housing
Council plan changes	
Rezoning at West Kaiapoi (Silverstream Estates) – operative 24 November 2011	Rezoning of land at Silverstream, including Residential 7 zoned land and Business 4 zoned land.
Canterbury Earthquake Recovery S27	Air Noise Contours and Sovereign Palms rezoning.
Plan Change 16 - Woodend East Outline Development Plan	Rezoning of land in East Woodend to Residential 2 zone, and insertion of ODP Map 153, as well as specific rule for accidental discovery protocols.
Plan Change 17 - Kaiapoi Area A	Plan Change 17 provided for a change enabling development of approximately 65 hectares of land in Northern Kaiapoi as Residential 2 zoned land, and insertion of ODP Map 156.
Plan Change 19 - Kaiapoi Area E	Plan Change 19 provided for development in West Kaiapoi (Silverstream) for a deferred Residential 2 zone, pending inclusion of an ODP in the district plan. This was subsequently superseded by Canterbury Earthquake Recovery provisions which provided for a new Residential 7 Zone with three separate density areas for residential development.
Plan Change 32 - Mandeville North Growth Management	Plan Change 32 provides for a new objective and policy framework for development of rural residential land at Mandeville, in combination with a new Mandeville Growth Boundary in DP Map 167.
Plan Change 33 - Mandeville North Business 4 and Residential 4A Zones	Plan Change 33 included rezoning of approximately 5.4 hectares of land from Rural/Residential 4B to Residential 4A, alongside rezoning of land to Business 4, as well as insertion of ODP Map 192.
Private plan changes	
Private Plan Change P01 - Doncaster Developments Limited, West Rangiora	This private plan change applied to Stage 3 of Arlington Park, in northwest Rangiora. It involved rezoning of land from Rural to Residential 2, and insertion of ODP Map 155.
Private Plan Change P03 - Waghorn, West Rangiora	Private Plan Change P03 rezoned approximately 4.3 ha of land on the south side of Northbrook Road from Rural to Residential 2, and insertion of ODP Map 157.

Private Plan Change P05 - Ravenswood Developments Limited, North Woodend	This plan change resulted in the rezoning of approximately 125 hectares of land adjacent to north Woodend into a mixture of Residential 6, 6A and Business 1 zoned land, as well as insertion of ODP Map 158.
Private Plan Change P08 - Northside Country Limited, Waikuku Beach General	Rezoning of 20.8ha of land adjacent to Allin Drive at Waikuku Beach from Rural to Residential 4A, as well as insertion of ODP Map 161.
Private Plan Change P09 - Woodend Beach Developments	Private Plan Change P09 sought rezoning of approximately 51.44 hectares of land from Rural to Residential 4A, enabling approximately 80 rural residential lots, associated rules for floor levels and fencing, as well as insertion of ODP Map 171.
Private Plan Change 10 - Waikiwi Developments Limited, Wards Road, Woodend	This plan change resulted in the rezoning of approximately 80.5 hectares of land from Rural to Residential 4A, resulting in additional development potential for 142 lots, including access restrictions to Tram Road, and restrictions on development for some of the sites, as well as insertion of ODP Map 162.
Private Plan Change 11 and 12 - Ruby Views Limited, Beach Grove, Kaiapoi	Plan changes 11 and 12 related to rezoning of approximately 67ha of land at Beach Grove in eastern Kaiapoi from Rural to Residential 2, provision for comprehensive residential development, and insertion of ODP Map 163.
Private Plan Change 13 - Taylor Homes Limited, Enverton Drive/Ballararat Road, North Rangiora and Private Plan Change 16 - J A and B L Properties Limited, Enverton Drive East, North Rangiora	Private Plan Changes 13 and 16 provide for the rezoning of land in Northern Rangiora from Residential 4B to Residential 2. It includes provision for fencing controls, as well as pedestrian accessways and linkages, accidental discovery protocols, as well as insertion of ODP Maps 165 and 166.
Private Plan Change 15 - Silverstream Estates Limited, West Kaiapoi	This private plan change sought change from Residential 2 (deferred) to Residential 2, in combination with insertion of a new ODP Map 164. This was superseded by Plan Change 19 and the s27 CER Act provisions which provided for the new Residential 7 Zone.
Private Plan Change 17 - Ohoka Plan Change Group, Mill Road, Ohoka	Private Plan Change 17 resulted in the rezoning of approximately 52.5 hectares of land to Residential 4A Zone, along with amended provisions including setbacks and access restrictions, and insertion of ODP Map 160.
Private Plan Change 18 – Oxford Road West Rangiora	Private Plan Change 18 resulted in the rezoning of approximately 17ha of land from rural to Residential 2, and included the insertion of ODP Map 168.
Private Plan Change 19 - B A Freeman Family Trust, Parsonage Road, Woodend	This Private Plan Change resulted in the rezoning of approximately 19ha of land from Rural to

	Residential 2 in north Woodend, and included insertion of ODP Map 172.
Private Plan Change 21 - P & A Bradleys Road, Ohoka	This Private Plan Change provided for development of new Residential 4 area adjacent to Ohoka covering approximately 32.5ha and 55 allotments as well as incorporation of ODP Map 169. Provision was made for a range of stormwater areas, as well as local reserves and roading layout.
Private Plan Change 22 - B F and R M McHugh, McHugh Road, Mandeville	Private Plan Change 22 provided for additional rural residential living Residential 4A over an area of approximately 51ha, providing for approximately 90 lots, and insertion of ODP Map 174.
Private Plan Change 26 - Westpark, Lehman and Oxford Roads, Rangiora	This Private Plan Change provided for rezoning of approximately 15ha of land from Rural to Residential 2 on the western edge of Rangiora, and included insertion of ODP Map 183.
Private Plan Change 28 - P G Harris, 116 and 148 McHugh Road, Mandeville	Private Plan Change 28 provided for rezoning of land from Rural to Residential 4A, providing for 21 new allotments on the outskirts of Mandeville settlement, and included insertion of ODP Map 179.
Private Plan Change 29 - Summerset Villages (Rangiora) Limited	This Private Plan Change provided for rezoning of approximately 14ha of land from Residential 4B to Residential 2 with provision for a retirement village, on South Belt in southern Rangiora, as well as insertion of ODP Map 184.

Further plan changes were prepared to amend the Residential 1 and 2 and 4 zones (Plan Changes 22 and 38). The purpose of the plan changes was to provide clear guidance to plan users and the development community about the need for site responsive subdivision design and residential development. The proposed provisions were to provide for a range of housing choices through amended minimum subdivision sizes, with a compensatory higher standard of residential amenity by way of changed built form standards. These plan changes were not publicly notified and their content has been incorporated into the district plan review.

The key changes proposed as part of the PDP residential provisions are:

- Consolidation of the provisions particular to each zone
- Identification of a range of activities that range from permitted to non-complying
- Changes to provisions that provide for, or preclude, notification and limited notification
- Increased density to stimulate supply for a range of housing types
- Changes to development controls to facilitate development, while focussing on the importance of the streetscape interface and provision for urban design controls for multi-unit residential development and manage effects on neighbouring properties

These changes have been brought about primarily in response to changes to the Canterbury Regional Policy Statement, Our Space 2018-2041, the NPS-UD, as well as a range of background work and research undertaken as part of the development of the chapters.

2.3 Significance of this Topic

Residential zones are significant because they enable and influence the form of housing development in residential areas of the District. The chapter enables people to provide for their social, cultural and economic wellbeing within zones for housing, and also enables some commercial and community facilities that provide residential amenity within living environments.

Delivery of housing is also strategically important, and supported by providing higher density living environments that enable walkable communities and support future development of public transport. Rural residential development is also carefully managed, so that it limits adverse effects on rural activities, including limiting future expansion onto highly productive land.

2.4 Current Objectives, Policies and Methods

The Operative DP separates objectives and policies, and rules into separate sections. Residential rules are addressed in Chapter 31 Health, Safety and Wellbeing, which includes activities, effects management and built form controls for all zones. A description of the operative provisions for residential zones is provided below, and a summary of the key rules is contained in **Appendix A**.

Due to the significant number of plan changes, the residential provisions have become dispersed across 13 different residential zones with many site, and area- specific provisions.

2.4.1 Issues, objectives and policies

A summary of the existing issues, objectives and policies in the operative plan are contained in **Appendix B**.

2.4.2 Approach to activities and effects

The Operative DP focuses on the effects of activities rather than the identifying activities that are anticipated in residential zones.

The Health, Safety and Wellbeing Chapter requires under Rule 31.23, that any activity with a parking requirement for 2 or more carparks, or 3 or more in the Residential 6a Zone (other than parking spaces for a dwellinghouse) is a restricted discretionary activity. Rule 31.23.3 also identifies a wide range of matters to which discretion is restricted, including effects on residential character and form and function of the urban environment, traffic, noise, dust, glare, odour, and the storage and disposal of hazardous substances. The effects-based approach does assist with integration of infrastructure with higher density development, and commercial and industrial activities can locate within residential areas and diminish residential character.

2.4.3 Residential 1, 2, 3 and 5 zones

Thirteen zones and subzones provide for different densities, standards, and urban form and function based on subdivision, development and land use. The zones are described below:

- Residential 1 in Kaiapoi and Rangiora provides for higher density housing near town centres.
- Residential 2 provides for suburban density and detached dwelling living environments.

- Residential 3 are areas of special character in the beach settlements, small rural towns and Tuahiwi Village (refer to the s32 report on 'Māori Purpose Zone (Kāinga Nohoanga)').
- Residential 5 is a special amenity, low density living environment based on and around man-made lakes in a rural setting near Pineacres.

Reference is made to the development controls specified in **Appendix 1**.

2.4.4 Residential 4A and 4B Zones

The Residential 4A and 4B are low density, detached dwelling living environments in a rural setting and are based on a former "Rural-Residential Zone". The nature of these zones has increasingly taken on urban characteristics and expectations. The key difference between the 4A Zone and 4B Zone relates to lot sizes, which average 0.5ha and 1ha respectively.

2.4.5 Residential 6, 6A and 7 Zones

The Residential 6 and 6A Zones cover Pegasus and Ravenswood, with potential for independent, integrated residential communities with a mixture of housing densities and associated commercial, recreational and community services. Minimum lot sizes are 400m² in the Residential 6 Zone, and a minimum of 137.5m² and maximum size of 412.5m² in the Residential 6A Zone.

The Residential 7 Zone in West Kaiapoi (Silverstream) provides for mixed density residential development from apartments and townhouses to medium density detached dwellings with associated recreation and amenity reserves. Minimum sizes range from 150m² in Area A, to 500m² in Area C.

2.5 Information and Analysis

Table 2 – List of relevant background assessments and reports

Title	Author
Housing Demand and Need in Waimakariri District	<i>Ian Mitchell and Chris Glaudel, Livingstone and Associates Limited/Community Housing Solutions Limited, February 2020</i>
Description of Reports	
The report outlines current and future housing demand by range of demographic characteristics including tenure, age, and household composition. The report recommends to encourage universal design in newly built homes, create opportunities for older homeowners to downsize within their neighbourhoods, maintain section sizes of undeveloped land adjacent to town centres to facilitate development, ensure retirement villages are connected, promote minor residential units, consider enabling partitioning of homes and continue infrastructure development to support growth.	
Title	Author
District Plan Effectiveness Review	<i>Waimakariri District Council, July and August 2016</i>
Description of Reports	
An assessment of District Plan effectiveness was undertaken as an early step to identify issues and gaps for the District Plan Review. The review included an assessment of resource consent applications and conditions for a variety of topics, other methods used to manage activities outside the District Plan and a range of internal and external policy and legislative influences.	

The review identified opportunities to better manage rural subdivision, and also sought a review of the range of housing needs in residential areas, as well as opportunities to review the rural residential provisions in the ODP.

Title	Author
Residential character and intensification guidance for Waimakariri District Council	<i>Edward Jolly, Jasmox Limited, August 2018</i>

Description of Reports

This report reviews urban design and residential character for the residential zones. The study found that there were no areas of discernible special character that required protecting. It identified provisions in the ODP that are considered good practice from an urban design perspective and that there was scope for greater consistency across all residential zones.

A key finding of the report was that intensification in the District should occur within an 800m walkable area from the key commercial centres at Kaiapoi and Rangiora, subject to no other constraints being present.

Title	Author
Housing and Business Development Capacity Assessment March 2018	<i>Greater Christchurch Partnership, March 2018</i>

Description of Reports

This report was prepared for the development of Our Space 2018-2048. The capacity assessment covers housing and business trends to inform future planning responses across Greater Christchurch. It concludes that there is enough zoned land in the short and possibly medium term to meet projected demand, but there may be emerging shortages in Waimakariri District.

Title	Author
Waimakariri District Residential Feasibility 2018	<i>Prepared by Market Economics, 2018</i>

Description of Reports

This report covers financial feasibility of residential land and building development in the District. The study applies the Market Economics’ land development model and building development models. The results show that most of the residential development capacity in the District’s zoned greenfield priority areas are likely to become feasible in the coming 30 years.

The report noted that supply and demand constraints are likely to influence whether feasible development occurs. It notes that further monitoring and district plan reviews will enable additional land to be zoned and to consider sufficiency.

Title	Author
Waimakariri District – Rural Character Assessment	<i>Boffa Miskell June 2018 (Update) Review of Potential Zone Boundaries based on character February 2020</i>

Description of Reports

This report identifies 12 rural character areas within the Rural Zone and describes the landform, land cover and land use elements, and the key characteristics that typify each character area, including those that are capable of rural residential development or more intensive subdivision (ie Large Lot Residential Zone).

The February 2020 update related to specific consideration from a character perspective as to the location of any zone boundary between any proposed Rural Zones having a different density of subdivision and development of residential activity.

Title	Author
Waimakariri District Plan Review – Rural and Rural Residential Location and Density – Interim Draft Report	<i>Boffa Miskell, 19 April 2018</i>
Description of Reports	
This report relates to the rural character findings to inform rural and rural residential zoning provisions for the District Plan Review. The report covers background research, and the requirements of statutory documents that are relevant including the Canterbury Regional Policy Statement.	
Title	Author
Waimakariri District Plan Review: Rural Production Advice – Rural Land Zoning	<i>Jamie Gordon, Macfarlane Rural Business, November 2018</i>
Description of Reports	
This report reviews the effect from change in zoning of rural land, particularly minimum lot size impacts on primary production. The report covers the effect land parcel size has on productivity and profitability, but does not to recommend precise land use and or zoning options. This is particularly relevant to consideration of the location of rural residential activity.	
Title	Author
Analysis of Drivers and Barriers to Land Use Change	<i>AgFirst for Ministry of Primary Industries August 2017</i>
Description of Reports	
This report discusses the drivers and barriers to land use change including potential drivers and barriers. It identifies and examines a range of influences including biophysical resources, economic, technological, societal and personal factors, with relevance to rural residential activity.	
Title	Author
Rural Subdivision and Lifestyle Property Analysis: Waimakariri District	<i>QV, December 2018</i>
Description of Reports	
A supply and demand analysis for small rural holdings and rural residential properties in Waimakariri District, and analysis of the implications for potential allotment size changes. Areas considered were the area in Greater Christchurch, the North Eastern Waimakariri and the rest of the District.	

2.6 Consultation Undertaken

Extensive consultation has been undertaken as part of this District Plan Review process with key stakeholders and the local community. Feedback from consultation relevant to the Residential Chapter is summarised below.

Summary of feedback:

- (a) Te Runanga o Ngai Tahu provided feedback through Mahaanui Kurataiao Limited on the proposed district plan. No specific feedback was provided on the Residential chapter.
- (b) Issues and options consultation
- (c) Initial consultation that was undertaken with Plan Changes 22 and 38
- (d) What's the Plan? - a publication seeking input into the plan review process, was released in April 2019 and submissions and feedback received.
- (e) Housing New Zealand (now Kainga Ora), as well as developers for Silverstream, and Davis Ogilvie (a surveying and engineering firm), were approached for comment on density matters and the operative provisions of the Subdivision Chapter and Outline Development Plans.

- (f) A range of developers were approached to test some of the demand assumptions and inform the approach for a responsive planning framework in relation to the National Policy Statement on Urban Development 2020 (NPS-UD).
- (g) Schedule 1 Clause 3 feedback specific to the Residential chapter was received from Environment Canterbury, Christchurch City Council, Selwyn District Council, and Waka Kotahi NZ Transport Agency.

‘What’s the Plan?’ consultation received comments from 95 respondents. The key topics included housing lot size, subdivision and development. A series of questions were used to prompt feedback.

The key responses for residential activity as part of the ‘What’s the Plan’ consultation process are set out below:

- Respondents had mixed responses to reducing the number of zones, with some wanting zones to remain the same, however the National Planning Standards determines zone descriptions and purposes for the Proposed Plan.
- A number of respondents sought a greater range in lot sizes, both at the smaller and larger ends of the scale.
- Responses recognised the need for more one and two bedroom houses, including more housing for the aged, and a greater diversity of housing. Minor Residential Units have been included as a separate activity, and the area of the Medium Density Residential Zone has been significantly increased compared to the Residential 1 Zone in the operative plan.

Following release of the NPS-UD (2020), a number of developers were contacted to discuss District Plan provision for urban form, the level of accessibility of planned active or public transport and demand for housing and business.

The main point raised was the desire for flexibility (such as built form controls), so that developers can respond to the market and change density as required. This has reinforced increasing the density potential of residential zones, as well as enabling greater building height, particularly in the Medium Density Residential Zone.

The proposed provisions have also had internal reviewed process, Council workshops, as well as formal feedback through the Schedule 1 Clause 3 consultation.

The responses received have been taken into account in the preparation of the Residential Chapter.

2.7 Iwi Authority Advice

Clause 3(1)(d) of Schedule 1 of the RMA sets out the requirements for local authorities to consult with iwi authorities during the preparation of a proposed plan. Clause 4A requires the District Council to provide a copy of a draft proposed plan to iwi authorities and have particular regard to any advice received.

There has been no specific feedback on the Residential chapter provisions.

2.8 Reference to Other Relevant Evaluations

This Section 32 topic report should be read in conjunction with the following key evaluations:

- (a) Rural – the Rural Chapter section 32 report contains direction for the Large Lot Residential Zone Overlays that give effect to the Rural Residential Development Strategy.

- (b) Strategic Directions Chapter – sets the strategic direction for the district plan including the plan for urban development
- (c) Transport Chapter – provides design provisions for development including roading and access in relation to residential zones
- (d) Natural Hazards Chapter – sets out the requirements for development in areas at risk of natural hazards, including residential land
- (e) Historic Heritage Chapter – provides a framework for the management of historic heritage
- (f) Sites and Areas of Significance to Māori Chapter – identifies those areas of importance to Ngāi Tūahuriri
- (g) Coastal Environment Chapter – provides direction to implement the New Zealand Coastal Policy Statement 2010
- (h) Development Areas Chapter – provides direction for the development of greenfield urban development, including provision for certification of development areas to fast-track development, as well as existing areas subject to outline development plans.

3. STATUTORY AND POLICY CONTEXT

3.1 Resource Management Act 1991

Section 5 of the RMA sets out the purpose of the RMA, which is to promote the sustainable management of natural and physical resources. In achieving this purpose, authorities need to recognise and provide for matters of national importance identified in Section 6, have particular regard to other matters listed in Section 7, and take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) under Section 8.

The proposed provisions allow people and communities to provide for their social, economic, and cultural well-being by enabling a range of residential activities. Effects on natural and physical resources and the life-supporting capacity of air, water, soil and ecosystems from residential activity are able to be avoided, mitigated or remedied through the proposed rules, resource consent assessment, provisions in other relevant District Plan chapters, together with methods that sit outside the District Plan.

3.1.1 Section 6

Section 6 sets out the matters of national importance. When making decisions under the Act, or preparing plans, the matters of national importance set out in section 6(a) to 6(h) must be recognised and provided for.

While residential development can affect the matters set out in s6, there are no matters that are directly relevant, and the matters are addressed in other proposed chapters.

3.1.2 Section 7

Section 7 of the RMA requires the Council to have particular regard to other identified matters.

These include the kaitiakitanga and the ethic of stewardship (section 7(a) and (b)). Kaitiakitanga relates to exercise of guardianship by Māori in accordance with tikanga Māori, and includes the ethic of stewardship (section 2 definition of kaitiakitanga). This is relevant to the extent that some activities can affect culturally important resources. This is provided for through the specific consultation on the provisions with the iwi authority as part of plan development, and also the ability to limited notify

affected parties (unless this is precluded by a specific rule with the exclusion of affected customary rights groups or affected customary marine title groups).

Section 7(b) and (bb) provide for the efficient use and development of natural and physical resources, the efficiency of the end use of energy, and section 7(g) requires regard to be had to the finite characteristics of natural and physical resources. These matters are relevant to urban form, its location and extent, site size, and the location and extent of rural residential development.

More intensive urban residential development that is walkable to main shopping areas and main transport routes enables more efficient use of transport energy and use of land.

Residential development in provides for existing and planned developments identified through the Rural Residential Development Strategy, and recognises the irreversible nature of subdivision, and the impact it can have on finite resources such as highly productive land, biodiversity, and highly valued landscapes. As a consequence, provisions for Large Lot Residential Zone land is limited.

Section 7(c) and section 7(f) require regard to be had to the maintenance and enhancement of amenity values, and the maintenance and enhancement of the quality of the environment. These sections guide policies on good urban design outcomes for residential zones. The objectives and policies provide for amenity anticipated by the zone, rather than what exists, and regard is to be given to maintenance of amenity values.

Sections 7(i) and (j) require that regard to be had to the effects of climate change and the benefits to be derived from the use and development of renewable energy which is relevant for urban form and residential development.

Climate change will affect the capability to service development for stormwater, with forecast increases and change to stormwater events, as well as rising sea-level. Recognising the potential flood risk for Kaiapoi, it is not recommended that the Medium Density Residential Zone in this location be extended, given the potential for higher density housing and investment in areas subject to flooding. The incorporation of design to provide solar gain within residential development and the provision for solar panels are ways in which renewable energy have been addressed.

3.1.3 Section 8

Section 8 of the RMA requires the Council to take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

Tāngata whenua, through Mahaanui Kurataiao Limited have been consulted as part of the review process and the obligation to make informed decisions based on that consultation is recognised and has been considered in the development of provisions. These matters are relevant when considering the residential issues and ensuring the ongoing use, development and protection of resources in the residential zones is achieved.

3.2 National Instruments

The following national instruments are relevant to the residential zones:

3.2.1 National Planning Standards

Under RMA s75 (3) a District Plan must give effect to a National Planning Standard. The first set of National Planning Standards were introduced in November 2019 with the purpose of improving the consistency of council plans and policy statements.

The National Planning Standards provide the format, layout and key definitions for the plan. The Residential Chapter will give effect to the National Planning Standards by using the structure standard and zone framework standard that identifies the name and purpose of the Large Lot Residential Zone, Medium Density Residential Zone, the General Residential Zone and the Settlement Zone. Spatial layers include the use of precincts, specific controls and development areas which are consistent with the District Spatial Layer Standard.

Zone names and purposes are as follows:

- Large Lot Residential Zone - Areas used predominantly for residential activities and buildings such as detached houses on lots larger than those of the Low Density Residential and General Residential zones, and where there are particular landscape characteristics, physical limitations or other constraints to more intensive development.
- General Residential Zone - Areas used predominantly for residential activities with a mix of building types, and other compatible activities.
- Medium-density Residential Zone - Areas used predominantly for residential activities with moderate concentration and bulk of buildings, such as detached, semi-detached and terraced housing, low-rise apartments, and other compatible activities.
- Settlement Zone - Areas used predominantly for a cluster of residential, commercial, light industrial and/or community activities that are located in rural areas or coastal environments.

Residential chapter uses standard definitions for:

- | | | |
|------------------------|----------------------------------|-------------------------|
| • Accessory building | • Ground level | • Noise |
| • Amenity values | • Habitable room | • Outdoor living space |
| • Ancillary activity | • Height | • Residential activity |
| • Building | • Height in relation to boundary | • Residential unit |
| • Building coverage | • Home business | • Retirement village |
| • Building footprint | • Industrial activity | • Road |
| • Commercial activity | • Land | • Sign |
| • Community facility | • Minor residential unit | • Site |
| • Educational facility | • Natural and physical resources | • Stormwater |
| • Effect | • Net site area | • Structure |
| • Environment | | • Visitor accommodation |
| • Greywater | | • Wastewater |
| • Gross floor area | | |

3.2.2 National Policy Statements

The following national policy statements are relevant to residential zones:

National Policy Statement for Urban Development 2020

The NPS-UD is the second NPS on urban development, replacing the 2016 National Policy Statement on Urban Development Capacity (NPS-UDC). The NPS-UD came into effect in August 2020.

The NPS-UD provides direction to decision-makers on planning for well-functioning urban environments, enabling them to grow and change in response to the changing needs of the community, and to provide enough room for populations to live and work through intensification of existing areas and releasing greenfield development land.¹

The intent is to ensure that housing and business land supply meets demand for urban areas. Greater Christchurch, of which much of Waimakariri is a part, is identified as a high growth urban area, and as such, all of the provisions of the NPS-UD apply to the district.

There are eight objectives to the NPS-UD and in summary they seek that:

- New Zealand has well-functioning urban environments that enable people to provide for their wellbeing
- Planning decisions improve affordability by supporting competitive markets
- Plans enable more people to live centrally, in areas serviced by public transport, and in areas where there is high demand for housing or business land
- Urban environments change in response to needs
- Planning decisions relating to urban environments take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi)
- Local authority decisions are integrated with infrastructure planning and funding, are strategic, and are responsive
- Local authorities have robust and frequently updated information about the urban environments to inform planning decisions
- Urban environments support reductions in greenhouse gas emissions and are resilient to current and future effects of climate change.

Policies 1-10 set out the requirements of the NPS-UD, seeking well-functioning urban environments that cater for growth. Specifically, they provide for targeted multi-level development and intensification in key locations in urban areas, recognising that changes as a result of intensification may result in significant change.

The policies seek that decision-makers are responsive to plan changes that would add significant capacity and contribute to well-functioning urban environments, even if unanticipated by RMA planning documents or include out-of-sequence planned land release. The policies also require removal of car-parking requirements for tier 1, 2, and 3 growth councils.

The NPS-UD then sets out a number of directions for Councils to undertake as part of implementing the NPS-UD, including providing development capacity, monitoring requirements for evidence-based decision-making, development of a Future Development Strategy, housing and business development capacity assessments, intensification within districts, amendment of development outcomes for the zones and removal of carparking provisions.

The Greater Christchurch Partnership has developed a Future Development Strategy, prepared under the NPS-UDC but still relevant under the NPS-UD, in order to achieve the objectives of both NPS's, titled "OurSpace 2018-2048 Greater Christchurch Settlement Pattern Update *Whakahāngai O Te Hōrapa Nohoanga*". Further detail on this document is provided on this later in this evaluation.

¹ NPS-UDC 2016 Pre-amble

Rural residential development (i.e. the Large Lot Residential Zone) is determined to be urban for the purpose of the NPS-UD and the definition of urban environment under the NPS-UD, and has used rural residential development as part of its capacity calculations for growth. This approach is consistent with the National Planning Standards which includes the Large Lot Residential Zone within the 'Residential Zones' Chapter.

National Policy Statement for Freshwater Management (NPSFM)

The objective of the NPSFM is to ensure that natural and physical resources are managed in a way that prioritises the health and wellbeing of waterbodies and freshwater ecosystems, then the health needs of people, followed by the ability for people and communities to provide for their social, cultural and economic wellbeing.

The policies seek to enable tangata whenua to be involved in freshwater management, and that it is managed in accordance with Te Mana o te Wai (Policies 1 and 2). Freshwater is to be managed on a catchment wide basis and the effects of land use considered, including managing in accordance with the National Objectives framework to improve degraded waterbodies, maintain the health and wellbeing of all other waterbodies and protect certain values (Policies 3, 5, 6, 7, 8, 9, 10, 12, 13, and 14).

The policies require management of freshwater in response to climate change (Policy 4), and allocated and used efficiently, while phasing out over allocation (Policy 11). Finally, communities are enabled to provide for their social, cultural and economic wellbeing in a way that is consistent with the NPSFM (Policy 15).

A number of methods relate to the inclusion of provisions in plans, and in particular, as part of Implementation at 3.5:

4) Every territorial authority must include objectives, policies, and methods in its district plan to promote positive effects, and avoid, remedy, or mitigate adverse effects (including cumulative effects), of urban development on the health and well-being of water bodies, freshwater ecosystems, and receiving environments.

In terms of territorial authority functions, while the key aspects in relation to water quality are implemented through the Natural Character and Energy, Infrastructure and Transport chapters, the NPS is still relevant to the Residential Chapter. In particular, the chapter sets out certain requirements and standards in relation to sustainable design and stormwater management (Policies RESZ-P1 and RESZ-P5).

3.2.3 National Environmental Standards

There are no national environment standards that are directly applicable to the Residential Chapters. Although the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES Contaminated Land) is relevant where contaminated land occurs, this is largely implemented outside of the proposed plan other than objectives and policies in the Contaminated Land Chapter.

3.3 Regional policy statement and plans

3.3.1 Canterbury Regional Policy Statement 2013

Chapter 6 – Recovery and Rebuilding of Greater Christchurch is particularly relevant and provides high level considerations for subdivision and development activities in the Greater Christchurch Area, defined on Map A of the CRPS. Chapter 5 – Land Use and Infrastructure is also relevant, as it contains provisions that also apply outside of the Greater Christchurch Area.

These two chapters provide a framework for growth management which affect residential activities and development. The remaining topic and resource-based chapters, such as those containing policy directions for historic heritage and landscape for example, are addressed through other chapters in the District Plan. The methods require district plan provisions to give effect to the policies, with some mandatory requirements for rules, while others are optional.

All of the objectives of Chapter 6 are relevant to the Residential Chapter. They provide a framework for recovery of Greater Christchurch, targets for feasible development capacity for housing, targets for intensification, sustainable development, integration of land use and infrastructure, support for key activity and other centres, and desired outcomes for business land development.

Policy 6.3.1 of the CRPS provides a requirement to give effect to the urban form identified in Map A, including enabling intensification in appropriate locations, ensuring new urban activities only occur within existing urban areas or identified greenfield priority areas, and avoidance of development that adversely affect the function and viability of the central city and key activity centres.

Rural residential development contributes to capacity for growth assessments under the NPS-UD, and NPS-UDC, rural residential development fits within the definition of urban environment under the NPS-UD. This conflicts with the CRPS, which excludes rural residential activity from the definition of urban activities, however as the NPS-UD is a higher order document, the directions of the NPS-UD will prevail over the CRPS where there is conflicting direction.

Policy 6.3.2 seeks best practice urban design for business, residential and open space development. It includes developing a sense of place, integration of infrastructure, connection within a development and with surrounding areas, Crime Prevention through Environmental Design (CPTED), choice and diversity for housing types and density, environmentally sustainable design and supporting of creativity and innovation. The methods provide that councils should provide urban design guidelines to assist with implementation of the good urban design practice.

This policy is implemented through strong design requirements in the Proposed Plan, including consideration of residential design principles where resource consent is required.

Policy 6.3.3 seeks that development in greenfield areas and rural residential development occurs in accordance with an outline development plan, and the policy sets out the requirements for ODPs and the associated rules, including how density will be achieved.

Transport effectiveness is addressed by Policy 6.3.4, which seeks to ensure that network efficiency decisions are incorporated into land use planning, so that development maintains and supports the movement of people and goods around Greater Christchurch.

Policy 6.3.5 seeks to provide for the integration of land use and infrastructure, both in terms of supply of infrastructure for development, and also managing the effects of activities (such as subdivision) on infrastructure. In particular, provision is made to protect the functioning of Christchurch International Airport through recognition of the 50dBA Ldn airport noise contour. There is a mandatory

requirement to include rules for reverse sensitivity effects on strategic infrastructure, which is defined in the CRPS.²

Policies 6.3.6 and 6.3.7 provide for development of business land and residential land, and include directions for the consideration of location and effects of both business and residential development, and in the case of residential land, residential yield and location for intensification.

Rules must provide for comprehensive development across multiple or amalgamated sites, as well as identification of areas that are suitable for intensification. This has been provided through multi-unit residential development and expansion of the Medium Density Residential Zone in Rangiora.

Policy 6.3.9 relates to the proposed Large Lot Residential Zone and requires rural residential development to be located in accordance with a rural residential development strategy developed under the Local Government Act 2002, have access to a publicly owned system, with stormwater treatment and disposal. Access is to be provided to a sealed road, and the parameters for the location and design of development are provided, as well as an outline development plan. Rural residential development shall not be regarded as a transition to full urban development under the policy.

The final policy in Chapter 6 provides for monitoring and review of the provisions of the chapter.

3.3.2 Regional plans

The proposed Chapter must not be inconsistent with the provisions of a regional plan, and regard be had to any proposed plan. The only relevant plan to this chapter is the Canterbury Land and Water Regional Plan.

While there is also a Regional Air Plan, and a Regional Coastal Environment Plan for Canterbury, neither are relevant to the development of the Residential Chapter.

The LWRP contains objectives, policies and rules that manage land and water around the region and biodiversity within the beds of lakes, rivers and wetlands. In particular, it manages activities that relate to water quality and quantity in terms of takes and discharges. The PDP must not be inconsistent with the LWRP. It is noted that some aspects of residential development will be regulated under the LWRP, including network stormwater discharges, and onsite disposal of wastewater.

No provisions in the PDP conflict with those provided for in the LWRP, and it is noted that some of the requirements to prove access to water or ability to dispose of wastewater on site are complementary

² means those necessary facilities, services and installations which are of greater than local importance, and can include infrastructure that is nationally significant. The following are examples of strategic infrastructure:

- Strategic transport networks
- Christchurch International Airport
- Rangiora Airfield
- Port of Lyttelton
- Bulk fuel supply infrastructure including terminals, wharf lines and pipelines
- Defence facilities including Burnham Military Camp and West Melton Military Training Area
- Strategic telecommunications facilities
- The electricity transmission network
- Other strategic network utilities

to those provisions in the LWRP, providing for integrated management of three waters (potable water, stormwater and wastewater) associated with residential activity.

3.4 Iwi Management Plan

The following Iwi Management Plan is relevant to this matter:

Mahaanui Iwi Management Plan

The Mahaanui Iwi Management Plan provides statements of Ngāi Tahu issues, objectives and policies for natural resource and environmental management in the takiwa that express kaitiakitanga and protect toanga.

Section 5.4 Papatūānuku addresses issues of significance in the takiwa relating to land. Issue P3 Urban and Township Planning seeks Ngāi Tahu participation in urban and township planning development. Policies responding to this issue focus on the involvement of Papatipu Rūnanga in the development and implementation of broader development plans and strategies.

Issue P4 Subdivision and Development acknowledges that development can have significant effects on tāngata whenua values but can also present opportunities to enhance those values. Policies encourage engagement with Papatipu Rūnanga by local authorities and developers and refer to subdivision and development guidelines which state (in part) that new developments should incorporate design guidelines to reduce the development footprint on existing infrastructure and the environment. Matters related to water quality, and protection of mahinga kai are addressed by other chapters in the plan, including the Natural Character and Subdivision Chapters.

3.5 Any relevant management plans and strategies

The following management plans and strategies are relevant to this Chapter:

- Waimakariri 2048 District Development Strategy
- Waimakariri's Rural Residential Development Strategy
- OurSpace 2018-2048 Greater Christchurch Settlement Pattern Update *Whakahāngai O Te Hōrapa Nohoanga*

3.5.1 Waimakariri 2048 District Development Strategy

This strategy, prepared under the Local Government Act 2002, provides an overview of Waimakariri District development to 2048. It provides broad directions for growth and development to inform decision making with a long term view. It is part of the implementation of the joint work with the Greater Christchurch Partnership. It anticipates a need for additional feasible greenfield residential land in the main towns of Rangiora, Kaiapoi, Woodend/Pegasus and Oxford. The strategy outlines broad directions for growth for the main towns, with further analysis required to determine exact growth areas.

The Strategy seeks to retain the special character of settlements consistent with historic growth rates. The Strategy proposes creating new rural residential areas with a secondary focus on enabling large lot intensification within existing rural residential areas where there is sufficient community support and servicing available. Consideration will be given to new opportunities to protect and enhance SNAs and the coastal environment. The Strategy notes that the Council will continue to explore options for stormwater management and green design and technology in subdivision design, as well as infrastructure provision in smaller settlements.

3.5.2 Waimakariri's Rural Residential Development Strategy

The Rural Residential Development Strategy (RRDS) provides a framework for the location and quantity of land zoned for rural residential purposes. The Strategy describes rural residential development as subdivision and use of land that caters for those wishing to live in a rural or semi-rural setting, enabling a range of living choices for Waimakariri District.

The RRDS identifies areas for development, and indicates strengths, constraints and opportunities for expansion. The Residential chapter responds to the RRDS by implementing the Large Lot Residential Zone as the zone for rural residential activity, and provides for density of 1-2 households per hectare. Rezoning includes those areas that are within the RRDS, which is consistent with the CRPS.

3.5.3 OurSpace 2018-2048 Greater Christchurch Settlement Pattern Update Whakahāngai O Te Hōrapa Nohoanga

OurSpace 2018-2048 builds on the Greater Christchurch Urban Development Strategy 2007. It is a future development strategy for Greater Christchurch required by the National Policy Statement – Urban Development Capacity 2016, prepared in accordance with the Local Government Act 2002. OurSpace indicates land use and development proposals to ensure there is sufficient development capacity for housing and business growth. It identifies areas for greenfield development, as well as opportunities for intensification, for the Greater Christchurch Partnership.

The Residential chapter responds to Our Space through increased density in the zones compared to the operative plan, and expansion of medium density areas.

3.5.4 Greater Christchurch Urban Development Strategy 2007

The Greater Christchurch Urban Development Strategy (UDS) is a collaborative document prepared by the Greater Christchurch Partnership (the local authorities of Greater Christchurch, as well as Ngāi Tahu and Waka Kotahi) and is a vision and strategy for Greater Christchurch growth and change to 2041.

The strategy reinforces resource management issues, including the nature and location of future housing, development of activity centres, providing areas for new employment and recognising the affect of land use change on transportation networks.

3.5.5 Land Use Recovery Plan: Te Mahere Whakahaumana Tāone (LURP)

The Land Use Recovery Plan 2013 (LURP) is a statutory document prepared under the Canterbury Earthquake Recovery Act 2011, which took effect in December 2013. Its purpose is to provide for residential and business land use to support recovery and rebuilding to 2028. The LURP includes 50 actions, most of which directed changes to planning documents, including the Operative Waimakariri District Plan, which took immediate effect and were directly incorporated into relevant plans and policies. Other actions were ongoing and intended to be implemented in time.

Under the Greater Christchurch Regeneration Act 2016 (which replaced the Canterbury Earthquake Recovery Act 2011), any person exercising powers or performing functions under the RMA must not make a decision or recommendation relating to all or part of greater Christchurch that is inconsistent with the LURP. It is noted that under s 151 of the Greater Christchurch Regeneration Act, that these provisions will be repealed on 30 June 2021.

3.6 Any other relevant legislation or regulations

The following legislation / regulations are relevant to this matter:

3.6.1 Urban Development Act 2020 (UDA20)

The UDA20 establishes a process for specified development projects (SDPs) by Kāinga Ora. It recognises that projects have historically struggled to progress due to the barriers which include fragmented land parcels, uncoordinated decision-making, poor and aging infrastructure, and restrictive planning. SDPs are intended to deliver improved urban development outcomes, including a mix of housing types, transport connections, employment and business opportunities, key infrastructure, community facilities, and green spaces.

The SDP process joins multiple, disconnected processes for urban development and a single, more streamlined process. This is aimed to result in planning, infrastructure and funding for projects being agreed and providing more certainty and coordination for developers and investors.

The UDA20 process must be completed before the delivery of a specified development project can begin. This will mean that projects can be shaped by local needs and aspirations, and the benefits of urban development are balanced against environmental, cultural and heritage considerations. Key features of this process include early engagement with Māori and key stakeholders, and full public consultation on the development plan.

The outcomes anticipated and provided for under the UDA20 are relevant to the outcomes for the Residential Zones, but do not affect the delivery of provisions in the plan.

3.7 Any plans of adjacent or other territorial authorities

The District Council is required to have regard to the extent to which the district plan needs to be consistent with the plans and proposed plans of adjacent territorial authorities under Section 74(2)(c) of the RMA.

3.7.1 Christchurch City Council

The Christchurch City Plan was notified in 2015, with final decisions made in 2018 (prior to the release of the NPS-UDC, NPS-UD and the National Planning Standards). The format therefore differs from the Proposed Plan but planning provisions are similar. There is no comparable Large Lot Residential Zone (for rural-residential living), as this is specifically precluded by the Canterbury Regional Policy Statement from being included in the Christchurch District Plan.

The main residential zones are:

- Residential Suburban (comparable to proposed General Residential Zone)
- Residential Suburban Density Transition
- Residential Medium Density (comparable to proposed Medium Density Residential Zone)
- Residential Hills Zone
- Residential Banks Peninsula Zone (comparable to Settlement Zone)
- Residential Large Lot Zone (comparable to the Residential Large Lot Zone)
- Residential Small Settlement Zone (comparable to Settlement Zone)
- Residential Guest Accommodation Zone
- Residential New Neighbourhood Zone (new greenfield development areas)

The Residential objectives and policies apply to all residential zones, and are implemented by rules for each zone. The residential provisions are managed through activity status tables and built form standards, which is consistent with the Proposed Plan.

Activity status tables cover the main activities found in residential areas, for example healthcare facilities, places of worship, residential activities, and minor residential units (80m² or less). Specific provision is made for multi-unit residential complexes as a permitted activity, as well as older persons housing units, retirement villages, and social housing complexes.

This is consistent with the proposed multi-unit residential development provisions, with specific provision for retirement villages as a Restricted Discretionary Activity. Visitor accommodation management in residential zones is broadly consistent between the CDP and the Proposed Plan, although Christchurch City Council has a plan change proposed to introduce thresholds for AirBnB type activities.

Generally, the built form standards are similar to those in the Proposed Plan, and include:

- Site density - 1 dwelling per 450m² in the Residential Suburban Zone, 1 dwelling per 330m² in the Residential Density Transition Zone, no minimum density in the Residential Medium Density Zone, one dwelling per 1000m² in the Residential Small Settlement Zone
- Tree and garden planting (for multi-unit development and social housing only)
- Building height - 8m in the Residential Suburban Zone, 11 metres and 3 storeys in the Residential Medium Density Zone, with some area specific higher height limits
- Site coverage - 35% generally, and 40% for multi-unit complexes and social housing in the Residential Suburban Zone, 50% in the Residential Medium Density Zone, 35% in the Residential Banks Peninsula Zone and 25% in the Residential Small Settlement Zone
- Outdoor living space
- Daylight recession planes
- Minimum building setbacks from internal boundaries - including requirements for permanent obscuring of glass where located on the first floor and between 1 and 4 metres of the boundary
- Road boundary setbacks - 4.5m in the Residential Suburban Zone, 2 metres in the Residential Medium Density Zone, 5.5 metres for garages facing the street
- Requirements for habitable space on the ground floor facing the street - Residential Medium Density and Residential New Neighbourhood Zone
- Maximum fencing heights - 1.8m in the Residential Suburban and Residential Suburban Density Transition Zone, 1m in the Residential Medium Density Zone and Residential New Neighbourhood Zone or 1.8m where up to 50% visually permeable
- Water supply for firefighting

A number of the design approaches have been adopted as part of the proposed provisions. It is noted that area-specific provisions in the Christchurch residential zone chapters can be complex. The Proposed Plan incorporates area specific provisions into the 'development areas', but has a lower level of intervention in comparison. The PDP requirement for design input into multi-unit consents is higher, however, to achieve good design outcomes.

3.7.2 Selwyn District Council

The Proposed Selwyn District Plan was notified in October 2020, and has been developed under the National Planning Standards, and is very similar to the Waimakariri PDP. Selwyn District has used the following zones:

- Large Lot Residential Zone (rural residential)

- Low Density Residential Zone
- General Residential Zone
- Settlement Zone

While there is no Medium Density Residential Zone, the General Residential Zone in the Selwyn District Proposed Plan provides for “comprehensive development” as a restricted discretionary activity, and a second residential unit on a site as a restricted discretionary activity, enabling the General Residential Zone to achieve higher density development.

In the same manner as the proposed Waimakariri District Plan, the Residential objectives and policies apply across the residential zones, with each zone including a specific objective and policy that relates to the character of that zone.

In a similar manner to the Waimakariri PDP residential provisions, the chapters are managed through two sets of controls:

- Rule list [of activities]
- Rule requirements

These are similar to the activity list, and built form standards in the Waimakariri PDP.

The rule list provides for a range of residential accommodation types, including principal residential units, minor residential units, small site development, supported residential accommodation, retirement villages, and comprehensive development. Educational facilities, community facilities and community corrections activities are provided for, with a similar approach to the PDP in terms of activity status.

Home businesses are provided for in residential zones up to 40m², although the commercial activities are also provided for in Precinct 3 up to 300m², employing no more than 6 people, as long as it is not a food and beverage activity. Fencing is provided for as a specific activity, and no fencing can exceed 1m in height, although in the Large Lot Residential Zone this can be up to 1.2m in height where it is 50% visually impermeable.

The Proposed Selwyn Plan controls relocated buildings, as a controlled activity (this is not done in Christchurch City, nor is it proposed for Waimakariri District). There is a greater range of activities available to be undertaken in the Settlement Zone, recognising in a similar manner to Waimakariri that these areas do not generally have commercial zones.

The rule requirements are similar to those in the Waimakariri PDP. They include the following:

- Servicing – all residentially zoned sites are to be connected to reticulated water supply and sewerage where available
- Building coverage – 40%, 45% for small sites and 50% for comprehensive development
- Height – 8m, although this can be increased to 11.5m for retirement villages in some circumstances
- Height in relation to boundary
- Setbacks – 4 metres from any road boundary and 2 metres from side boundaries
- Presentation to the street – all residential units that have direct road frontage are required to address the street, have glazing on the front façade and a door that faces the street
- Outdoor living space (except the Large Lot Residential Zone)
- Landscaping between the building and the street for non-residential activities

- Specific built form standard rules for small site development, comprehensive development and retirement villages
- Variety in appearance
- Requirement for outdoor storage for non-residential activities

The provisions contain a number of similarities to both the Christchurch District Plan and the Waimakariri PDP. The provisions of the Selwyn PDP are more stringent on the appearance of buildings, fencing, and landscaping for non-residential activities, while they are more permissive in relation to the range of non-residential activities that can take place in residential zones. Overall, there is a reasonable alignment between the provisions.

4. KEY RESOURCE MANAGEMENT ISSUES

The resource management issues set out in this section have been identified using sources of information including (but not limited to) the following:

- a. Primary and secondary research
- b. Monitoring and review of current district plan
- c. Issues identified in other documents and plans, including those described above.
- d. Matters raised in various forums by statutory partners and key stakeholder(s)/advisory groups
- e. Input from experts involved in urban design and housing need assessment
- f. Through on-site assessment work and survey work.

The Operative District Plan sets out a single resource management issue for the residential zones as follows:

The effects of growth and development on the existing Residential Zones of the District, and the potential loss of those characteristics of Residential Zones that provide for residents' and visitors' health, safety and wellbeing.

While this is still relevant, there are a range of other issues that have been identified from the higher level planning documents and research background documents noted above that relate to the residential living environments. Those key documents are:

- The National Policy Statement on Urban Development
- The Canterbury Regional Policy Statement
- Research Report on Housing Demand and Need in Waimakariri District

The resource management issues set out in this section cover the residential zones that are found in the townships, as well as the rural residential areas contained in the Large Lot Residential Zone. Those key issues are:

- a. *Providing for well-functioning urban environments while at the same time delivering housing affordability and supporting a competitive housing market.*
- b. *Good design of residential development can lead to maintenance and enhancement of amenity values, while poor design can decrease the quality of the environment.*
- c. *Growth and development can create adverse effects on existing communities and fail to protect natural and physical resources that contribute to the environmental qualities of the district.*

- d. *Providing for sufficient, feasible development potential through intensification in existing urban areas, as well as through development of new greenfield areas.*
- e. *How to improve the range of housing typologies to provide affordable housing opportunities and the ability for Waimakariri's residents to age in place or in their local community.*
- f. *Rural residential, if unconstrained, has the potential to create adverse effects on established rural activities, can result in dispersed settlement patterns, and result in inefficient transport and infrastructure delivery outcomes, and impact on the finite qualities of the district's highly productive land.*

Together, these issues frame the matters that need to be resolved through the objective, policy and rule framework in the PDP.

5. OVERVIEW OF PROPOSED OBJECTIVES, POLICIES AND METHODS

5.1 Strategic Direction

The Residential Chapter implements the following objectives in the Strategic Directions Chapter:

- SD-O1 – directions for the natural environment
- SD-O2 – recognition of the need for consolidated and integrated urban development
- SD-O3 – improved connectivity across the district, and integration and sequencing of land use and infrastructure development takes place
- SD-O4 – direction for rural areas to ensure they are available for productive rural activities
- SD-O5 – recognise the role for Te Ngāi Tūāhiriri in the management of natural and physical resources
- SD-O6 – avoiding subdivision, use and development where the risk from natural hazards is unacceptable, and otherwise mitigating natural hazard risk.

The Urban Form and Development chapter also sets out objectives and policies which are relevant to the Residential chapter:

- UFD-O1 – sets out targets for development capacity for residential activities in the district
- UFD-P1 – provides for residential intensification
- UFD-P2 – identification of new Residential Development Areas
- UFD-P3 – identification and extension of Large Lot Residential Zone areas
- UFD-P6 – mechanism to release Residential Development Areas ahead of rezoning
- UFD-P9 – management of reverse sensitivity effects

The policies and methods have been developed in a manner to implement these directions that are set out in the Strategic Directions Chapter.

5.2 Zone Subject

The Residential provisions are zone provisions located in Part 3 – Area Specific Matters. They include the following zones:

- Medium Density Residential Zone – this zone is focussed around areas with good accessibility to central business areas, open space and access to schools and enabling a range of housing typologies and non-residential activities

- General Residential Zone – this covers the general suburban areas of the main town centres of the district, providing for suburban amenity.
- Settlement Zone – this provides for a range of residential and commercial activities for the district’s settlements, recognising that in the settlements there is not always a business core zone, with density at the lower end of the spectrum
- Large Lot Residential Zone – a zone providing for the district’s rural-residential development in a rural environment.

The new zones provide the framework for the management of both activities within the zones, as well as the built form standards that apply to buildings and structures for activities in the zone. Structures can range from residential buildings through to fencing that might be located in the zone.

A number of the Residential 4A and 4B Zones within the Projected Infrastructure Boundary identified in Map A of the CRPS are proposed to become General Residential Zone. Those areas are:

- Northwest Rangiora; and
- Chinnerys Road

These areas are relatively large areas of land which require ODPs before they are developed to General Residential Zone densities to address overland flow path issues and stormwater management. As such, they have had a “General Residential Zone Overlay” applied to them. Within the overlay, development cannot take place at General Residential Zone densities and an ODP is included in the plan. At the same time, the plan can be changed to remove the overlay.

In relation to areas providing for medium density development in the District, investigation was undertaken as part of the Residential Character and Intensification Guidance for Waimakariri District Council. That work set up spatial parameters for existing land uses such as commercial centres, schools, public transport and open space. This was used to prepare pedestrian catchments for these key land uses. In addition, setbacks were provided for flooding, industrial land use, and residential zones, as set out in the following table:

Table 3. Spatial parameters for intensification

PROXIMITY TO LAND USE		
LAND USE	IMPORTANCE	DISTANCE
Commercial Centre (B1 Zone)	Primary	800m
High School	Secondary	800m
Primary School	Secondary	400m
Public Transport (major)	Primary	800m
Public Transport (minor)	Secondary	800m
Open space (major >4000m ²)	Secondary	800m
Open space (minor <4000m ²)	Secondary	400m

SEPARATION FROM LAND USE		
SENSITIVITY	WHAT	DISTANCE
Tsunami or Flood area	Exclusion	0m
Industrial Heavy	Exclusion setback	800m
Rural Zone	Exclusion setback	400m (or one block depth)

This analysis resulted in relatively large areas of both Rangiora and Kaiapoi being identified for potential residential intensification. However, later natural hazards information for Kaiapoi shows exposure to coastal flooding hazards. Given this, the focus for new intensification has remained within the existing Rangiora urban area, and for Kaiapoi, only those areas that are not impacted by coastal flooding hazard areas.

5.3 Proposed Objectives and Policies

Five proposed objectives cover all of the Residential Zones and are implemented by 14 policies. Each zone also has an individual objective and policy for the outcomes sought and the character for each zone, with the large lot zone also having additional policies that manage activities, reverse sensitivity and amenity values.

The following outlines the key objectives and policies applying to all residential areas.

RESZ-O1 – Residential growth, location and timing

This objective seeks sustainable residential growth and location in a timely manner according to growth needs that is responsive, and enables new development and redevelopment of existing residential areas.

New development is implemented by the policies in the Development Areas Chapter, which provides for new greenfield developments, as well as the policies in the Residential Chapter, including RESZ-P8, RESZ-P10, RESZ-P11, RESZ-P12, RESZ-P13, and RESZ-P14.

These policies seek to enable a range of residential unit types and densities that:

- Are integrated with surrounding residential areas and infrastructure;
- Are developed in accordance with outline development plans including fixed and flexible elements within those plans;
- achieve the specified minimum residential yield or density;
- ensure higher density development is located close to commercial areas, community facilities, public transport and open space.

RESZ-O2 – Residential sustainability

Objective 2 seeks efficient and sustainable use of residential land and infrastructure, including through appropriate location of development as well as its design. This objective is implemented widely throughout the plan, with a number of policies in other chapters such as hazards and infrastructure also delivering the outcomes sought by the objective. The key policies that implement the objective in this topic are RESZ-P4, RESZ-P12, and RESZ-P14.

These policies seek to encourage minimisation of energy and water use through low impact design, as well as provision of solar access and rain-water detention and re-use, efficient use of land through development of outline development plans, and efficient use of new greenfield land through minimum yields.

RESZ-O3 – Residential form, scale, design and amenity values

Objective 3 seeks that residential areas have a high standard of amenity value, support health, safety and wellbeing, maintain a difference between the zones and manage effects on the surrounding environment. This is a key objective that anchors both the built form standards, density and mix of

activity types between the zones. It is implemented by policies RESZ-P1, RESZ P-2, RESZ-P3, RESZ-P5, RESZ-P6, RESZ-P7, RESZ-P9, RESZ-P10 and RESZ-P11.

These policies provide guidance on the design of development in the residential zones, including a focus on multi-unit residential development. They take into account Crime Prevention Through Environmental Design principles, as well as providing for peaceful and pleasant living environments.

The policies guide the development of retirement villages to ensure that they provide for good quality urban design, in a manner that is integrated with adjacent residential activities, transport and roading, as well as providing for minor units in an appropriate manner, noting that Minor Units can also comprise tiny homes.

RESZ-O4 – Non-residential activities

This objective seeks that small-scale non-residential activities can take place in residential areas where they support the function of local communities. This is implemented through three key policies; RESZ-P5, RESZ-P6, and RESZ-P7.

These proposed policies recognise that some non-residential activities do take place in residential zones, but that their adverse effects are remedied or mitigated to a level that does not significantly impact on the amenity of surrounding residential activities. They recognise that there are benefits associated with providing for some types of non-residential activities in residential zones.

The proposed provisions provide for small scale commercial activities, or established commercial activities as long as their effects are minimised and do not give rise to significant distributional or urban form effects due to their scale. RESZ-P7 also recognises there are a number of existing commercial activities in residential areas that are established by way of consent.

In relation to the Residential Commercial Precinct RESZ-P5 provides for a greater range and scale of commercial activities in the overlay area, which provides an “overflow” for the establishment of commercial activities close to the Rangiora Town Centre. This area is likely to be the location for expansion of commercial zoning in the future.

RESZ-O5 – Housing choice

Objective 5 seeks a range of housing residential unit types and a variety of densities. This is implemented through the provisions of different zones, as well as policies RESZ-P2, RESZ-P8, RESZ-P10, RESZ-P11, RESZ-P13, and RESZ-P15.

Providing for housing choice is a key resource management issue from higher order documents and research. The residential provisions recognise that by providing for a range of policies that providing for, enable and encourage different housing methodologies. The policies provide for multi-unit residential development, minor units, and retirement villages, as well as recognising the needs to enable a range of types, sizes and densities where good quality design is achieved.

5.4 Proposed Methods

The proposed methods are summarised in Appendix C of this report.

Each zone provides for a range of activities that are permitted, controlled, restricted discretionary, discretionary or non-complying activities. Activities that are not provided for in the activity table

generally default to discretionary activity status. Built form standards need to be achieved by all buildings. Activity consent status depends on whether the built form standard is achieved or not.

In all zones, each requirement for consent has considered whether public notification, or limited notification, should be precluded. This takes into account the ability of the Council to assess design matters, the potential scale of impact on neighbouring properties, and whether an individual party is considered likely to be adversely affected and whether effects are contained on the site.

The provisions provide for a range of activities and built form standards that are relevant to the objectives and policies for each zone.

Medium Density Residential Zone

The comprehensive residential development provisions in the Operative District Plan have been discontinued in favour of a significantly increased area identified for medium density residential development (MRZ), which is the equivalent of the Residential 1 zone in the operative plan.

In areas located close to town centres, schools, open space and public transport, higher density development is enabled through the Medium Density Residential Zone. This zone provides for density at one unit per 200m² with higher density possible through a restricted discretionary resource consent. Identification of the areas where higher density can be achieved is more effective at directing medium density development to central locations, and also assists with retaining the character intended for the General Residential Zone.

Multi-unit residential development is provided for as a restricted discretionary activity, with the matters of discretion restricted to design matters. The provisions differ from the General Residential Zone for matters such as fencing, recognising the need to address amenity matters resulting from higher density development. Height limits are increased to 12m, while at the same time protecting neighbouring properties through recession plane controls.

General Residential Zone

The General Residential Zone covers much of suburban Rangiora, Woodend, Kaiapoi and Oxford, provides for densities to a minimum of 500m². The range of activities provided for is similar to the Medium Density Residential Zone, as are many of the built form controls.

The General Residential Zone has a lower building coverage allowance than the Medium Density Residential Zone (45% compared to 55%), and lower maximum height allowance of 8m.

Large Lot Residential Zone

The Large Lot Residential Zone provides for residential living in a rural environment with a predominance of open space over built form. The zone provisions enable rural activities where the effects of these do not detract from the residential purpose, character and amenity values of the zone.

Large Lot Residential Zone Overlays are identified on the Map and the discussion on the consultation and reasons for the inclusion of these Overlays are included in the Rural Chapter Section 32 Report.

The zone provides for minor residential units where the density is a maximum of one residential unit per 5000m², so that it meets the definition of “rural residential” in the Canterbury Regional Policy Statement. It provides for agriculture and rural produce retail, childcare facilities, and education facilities as permitted activities, subject to scale. It does not provide for healthcare facilities as these

are provided for in the General Residential Zone, Medium Density Residential Zone and Settlement Zone.

A further set of activities are provided for as restricted discretionary, discretionary or non-complying activities. The activity status differs from the other more urban zones, as there is a need to protect the rural-residential character of the zone. The built form standards also differ in that they recognise the more dispersed and larger site sizes. Building coverage allowances are lower, there is a greater setback from internal boundaries required, and as such, no need for height in relation to boundary controls. Fencing controls maintain a rural residential character.

Settlement Zone

The Settlement Zone is largely similar to the General Residential Zone, however it provides for a wider range of commercial activities, and no provision is made for multi-unit residential development. The reason for this is to protect and maintain the existing character of the settlements, whereas it is expected that the character of the General Residential Zone and Medium Density Residential Zone will change over time. Subdivision can take place in the zone down to 600m², reflecting the existing provisions for the Residential 3 Zone in the Operative DP.

6. SCALE AND SIGNIFICANCE EVALUATION

Section 32 (1)(c) of the RMA requires that a Section 32 report contain a level of detail that corresponds with the scale and significance of the environmental, economic, social and cultural effects that are anticipated from the implementation of the proposed objectives, policies and methods.

The level of detail undertaken for the subsequent evaluation of the proposed objectives, policies and methods has been determined by this scale and significance assessment.

In particular, Section 32 (1)(c) of the RMA requires that:

- (a) Any new proposals need to be examined for their appropriateness in achieving the purpose of the RMA;
- (b) The benefits and costs, and risks of new policies and methods on the community, the economy and the environment need to be clearly identified and assessed; and
- (c) All advice received from iwi authorities, and the response to the advice, needs to be summarised.

Further, the analysis has to be documented to assist stakeholders and decision-makers understand the rationale for the proposed objectives, policies and methods under consideration.

In making this assessment regard has been had to a range of scale and significance factors, including whether the provisions:

- (a) Are of regional or district wide significance;
- (b) Involve a matter of national importance in terms of Section 6 of the RMA;
- (c) Involve another matter under Section 7 of the RMA;
- (d) Raise any principles of the Treaty of Waitangi (Te Tiriti o Waitangi) under Section 8 of the RMA;
- (e) Address an existing or new resource management issue;
- (f) Adversely affect people's health and safety;

- (g) Adversely affect those with particular interests including Maori;
- (h) Adversely affect a large number of people;
- (i) Result in a significant change to the character and amenity of local communities;
- (j) Result in a significance change to development opportunities or land use options;
- (k) Limit options for future generations to remedy effects;
- (l) Whether the effects have been considered implicitly or explicitly by higher order documents;
and
- (m) Include regulations or other interventions that will impose significant costs on individuals or communities.

Policies and methods have been evaluated as a package, as together they address a particular issue and seek to meet a specific objective.

6.1 Evaluation of Scale and Significance

	Low	Medium	High
Degree of change from the Operative Plan		✓	
The change of format and focus on a hybrid effects and activities based approach to management within the residential zones results in a moderate change in approach. In addition, the plan is more focussed on urban design matters, including the interface of residential dwellings with the street.			
Effects on matters of national importance	✓		
The Residential Chapter does not affect any matters of national importance that are not otherwise addressed by other chapters in the plan.			
Scale of effects geographically (local, district wide, regional, national)		✓	
The scale of effects associated with this chapter are important at a local and regional level. In particular, the provision of residential land and potential for intensification is important for both affordable housing and keeping an adequate supply of land for residential development.			
Scale of effects on people (how many will be affected – single landowners, multiple landowners, neighbourhoods, the public generally, future generations?)		✓	
The effects of the proposed provisions will generally be felt at a local level, enabling a range of activities and development in residential neighbourhoods, and will be felt by residents across the District. However in relation to the wider residential zones, the provisions will have an effect across the Greater Christchurch area in terms of supply for the general housing market.			
Scale of effects on those with specific interests, e.g., Mana Whenua, industry groups		✓	
The proposed provisions are most likely to affect local community groups, such as churches, clubs and other community facility service providers, as well as other service providers including emergency services and Kainga Ora. The provisions will also affect developers as a group to a moderate extent, given that both density and built form standards will provide a framework for delivery for residential investment activity.			

<p>Degree of policy risk – does it involve effects that have been considered implicitly or explicitly by higher order documents? Does it involve effects addressed by other standards/commonly accepted best practice? Is it consistent, inconsistent or contrary to those?</p>			✓
<p>The proposed provisions are closely aligned and give effect to the higher order documents, including the National Policy Statement on Urban Development, and the Canterbury Regional Policy Statement. To this extent, the Chapter is important in terms of policy risk, and the potential to either implement or give effect to the higher order documents. As such, the significant in this respect is considered to be high.</p>			
<p>Likelihood of increased costs or restrictions on individuals, communities or businesses</p>	✓		
<p>The proposed provisions will result to changes to urban form, and include restrictions on how residential housing will be designed, however this is offset to a large degree by matters such as improved amenity and Crime Prevention Through Environmental Design. The provisions enable a range of permitted activities in the residential zone, while appropriately controlling others where adverse effects on residential amenity may arise.</p>			
<p>Summary - Scale and Significance</p> <p>The Residential Zones make an important contribution to the well-being of people and communities, including the attractiveness of the District as a place to live, work or play and its prosperity. As such, while the provisions managing these areas directly affect landowners within the defined zones, they indirectly affect the wider community. Therefore, the scale of effects is considered to be district-wide.</p> <p>The biggest change from the Operative Plan provisions is to identify more activities, as well as managing effects. . In addition, the approach takes greater account of urban design considerations.</p> <p>The provisions in this chapter are not considered to relate to matters of national importance, nor has the management of residential areas been identified as an area of particular concern to mana whenua. Overall, the scale and significance of the Residential Chapter provisions is medium.</p>			

7. EVALUATION OF PROPOSED OBJECTIVES

Section 32(1)(a) of the RMA requires the District Council to evaluate the extent to which the objectives are the most appropriate way to achieve the purpose of the RMA.

For the purpose of this evaluation, the Council has considered the following potential objectives:

1. The status quo
2. The proposed objectives

Alternative options have not been assessed as the higher order planning framework in the Canterbury Regional Policy Statement provides a clear set of outcomes that must be given effect to

The level of detail undertaken for this evaluation of the objectives has been determined by the preceding scale and significance assessment, which was determined as medium. Below is an analysis of how the operative plan's objectives apply to the residential zones, along with the proposed objectives which have been identified as the most appropriate to address the resource management issue(s) and achieve the purpose of the RMA.

7.1 Evaluation of Existing and Proposed Objectives

7.1.1 Evaluation of Existing Objectives

Existing Objective/s (status quo)	Appropriateness to achieve the purpose of the Resource Management Act 1991
<p>Objective 12.1.1 (Health, Safety and Wellbeing) Maintain the amenity values and a quality of environment appropriate for different parts of the District which protects the health, safety and wellbeing of present and future generations, and ensure that any potential adverse environmental effects from buildings and structures, signs, glare, noise and hazardous substances are avoided or mitigated.</p>	<p>Relevance: The outcome sought by the objective is still relevant in the current context, but applies at a strategic level in relation to all urban development, not just residential development. The objective does not include timing or respond to need.</p> <p>Reasonableness: The objective is reasonable, however it doesn't provide a clear set of outcomes and is too general in nature.</p> <p>Achievability: The objective does not prescribe and outcome specific to the different zone environments, and so will be difficult to measure.</p>
<p>Objective 15.1.1 (Urban Environment) Quality urban environments which maintain and enhance the form and function, the rural setting, character and amenity values of urban areas.</p>	<p>Relevance: The outcome sought by the objective is still relevant in the current context, but applies at a strategic level in relation to all urban development, not just residential development. The objective does not include timing or respond to need.</p> <p>Reasonableness: The objective is reasonable and provides a clear set of outcomes.</p> <p>Achievability: The objective is achievable and able to be measured.</p>
<p>Objective 15.1.4 Efficient Land Use – Comprehensive Residential Development (Urban Environment) Efficient use of urban areas incorporating urban design best practice.</p>	<p>Relevance: The proposed changes to the residential provisions provide for higher density locations that anticipate this, whereas the Comprehensive Residential Development ('CRD') provisions in the current plan apply more broadly through Residential 1, 2 and 6 Zones. In addition, the urban design outcomes are only applied to CRD, whereas they could be an outcome for all development.</p> <p>Reasonableness: The provisions are reasonable, but could apply more widely.</p> <p>Achievability: The outcome is achievable, and it would be possible to undertake quantitative analysis based on past and present development to determine whether the outcome is being met. However as it only relates to CRD, the benefits are limited.</p>
<p>Objective 17.1.1 (Residential Zones) Residential Zones that provide for residents' health, safety and wellbeing and that provide a range of living environments with distinctive characteristics.</p>	<p>Relevance: The objective is highly relevant to the Residential chapters, and recognises the difference in character between different zones. It recognises the need for people to be able to provide for the health, safety and wellbeing, reflecting one of the outcomes sought for sustainable management, and recognises that the different zones provide for distinctive environments.</p> <p>Reasonableness: The objective is reasonable and seeks an outcome that is consistent with the purpose of the Act.</p>

Existing Objective/s (status quo)	Appropriateness to achieve the purpose of the Resource Management Act 1991
	Achievability: The objective is achievable, and able to be measured.
<p>Objective 17.1.2 Integration - Comprehensive Residential Development Comprehensive residential development that contributes to the character and identity of urban areas, providing vitality and interest through streetscape integration, landscaping, building design, orientation and materials.</p> <p>Objective 17.1.3 Efficiency and Sustainability – Comprehensive Residential Development Efficient and sustainable use of residential land and utility services that achieves long term energy efficiency. Sustainable and Efficient Design – Comprehensive Residential Development</p>	<p>Relevance: The outcomes sought by this objective are highly relevant, although they only apply to CRD.</p> <p>Reasonableness: The outcomes are reasonable, but could be applied to all residential development.</p> <p>Achievability: The outcome is achievable, and it would be possible to undertake quantitative analysis based on past and present development to determine whether the outcome is being met for CRD.</p>

Proposed Objective/s	Appropriateness to achieve the purpose of the RMA
<p>RESZ-O1 - Residential growth, location and timing</p> <p>Sustainable residential growth that:</p> <ol style="list-style-type: none"> 1. provides more housing in appropriate locations in a timely manner according to growth needs; 2. is responsive to community and district needs; and 3. enables new development, as well as redevelopment of existing Residential Zones. 	<p>Relevance: This is a key objective to implement the higher order documents including the Canterbury Regional Policy Statements and the NPS-UD, as well as Our Space 2018-2048, the region’s Future Development Strategy, as well as the UFD-O1 and UFD-O2.</p> <p>Reasonableness: The higher order documents and the subsequent objective have been developed to give effect to the sustainable management purpose of the Resource Management Act; the objective therefore is one that is reasonable as an outcome in relation to residential development.</p> <p>Achievability: The objective is achievable and measurable, and can be monitored as part of the housing and price monitoring (as a gauge on demand) undertaken by the Greater Christchurch Partnership as part of monitoring the FDS and NPS-UD.</p>
<p>RESZ-O2 - Residential sustainability</p> <p>Efficient and sustainable use of residential land and infrastructure is provided through appropriate location of development and its design.</p>	<p>Relevance: This objective provides for sustainable use of land and infrastructure, and partly carries on a previous objective from the operative plan that related only to CRD. It is implemented through a range of methods, including ensuring that residential areas are resilient to climate change and natural hazards, as well as encouraging sustainable design elements in residential environments.</p> <p>Reasonableness: The objective is reasonable and seeks an outcome that provides for the efficient use of land resources and infrastructure.</p> <p>Achievability: The objective is achievable, and can be monitored for its effectiveness through review of consents for green design features, as well as looking at residential yield and ratio of infrastructure cost per household unit.</p>
	Relevance: This is a fundamental objective that underlies the built form standards and activities taking place within

Proposed Objective/s	Appropriateness to achieve the purpose of the RMA
<p>RESZ-O3 - Urban form, scale, design and amenity values</p> <p>A form, scale and design of development that:</p> <ol style="list-style-type: none"> 1. achieves a good quality residential environment that is attractive and functional; 2. supports community health, safety and well-being; 3. maintains differences between zones; and 4. manages adverse effects on the surrounding environment. 	<p>the residential zones. It seeks a high quality residential environment, which in turn impacts on the health, safety and wellbeing of Waimakariri District’s residents.</p> <p>Reasonableness: The provisions are reasonable and provide for clear expectations and outcomes for residential development.</p> <p>Achievability: The objective is achievable and capable of subjective evaluation, based on the quality of outcomes being achieved by development. Urban design assessments are regularly undertaken and are an accepted part of planning practice.</p>
<p>RESZ-O4 – Non-residential activities</p> <p>Small-scale non-residential activities that take place in residential areas support the function of local communities.</p>	<p>Relevance: This objective seeks to protect residential amenity in residential zones by only providing for certain small scale non-residential activity. Activity that falls outside of this should be considered through rezoning processes.</p> <p>Reasonableness: The objective is reasonable and seeks to ensure that resident’s amenity is carefully managed, and that appropriate small scale non-residential activities that support local communities are enabled. Also that residential land is used primarily for residential purposes, then for activities that are complementary.</p> <p>Achievability: The objective is achievable and able to be monitored.</p>
<p>RESZ-O4 - Housing choice</p> <p>Residential zones provide for the needs of the community through:</p> <ol style="list-style-type: none"> 1. a range of residential unit types; and 2. a variety of residential unit densities. 	<p>Relevance: The NPS-UD and Canterbury Regional Policy Statement make this outcome for the residential zones extremely relevant. A much greater range of development is required, including providing for more density within walkable distances to town centres, as well as 1-2 bedroom accommodation options which become available with the introduction of Minor Residential Units. Averaging residential yield across outline development plan areas means that a variety of densities can be achieved. While specific provisions have not been made for “tiny homes”, these can be achieved as a minor residential unit on a site, or alternatively, can be provided for at a density of one unit per 200m² in the Medium Density Residential Zone.</p> <p>Reasonableness: The outcomes sought are reasonable and seek to provide for sectors of the community that do not necessarily want or need 3-4 bedroom homes, or detached dwellings.</p> <p>Achievability: The outcomes of the objective are achievable and measurable over time using building consent data. How the market responds to provision of certain types of housing will need to be monitored to ensure that the outcomes are being achieved.</p>
<p>LLRZ-O1</p>	<p>Relevance: Each zone contains a statement that indicates the outcomes sought for the zones, in this case for each of the residential zones, implemented through the policies of the zone. The objective indicates the type of residential</p>

Proposed Objective/s	Appropriateness to achieve the purpose of the RMA
<p>Purpose, Character and Amenity Values of Large Lot Residential Zone</p> <p>A high quality, low density residential zone with a character distinct to other Residential Zones such that the predominant character:</p> <ol style="list-style-type: none"> 1. of low density detached residential units set on generous sites; 2. has a predominance of open space over built form; 3. is an environment with generally low levels of noise, traffic, outdoor lighting, odour and dust; and 4. provides opportunities for agriculture activities where these do not detract from maintaining a quality residential environment, but provides limited opportunities for other activities. <p>GRZ-O1 - General Residential Zone</p> <p>A general suburban residential zone with a range of larger site sizes providing for predominantly residential use.</p> <p>MRZ-O1 - Provision of Medium Density Housing</p> <p>A higher density suburban area located close to amenities with a range of housing typologies providing for predominantly residential use.</p> <p>SETZ-O1 - Settlement Zone</p> <p>Existing settlements are recognised and retain their existing character, while providing for a mixture of commercial and residential use on larger sites.</p>	<p>environment that is sought to be achieved, relative to other residential environments in the district.</p> <p>Reasonableness: The outcomes sought are reasonable and are tied directly to the applicable zone.</p> <p>Achievability: The outcomes sought for the zones are achievable and measurable, based on consents monitoring data and subjective evaluation on the quality of development being achieved.</p>

7.2 Summary - Evaluation of Proposed Objectives

Overall, the proposed objectives are more specific than those of the Operative District Plan.

The objectives address key issues, and while a number of objectives for urban design are contained in the Operative District Plan, they only relate to Comprehensive Residential Development, not the zones as a whole.

There are also a range of objectives in the Strategic Directions Chapter that provide high level direction for planned development in the Waimakariri District.

For the reasons given above, it is considered that the proposed objectives better achieve the purpose and principles of the RMA, as set out in section 5 to 8.

8. EVALUATION OF PROPOSED POLICIES AND METHODS

Section 32 (1)(b) of the RMA requires an evaluation of whether the proposed policies and methods are the most appropriate way to achieve the proposed objectives by identifying other reasonably practicable options, assessing the efficiency and effectiveness of the proposed policies and methods in achieving the objectives, and summarising the reasons for deciding on the proposed policies and methods.

The level of detail undertaken for the evaluation of the proposed policies and methods has been determined by the preceding scale and significance assessment.

The assessment must identify and assess the benefits and costs of environmental, economic, social and cultural effects that are anticipated from the implementation of the proposed policies and methods, including opportunities for economic growth and employment.

The assessment must, if practicable, quantify the benefits and costs and assess the risk of acting or not acting if there is uncertain or insufficient information available about the subject matter.

Policies and methods have been evaluated as a package, as together they address a particular issue and seek to meet a specific objective.

8.1 Evaluation of Proposed Policies and Methods

Proposed policies and methods to achieve the District Plan objectives relating to design, location and supply of housing, and housing choice (Objectives RESZ-O1, RESZ-O2 RESZ-O3 and RES-O5)	Benefits environmental, economic, social and cultural effects anticipated,	Costs environmental, economic, social and cultural effects anticipated,	Efficiency and Effectiveness	Risk of acting / not acting if there is uncertain or insufficient information about the subject matter of the provisions
	<p>Environmental:</p> <ul style="list-style-type: none"> Provides the ability for denser housing typologies in all residential areas, including through supply of multi-unit residential development and minor residential units, as well as being able to build higher in the MRZ, which assists in achieving a compact urban form, thereby minimising the loss of productive soils and reducing travel costs. Built form standards controls will limit the effects of built structures on neighbouring properties, while allowing higher buildings on larger lots in the GRZ, and in the MRZ generally. Height in relation to boundary controls will continue to limit shading effects on neighbouring properties, and encourage amalgamation of sites to achieve higher buildings. 	<p>Environmental:</p> <ul style="list-style-type: none"> Not all housing will be delivered through intensification, may lead to expansion of residential zones on to productive farmland. 	<p>The provisions will efficiently achieve the relevant objectives as they generally enable residential development. The proposed rules and requirements are efficient as they provide a high level of certainty to landowners, residents, neighbours, the community and Council about the nature and level of activities and development anticipated within each zone.</p> <ul style="list-style-type: none"> The proposed provisions are considered to be the most effective means of achieving the objective(s) as together they will: give effect to the CRPS and NPS-UD by providing sufficient housing choice to meet the region's housing needs within all existing townships. enable the Council to fulfil its statutory obligations, including Part 2 of the Resource Management Act, particularly section 7 in terms of the 	<p>Sufficient information is available to act. The Council has a good understanding of the nature of the activities, their operational requirements, and associated effects on the environment.</p> <p>Further information is required for the implementation of a regulatory approach for green design initiatives, such as mandatory solar and/or stormwater detention and re-use. The proposed approach therefore encourages, rather than regulates, green design.</p>
	<p>Economic:</p>	<p>Economic:</p>		

	<ul style="list-style-type: none"> • More houses and different housing types can assist in contributing to housing affordability by increasing supply and potentially decreasing the cost per unit. • Increased development opportunities with increased medium density development and less stringent height limits encourages efficient land use. • Higher density development will enable the more efficient provision of infrastructure 	<ul style="list-style-type: none"> • There will be some increased costs associated with ensuring that design responds to the context however this will be offset by increased amenity and aesthetic coherence for residents • There may be some short term costs associated with upgrades for infrastructure to support intensification • There is an opportunity cost for not developing Kaiapoi with additional medium density development in areas affected by coastal flooding hazards, however this is offset by not placing additional people in risk areas subject to coastal natural hazards and better achieves the provisions of the NZCPS. 	<p>efficient use and development of natural and physical resources and the maintenance and enhancement of the quality of the environment;</p> <ul style="list-style-type: none"> • provide a framework that will deliver a consolidated urban form and a range of housing typologies to meet the changing needs of the district; and • enable the Council to effectively administer its District Plan and to monitor the outcomes of the proposed provisions in a clear and consistent manner. 	
	<p>Social:</p> <ul style="list-style-type: none"> • Provides for choice in housing, enabling people to remain in their community even though their housing needs may change through their life. • Provides certainty for communities as to the future level of change or development that can be expected. 	<p>Social:</p> <ul style="list-style-type: none"> • May result in a loss of residential amenity and character depending on the current level of street character and amenity, and the quality and form of development undertaken. • Provisions provide for a population increase, which in-turn may place increased 		

		pressure upon community facilities and services, such as schools and doctors. However this is offset through the provision of these services throughout the residential zones		
	Cultural: • None identified	Cultural: • None identified		

Opportunities for economic growth and employment

Provision of development opportunities and intensification will provide widespread opportunities for growth and employment throughout the development sector, with knock-on impacts to the services sectors that support the development sector. This will continue as the population in Waimakariri district continues to grow as forecast. Expert input into design matters will be required, and while an additional cost, there are long term benefits of attractive living environments for Waimakariri’s residents.

Quantification

Section 32(2)(b) requires that if practicable the benefits and costs of a proposal are quantified. Given the assessment of the scale and significance of the proposed changes above it is considered that quantifying costs and benefits would add significant time and cost to the s32 evaluation processes. Notwithstanding the following key opportunities are noted in relation to the change lot sizes for development for Kaiapoi, as well as increased provision for medium density development in Rangiora and Kaiapoi³:

Rangiora total additional potential yield under Operative DP with current Res 1 and 2 zones areas and site sizes	1229 additional sites
Rangiora total additional potential yield Proposed DP under proposed GRZ and MRZ zones areas and site sizes	6518 additional sites
Kaiapoi total additional potential yield under operative DP with current Res 1 and 2 zones areas and site sizes	770 additional sites

³ The numbers address potential yield arising from subdividing of existing allotments, and do not take into account additional yield that could result from amalgamating sites, nor do they take into account the age of housing stock, level of debt against the existing property, or purchase price, all of which can be influencing factors on the feasibility of redevelopment.

Kaiapoi total additional potential yield Proposed DP under proposed GRZ and MRZ zones areas and site sizes ⁴	1756 additional sites
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Given that further alternatives will be raised throughout the submission process, it may be appropriate to consider more detailed quantification of costs and benefits in response to submissions, and particular issues where raised.

The evaluation in this report identifies where there may be additional cost(s), however the exact quantification of the benefits and costs discussed was not considered necessary, beneficial or practicable.

Options less appropriate to achieve the objective

Option B: Status Quo Policy and methods to achieve the Operative District Plan objectives relating to design, location and supply of housing, and housing choice	Benefits environmental, economic, social and cultural effects anticipated,	Costs environmental, economic, social and cultural effects anticipated,	Efficiency and Effectiveness	Risk of acting / not acting if there is uncertain or insufficient information about the subject matter of the provisions
	Environmental: No additional environmental benefits are identified above the proposed provisions.	Environmental: <ul style="list-style-type: none"> The provisions do not provide as clear a picture as to the types of activities and effects that are anticipated in the residential zones and there is potential for adverse environmental effects to arise from activities that may not be considered compatible. 	The existing provisions do not enable the same degree of certainty and range of activity status for identified activities as the hybrid approach in the proposed plan. As such, the outcomes being sought are less clear, meaning that the provisions are less efficient. In terms of the mix of activities, these remain similar to those in the proposed plan, although with a greater range of non-	For matters relating to the Residential Zones, the Council has sufficient information to determine the provisions, supported by a large amount of research work. The Council has a good understanding of the nature of the activities, their operational requirements, and their associated effects on the environment. Therefore, there is a low risk of acting in the manner proposed.

⁴ This also incorporates developed areas of Kaiapoi West/Silverstream that were previously zoned Residential 7, and are rezoned to GRZ or MRZ, although it is noted that these sites are generally developed to their potential with little additional yield available.

	Economic: No additional economic benefits are identified over and above the proposed provisions	Economic: No additional economic costs are identified over and above the proposed provisions.	complying activities for each of the zones. To this extent, the status quo provisions are marginally less efficient at giving effect to the directions in the higher order documents.	
	Social: No additional social benefits are identified over and above the proposed provisions	Social: No additional social costs are identified over and above the proposed provisions		
	Cultural: None identified	Cultural: None identified		
Opportunities for economic growth and employment				
This option has similar outcomes for economic growth and employment as option 1.				

Policy and method options to achieve the Proposed District Plan objectives relating to the mix of activities and character associated with Residential Zones (Objectives RESZ-O3, RESZ-O4, MRZ-O1, GRZ-O1, LLRZ-O1 and SETZ-O1)	Benefits environmental, economic, social and cultural effects anticipated,	Costs environmental, economic, social and cultural effects anticipated,	Efficiency and Effectiveness	Risk of acting / not acting if there is uncertain or insufficient information about the subject matter of the provisions
	Environmental: <ul style="list-style-type: none"> Ensures that the amenity of residential areas is not adversely affected by non-residential uses. Provides a clear distinction between what is an acceptable home business and a larger commercial operation. 	Environmental: <ul style="list-style-type: none"> There is potential for clustering of non-residential activities to occur. This could result in adverse effects as a result of noise, traffic, parking and signage. 	<p>The provisions will efficiently achieve the relevant objectives and provide a clearer expectation for the community as to the nature and scale of non-residential activities that are anticipated within residential areas. They are also more effective than the status quo at managing the spread of commercial activities and the associated adverse effects into residential areas.</p> <p>The proposed provisions are considered to be the most effective means of achieving the objective(s) as together they will:</p>	<p>For matters relating to the Residential Zones, the Council has sufficient information to determine the provisions, supported by a large amount of research work. The Council has a good understanding of the nature of the activities, their operational requirements, and their associated effects on the environment. Therefore, there is a low risk of acting in the manner proposed.</p>
	Economic: <ul style="list-style-type: none"> Home business activities can establish in a cost-effective way, as they do not have to pay higher rental and land costs 	Economic: <ul style="list-style-type: none"> Does not provide cost effective options for commercial activities that are too big to qualify to be a home business but are too 		

	<p>associated with commercial zoned land.</p> <ul style="list-style-type: none"> • Non-residential activities that serve the needs of the local community are enabled in locations that meet the needs and preferences of the community. • Reinforces the hierarchy of centres approach of the Proposed District Plan. 	<p>small for commercial premises to be cost-effective.</p> <ul style="list-style-type: none"> • Resource consent may be required for non-residential uses, including commercial activities. The costs associated with this process may mean that there are fewer non-residential activities establishing in residential areas which may affect the community to meet their cultural and social needs 	<ul style="list-style-type: none"> • give effect to Canterbury Regional Policy Statement to enable business activities in more appropriate locations than residential areas; • enable the Council to fulfil its statutory obligations, including Part 2 of the Resource Management Act, particularly section 7 in terms of maintaining amenity values, and section 5 in providing for the economic and social wellbeing of the community; • ensure that adverse effects on residential amenity values are managed appropriately by managing the nature and scale of non-residential activities; and • enable the Council to effectively administer its District Plan and to monitor the outcomes of the proposed provisions in a clear and consistent manner. 	
	<p>Social:</p> <ul style="list-style-type: none"> • Ensures retention of the residential amenity and character. • Provides flexibility for work opportunities. • Allows for a limited mix of non-residential activities in smaller townships to meet the needs of the community. 	<p>Social:</p> <ul style="list-style-type: none"> • Location of some community type facilities in residential zones may cause impacts on immediate neighbours, however the impact when spread across the population is considered to be low. 		
	<p>Cultural:</p> <ul style="list-style-type: none"> • None identified 	<p>Cultural:</p> <ul style="list-style-type: none"> • None identified 		

Opportunities for economic growth and employment

The increased range of activities that can take place in the residential zones is expected to provide efficient delivery of small home-based activities as well as community focussed activities. It is considered that overall, the activities mix will have a positive impact on economic growth and employment.

Quantification

Section 32(2)(b) requires that if practicable the benefits and costs of a proposal are quantified. Given the assessment of the scale and significance of the proposed changes above it is considered that quantifying costs and benefits would add significant time and cost to the s32 evaluation processes. Given that alternatives will be raised throughout the submission process, it may be appropriate to consider more detailed quantification of costs and benefits in response to submissions.

The evaluation in this report identifies where there may be additional cost(s), however the exact quantification of the benefits and costs discussed was not considered necessary, beneficial or practicable.

Options less appropriate to achieve the objective

Option B: Status Quo	Benefits environmental, economic, social and cultural effects anticipated,	Costs environmental, economic, social and cultural effects anticipated,	Efficiency and Effectiveness	Risk of acting / not acting if there is uncertain or insufficient information about the subject matter of the provisions
	Environmental: <ul style="list-style-type: none"> No additional environmental benefits are identified above the proposed provisions. 	Environmental: <ul style="list-style-type: none"> The provisions do not provide as clear a picture as to the types of activities and effects that are acceptable in the residential zones. As such there is the potential for adverse environmental effects to arise. 	The existing provisions do not enable the same degree of certainty and range of activity status for identified activities as the hybrid approach in the proposed plan. As such, the outcomes being sought are less clear, meaning that the provisions are less efficient.	For matters relating to the Residential Zones, the Council has sufficient information to determine the provisions, supported by a large amount of research work. The Council has a good understanding of the nature of the activities, their operational requirements, and their associated effects on the environment. Therefore, there is a low risk of acting in the manner proposed.
	Economic: <ul style="list-style-type: none"> No additional economic benefits are identified over and above the proposed provisions 	Economic: <ul style="list-style-type: none"> No additional economic costs are identified over and above the proposed provisions 	In terms of the mix of activities, these remain similar to those in the proposed plan, although with a greater range of non-complying activities for each of the zones. To this extent, the status quo provisions are marginally less efficient at giving effect to the directions in the higher order documents.	
	Social: <ul style="list-style-type: none"> No additional social benefits are identified over and above the proposed provisions 	Social: <ul style="list-style-type: none"> No additional economic costs are identified over and above the proposed provisions 		
	Cultural: <ul style="list-style-type: none"> No additional cultural benefits are identified over and above the proposed provisions 	Cultural: <ul style="list-style-type: none"> No additional cultural costs are identified over and above the proposed provisions 		

Opportunities for economic growth and employment

This option has similar outcomes for economic growth and employment as option 1.

8.2 Summary - Evaluation of Proposed Policies and Methods

The proposed provisions have been assessed as the most appropriate to give effect to section 31(1)(aa), the NPS-UD, the CRPS, the Strategic Directions and the zone objectives as they:

- Enable a range of housing options and therefore enable housing choice;
- Encourage high quality design and management of effects to maintain and improve amenity values in residential living environments;
- Provide for non-residential activities; and
- Allow for Council to meet their higher order documentation obligations.

The alternative provisions would not achieve the same outcomes and would result in higher social, economic and environmental costs to the Waimakariri District, given their limited application in terms of quality design to comprehensive residential development only.

9. SUMMARY

This evaluation has been undertaken in accordance with Section 32 of the RMA in order to identify the need, benefits and costs and the appropriateness of the proposal having regard to its effectiveness and efficiency relative to other means in achieving the purpose of the RMA. The evaluation demonstrates that this proposal is the most appropriate option as it:

- Best gives effect to higher order documents, including the national planning standards, the NPS-UD, and the CRPS;
- Results in provisions that are clearer for plan users; and
- Is the most effective and efficient way to achieve the purpose of the Act and the Proposed District Plan's strategic objectives.

Summary of key rules in Operative District Plan

Residential 1, 2, 3, and 5 Zones		
Topic	Summary	Related rules
Height	<p>Recession plane requirements</p> <p>Comprehensive residential development height</p> <p>Establishing boundary for recession plane assessment</p> <p>Maximum height – 8m Residential 1,2 and 3</p> <p>Waikuku Beach ODP area height 5.5m</p> <p>Residential 5 max 7.5m</p> <p>Residential 5 exemptions from setbacks Minor structure exemptions</p> <p>Non-compliance requires Non-complying Activity consent</p>	<p>31.1.1.20 Appendix 31.1 31.1.1.22</p> <p>31.1.1.23</p> <p>31.1.1.24</p> <p>31.1.1.27</p> <p>31.1.1.28</p> <p>31.1.2.7 31.1.2.8</p> <p>31.5.1</p>
Setbacks	<p>Railway setback – Kaiapoi Non-compliance (restricted discretionary)</p> <p>Comply with Table 31.1 Setbacks from high voltage electrical lines</p> <p>Exemptions for fences and other minor structures Exemption for vertical clearance to high voltage lines</p>	<p>31.1.1.7 31.3.1</p> <p>31.1.1.15 Table 31.1 Table 31.1.A 31.1.1.19</p> <p>31.1.2.5 31.1.2.13</p>
Structure cover	<p>Maximum structure cover</p> <p>Small utility structures <35m2 exempt</p> <p>Non-compliance is Discretionary</p>	<p>31.1.1.10 -13 31.1.2.4 31.4.1</p>
fences	<p>Specific fencing for Rangiora and Woodend ODPs</p> <p>Non-compliance is Discretionary</p>	<p>31.1.1.45 31.1.1.46 31.1.1.53</p> <p>31.4.1</p>
Density	<p>Comply with minimum site size and dimensions as for subdivision</p>	<p>31.1.1.4</p>

	<p>R2 and R3 Zones – rules for where you can have more than 1 dwelling per site within a delineated area Exemption for CRD</p> <p>Exemption for replacement of existing dwelling, and for specified subdivision timeframe</p> <p>Comprehensive Residential Development is a Discretionary Activity (Restricted) for specific ODPs</p> <p>Non-compliance for CRD or within ODP areas requires Non-complying Activity consent</p>	<p>31.1.1.6 31.1.1.9 31.1.2.3 31.1.2.1</p> <p>31.1.2.2</p> <p>31.3.2</p> <p>31.5.4 31.5.6</p>
Outdoor living space	Comprehensive Residential Development requirements for outdoor living space	31.1.1.37
Screening, and landscaping	<p>Residential 1 Kaiapoi landscaping requirements</p> <p>Residential 5 landscaping and planting requirements (among others)</p> <p>Special landscaping requirements for MR873</p>	<p>31.1.1.42</p> <p>31.1.1.44 31.1.1.56</p> <p>31.1.1.61</p>

Residential 4A and 4B Zones		
Topic	Summary	Related Rules
Dwellings	Minimum areas for dwellings in Residential 4A and 4B Zones Delineated area requirements for dwellings	31.1.1.5 31.1.1.6
Structure coverage	20% maximum	31.1.1.10 (c)
Setbacks	Minimum setbacks from road and internal boundaries	31.1.1.15
Definition of dwellinghouse	Dwellinghouse Dwellinghouse means any habitable structure, occupied or intended to be occupied in part or in whole as a residence and, except in relation to any cluster housing within Maori Reserve 873, includes one additional physically separated dwellinghouse that is no more than 75 square metres in gross floor area and is located within 30 metres of the primary dwellinghouse. For the purposes of this definition there shall be only one kitchen facility under any individual roof structure.	Chapter 1: Definitions Dwellinghouse
Structure height	Requirement to comply with recession planes and exemptions	31.1.1.20

Screening and landscaping	Paving maximums – Mandeville Road – Tram Road Tree planting requirements and restrictions - Woodend Beach Road Fences and wall restrictions – McHugh's Road, Mandeville North Fencing character - Bradleys Road Ohoka Paving and landscaping within setback area – Bradleys Road Ohoka Wards Road Residential 4A Zone requirements for shelter belt planning and landscaping	31.1.1.43 31.1.1.46 31.1.1.47 31.1.1.49 31.1.1.50 31.1.1.54
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Residential 6, 6a 7 and Mapleham 4B		
Topic	Summary	Related Rules
Activity status	Controlled activities and standards and terms for subdivision	32.1 32.1.1
Lot size and dimension	Minimum lot areas, Res 6 400m ² 13x18 dimension, 13 frontage Res 6A 137.5m ² /max 412.5m ² frontage less than depth of site Res 7 different standards Mapleham Rural 4B Zone Rural Pegasus Calculation of areas Averaging in Residential 7 Zone Maximum lots in Residential 7 Zone Outline development plans	32.1.1.2 32.1.1.23 32.1.1.24 32.1.1.27
Traffic Management	Roads, accessways and vehicle crossings need to comply with rules in the Utilities and Management Chapter	32.1.1.28 30.6.1.1 to 30.6.1.40
Splays	Road intersection minimum splay requirements	32.1.1.47
Water supply	Reticulation to potable water supply to be provided to the allotment boundary or shared accessway point	32.1.1.49 32.1.1.50
Sewage disposal	Reticulated sewage disposal to be provided to boundary or accessway point	32.1.1.53 32.1.1.54
Energy and telecommunications services	New allotments to have energy and telecommunications provided to the boundary or accessway point	32.1.1.57 32.1.1.58
Stormwater	Stormwater disposal either on site disposal or reticulated and provided to the boundary or accessway point	32.1.1.60 - 32.1.1.64

Stormwater	Exemption for ODP areas for additional lots - provisos to ensure future development not compromised, - where alternative stormwater management system is provided -	32.1.2.10 32.1.2.11
Residential 6, 6A and Pegasus Rural Zone	ODP requirements and staged development	32.1.1.69 and 70 Figure 32.2 Figure 32.2
Archaeological sites	Archaeological site protocol	32.1.1.73
	Wahi Taonga, wahi tapu and urupa protocol	32.1.1.75
	Accidental discovery protocol	32.1.1.76
Ground level and filling	Requirements for Residential 6 and 6A and Pegasus Rural Zone	32.1.1.77
Liquefaction	Requirements for Residential 6 and 6A and Pegasus Rural Zone	32.1.1.78
Esplanades	Need to be provided as per Chapter 33	32.1.1.79
Reserves	Allotments for reserves shall be set aside and vested in Council (with specified exemptions)	32.1.1.80
Reserves	Exemption for reserves under the Reserves Act	30.1.2.2
Finished section levels	Set heights for section levels for particular site	32.1.1.82,
Screening and landscaping	Fencing requirements Residential 7	32.1.1.90
Unstaffed Utilities, accessway or roads	Exempt from most subdivision rules	32.1.1.1 to 21.1.1.27, 32.1.1.49 to 32.1.1.59
Allotments for Conservation planting or heritage resource	Exempt from 32.1.1.1	32.1.1.1
Boundary adjustment	Exempted if less than 10% total area	32.1.1.1
Amalgamation of lots	Exempt apart from for esplanade reserves	32.1.1.1 32.1.1.79
Subdivision of cross lease site	Exempt from 32.1.1.1 if exclusive use areas retained	32.1.1.1
Matters for control	<ul style="list-style-type: none"> • Financial contributions • allotment area and dimensions • subdivision design • access • esplanade provision • hazards 	32.1.3

	<ul style="list-style-type: none"> • contaminated sites • water supply • stormwater disposal • sewage disposal • waste water disposal • energy supply and communications • special features • easements • tangata whenua • archaeological sites • airport/noise • intensive farming/effluent • fill 	
RDA Non-compliance with standards	<p>Where standards not met for corner splay, water, stormwater, energy supply, communications and liquefaction, esplanade, cross lease, sites for dwellings</p> <p>Ground deformation results in Residential 7 Zone</p> <p>Arterial road frontage Residential 7 Zone</p> <p>Comprehensive residential development</p>	<p>32.2.1</p> <p>32.2.2</p> <p>32.2.3</p> <p>32.2.4</p> <p>32.2.5</p> <p>32.2.8</p> <p>32.2.9</p> <p>32.2.11</p> <p>32.2.14</p>
RDA CRD	Subdivision needs land use consent together or first	32.2.14
DA	Traffic management non compliance	<p>32.3.1</p> <p>32.3.2</p> <p>32.3.3</p>
NC	Non-compliance with standards	<p>32.4.1</p> <p>32.4.3</p> <p>32.4.11</p>
Prohibited	Non-compliance with stated rules	<p>32.5</p> <p>32.1.2.10 or 32.1.2.11,</p> <p>32.1.1.60 and 32.1.1.61</p>

Summary of issues, objectives and policies in the Operative District Plan

	Topic	Desired outcomes (derived from issues, objectives and policies)	Related provisions
Residential 1, 2, 3 and 5 zones	Nature conservation values - Pegasus	Ensure subdivision and development of Pegasus avoids, mitigates or remedies effects on nature conservation values of sites and their surroundings in particular aquatic ecosystems	6.1.1.8
	Utility provision	Utilities are essential for maintaining community and environmental wellbeing	11.1 11.1.1 11.1.1.1
	Utility connection	Sites should connect to utilities where possible, and not proceed where there is not suitable access to utilities or where the utilities will be compromised in relation to future expansion. Where suitable alternatives or upgrades can provide suitable servicing, development may proceed.	11.1.1.2 11.1.1.3
	Road hierarchy	Maintain road hierarchy	11.1.1.4
	Traffic generation and access	Provision for safe access and cycleways	11.1.1.5 11.1.1.6
	Pegasus and Ravenswood traffic	Encourage public transport, active transport, and consider links to the state highway, links to Woodend and discourage use of Gladstone Road as a link	11.1.1.7
	Urban Environment	Form and function of urban environment, rural setting, character, amenity and integration of subdivision.	15.1.1 15.1.1.1
	Effects from subdivision, use and development	Urban subdivision land use and development should mitigate effects on a range of identified matters	15.1.1.2
	amenity	subdivision design and layout that promotes amenity	15.1.1.3
	Transport networks	Transport network outcomes	15.1.3
	Comprehensive residential development	Integration of subdivision to promote amenity	15.1.4

	Residential health, safety and wellbeing	Range of living environments provide for health, safety and wellbeing and recognize zone differences	17.1.1.1 17.1.1.2
	Characteristics for zone	Characteristics for Residential 1, 2, 3 and 5 zones specified.	Table 17.1 17.1.1.3
	Comprehensive residential development amenity, choice, site assembly, integration and sustainable and efficient design	Comprehensive residential development amenity considerations Residential choice, site assembly, integration and sustainable and efficient design	17.1.2.1 - 17.1.2.8 17.1.3.1. and 17.1.3.2

Residential 4A and 4B zones	Topic	Desired outcomes (derived from issues, objectives and policies)	Related provisions
	Structures	Buildings and structures and open spaces should contribute positively to urban character and amenity	12.1.1.1
	Adverse effects of development	Limit new Residential 4A and 4B Zones to locations where they won't adversely affect natural resources, natural hazards or create conflict with neighbouring land uses	13.1.1.2
	Rural production and rural character	Maintain and enhance rural production and character of Rural Zones	14.1
	Rural Character	Avoid subdivision and dwellings where that would result in loss of rural character or rural activity constraint	14.1.1.1
	Rural character	Maintain rural character as the setting for Residential 4A and 4B Zones	14.1.1.4
	Urban environment and rural setting	Urban environments will maintain rural character, setting, amenity and form	15.1.1
	Form, function, amenity	Integrate new subdivision and development into urban environment to maintain amenity and mitigate effects on rural setting, roads, access, water bodies, quietness and safety and settlement character. Subdivision design and layout to promote amenity and quality of the environment	15.1.1.1 15.1.1.2 15.1.1.3

	Residential Zone Characteristics	Health, safety and wellbeing and a range of living environments in Residential Zones Maintain and enhance residential character and quality Recognise differences between Residential Zones that reflect community expectations for a range of living environments Description Residential 4A and 4B Zone characteristics	17.1.1 17.1.1.1 17.1.1.2 Table 17.1
	Sustainable resource management	Sustainable management of resources including development and subdivision Requirement for assessment of proposals including retaining the rural environment between Residential 4A and 4B Zones	18.1.1 18.1.1.1
	Adverse effects	Rezoning needs to recognise effects on and near the site and avoid, remedy or mitigate effects	18.1.1.3
	Growth management	Management of growth of Ohoka settlement	18.1.1.9

Residential 6, 6a and 7 zones	Topic	Desired outcomes (derived from issues, objectives and policies)	Related provisions
	Structures	Buildings and structures and open spaces should contribute positively to urban character and amenity	12.1.1.1
	Adverse effects of development	Limit new Residential 4A and 4B Zones to locations where they won't adversely affect natural resources, natural hazards or create conflict with neighbouring land uses	13.1.1.2
	Rural production and rural character	Maintain and enhance rural production and character of Rural Zones	14.1
	Rural Character	Avoid subdivision and dwellings where that would result in loss of rural character or rural activity constraint	14.1.1.1
	Rural character	Maintain rural character as the setting for Residential 4A and 4B Zones	14.1.1.4

	Urban environment and rural setting	Urban environments will maintain rural character, setting, amenity and form	15.1.1
	Form, function, amenity	Integrate new subdivision and development into urban environment to maintain amenity and mitigate effects on rural setting, roads, access, water bodies, quietness and safety and settlement character. Subdivision design and layout to promote amenity and quality of the environment	15.1.1.1 15.1.1.2 15.1.1.3
	Residential Zone Characteristics	Health, safety and wellbeing and a range of living environments in Residential Zones Maintain and enhance residential character and quality Recognise differences between Residential Zones that reflect community expectations for a range of living environments Description Residential 4A and 4B Zone characteristics	17.1.1 17.1.1.1 17.1.1.2 Table 17.1
	Sustainable resource management	Sustainable management of resources including development and subdivision Requirement for assessment of proposals including retaining the rural environment between Residential 4A and 4B Zones	18.1.1 18.1.1.1
	Adverse effects	Rezoning needs to recognise effects on and near the site and avoid, remedy or mitigate effects	18.1.1.3
	Growth management	Management of growth of Ohoka settlement	18.1.1.9

Summary of proposed methods

GRZ, MRZ, SETZ, LLRZ		
Topic	Summary	Related rules
Activities by type	A range of activities are provided for as permitted, controlled, discretionary or non-complying. Some of these will be affected by site-specific provisions in the Development Areas Chapters.	GRZ-R1 to GRZ-R40 MRZ-R1 to MRZ-R40 SETZ-R1 to SETZ-R37 LLRZ-R1 to LLRZ-R44
Site density	Provides how many residential units can be established on a site.	GRZ-BFS1 MRZ-BFS1 SETZ-BFS1 LLRZ-BFS1
Building coverage	Provides how much of a site can be covered with buildings.	GRZ-BFS2 MRZ-BFS2 SETZ-BFS2 LLRZ-BFS2
Landscaped permeable surface	Provides how much of a site is required to be landscaped permeable surface.	GRZ-BFS3 MRZ-BFS3 SETZ-BFS3 LLRZ-BFS3
Impermeable surface	Provides the maximum impermeable surface for a site.	LLRZ-BFS4
Height	Sets out requirements for the height of buildings and structures.	GRZ-BFS4 MRZ-BFS4 SETZ-BFS4 LLRZ-BFS5
Building and structure setbacks	Sets out the requirements for setbacks of buildings from the road boundary, internal boundaries, rail corridors and setbacks for structures and vegetation on corner sites.	GRZ-BFS5 MRZ-BFS5 SETZ-BFS5 LLRZ-BFS6
Street interface	Requires provision of habitable rooms, glazing, front doors and maximum garage door size where buildings face the street.	GRZ-BFS6 MRZ-BFS6 SETZ-BFS6
Height in relation to boundary	Sets out requirements of the height of buildings in relation to the boundary in order to protect privacy and sunlight.	GRZ-BFS7 MRZ-BFS7 SETZ-BFS7
Fencing	Provides requirements for fencing, including visual permeability.	GRZ-BFS8 MRZ-BFS8 SETZ-BFS8 LLRZ-BFS7
Outdoor living space	Sets out the requirements for outdoor living space on residential units and for minor residential units.	GRZ-BFS9 MRZ-BFS9 SETZ-BFS9
Scale	Limits the scale for non-residential activities in residential zones.	GRZ-BFS10 SETZ-BFS10

Assessment matters	<p>A range of assessment matters that apply to restricted discretionary consents in the Residential Zones addressing:</p> <ul style="list-style-type: none"> • Minor residential units • Residential design principles • Use of residential units as a showhome • Traffic generation • Impact on neighbouring property • Road boundary setback • Outdoor storage • Outdoor living space • Impact of trees on neighbouring property • Rural sales • Housing of animals 	RES-MD1 to RES-MD11