

Attachment 4: Assessment of Proposed Waimakariri District Plan Objectives and Policies

25 Ashley Gorge Road, Re-zone to LLRZ

Objective/Policy	Assessment
<p>SD-02 Urban development Urban development and infrastructure that:</p> <ol style="list-style-type: none"> 1. is consolidated and integrated with the urban environment; 2. that recognises existing character, amenity values, and is attractive and functional to residents, businesses and visitors; 3. utilises the District Council’s reticulated wastewater system, and potable water supply and stormwater infrastructure where available; 4. provides a range of housing opportunities, focusing new residential activity within existing towns, and identified development areas in Oxford and Kaiapoi, in order to achieve the housing bottom lines in UFD-01; 5. supports a hierarchy of urban centres, with the District’s main centres in Oxford, Kaiapoi, Oxford and Woodend being: <ol style="list-style-type: none"> a. the primary centres for community facilities; b. the primary focus for retail, office and other commercial activity; and c. the focus around which residential development and intensification can occur. 6. provides opportunities for business activities to establish and prosper within a network of business and industrial areas zoned appropriate to their type and scale of activity and which support district self-sufficiency; 7. provides people with access to a network of spaces within urban environments for open space and recreation; 8. supports the transition of the Special Purpose Zone (Kāinga Nohoanga) to a unique mixture of urban and rural activities reflecting the aspirations of Te Ngāi Tūāhuriri Rūnanga; 9. provides limited opportunities for Large Lot Residential development in identified areas, subject to adequate infrastructure; and 10. recognise and support Ngāi Tūāhuriri cultural values through the protection of sites and areas of significance to Māori identified in SASM-SCHED1. 	<p>The Site is on the northern edge of Oxford, and contributes to a consolidated form to the town and responds to the on-going demand for houses and building lots in Oxford. It will be integrated to the urban environment through ODP (DEV-XX) plan.</p> <p>The proposal directly meets Objective SD-02 4 and 9 as it is an identified development area set aside to help achieve the housing bottom lines set out in UFD-01 and can be provided with suitable infrastructure.</p> <p>The proposal is intended to connect to full urban reticulation or Council systems for three waters.</p> <p>Oxford’s role as one of the District’s main towns will continue as it is planned to be the urban focal point for western Waimakariri.</p> <p>The Site immediately adjoins the Oxford urban area from where there is convenient access to recreation space, and the town centre with its amenities and facilities.</p> <p>The proposal is consistent with the Objective.</p>

<p>SD-O3 Energy and infrastructure Across the District:</p> <ol style="list-style-type: none"> 1. improved accessibility and multi-modal connectivity is provided through a safe and efficient transport network that is able to respond to technology changes and contributes to the well-being and liveability of people and communities; 2. infrastructure, including strategic infrastructure, critical infrastructure and regionally significant infrastructure: <ol style="list-style-type: none"> a. is able to operate efficiently and effectively; and b. is enabled, while: <ol style="list-style-type: none"> i. managing adverse effects on the surrounding environment, having regard to the social, cultural and economic benefit, functional need and operational need of the infrastructure; and ii. managing the adverse effects of other activities on infrastructure, including managing reverse sensitivity; 3. the nature, timing and sequencing of new development and new infrastructure is integrated and coordinated; and 4. encourage more environmentally sustainable outcomes as part of subdivision and development, including through the use of energy efficient buildings, green infrastructure and renewable electricity generation. 	<p>The Site is identified in a LLRZ Overlay in the PWDP. As such it is a planned and anticipated urban development for which the Council had to have considered servicing capacities and efficiencies, the potential adverse effects on the surrounding environment.</p> <p>The Site is well positioned in relation to network roading and cycling/walking options.</p> <p>Objectives 3 and 4 will be addressed at subdivision stage.</p> <p>The proposal helps achieve the Objective.</p>
<p>SD-O4 Rural land Outside of identified residential development areas and the Special Purpose Zone (Kāinga Nohoanga), rural land is managed to ensure that it remains available for productive rural activities by:</p> <ol style="list-style-type: none"> 1. providing for rural production activities, activities that directly support rural production activities and activities reliant on the natural resources of Rural Zones and limit other activities; and 2. ensuring that within rural areas the establishment and operation of rural production activities are not limited by new incompatible sensitive activities. 	<p>N/A</p> <p>Part of an identified residential development area in the form of a LLRZ Overlay consistent with the RRDS and provides a planned and structured development of the Site to a residential use in a co-ordinated and integrated way helping reduce the ad hoc residential development that may adversely impact or be impacted by rural activities.</p> <p>Until development for LLRZ the land can be managed to be sure it is available for some productive rural activities.</p> <p>The s32 Evaluation has explained that Rural areas Table 3.1: Basis of SD-04 <i>Inappropriate development can adversely affect the productive potential and character of rural areas.</i></p>

	<p><i>The District has experienced significant 4ha lot development over the life of the current District plan. In addition, rural residential development has occurred. Development at these densities has led to a reduction in rural productive potential and rural character in the district through conversion of productive land to housing and reverse sensitivity undermining rural activities.</i></p>
<p>SD-O5 Ngāi Tahu mana whenua/Te Ngāi Tūāhuriri Rūnanga Te Ngāi Tūāhuriri Rūnanga's role in the management of natural and physical resources is recognised, so that:</p> <ol style="list-style-type: none"> 1. Ngāi Tūāhuriri's historic and contemporary connections, and cultural and spiritual values, associated with the land, water and other taonga are recognised and provided for; 2. the values of identified sites and areas of significance to Ngāi Tūāhuriri are protected; 3. Ngāi Tūāhuriri can retain, and enhance access to sites of cultural significance; 4. Māori land is able to be occupied and used by Ngāi Tūāhuriri for its intended purposes and to maintain their relationship with their ancestral land; 5. recognised customary rights are protected; 6. Ngāi Tūāhuriri are able to carry out customary activities in accordance with tikanga; and 7. Te Ngāi Tūāhuriri Rūnanga are able to actively participate in decision-making and exercise kaitiakitanga. 	<p>The site contains no SASM sites.</p> <p>The ecology report suggests mechanisms like a 10m buffer to the drainage channels to help support biodiversity and in-stream values and fauna.</p> <p>Consistent with the Objective.</p>
<p>SD-O6 Natural hazards and resilience The District responds to natural hazard risk, including increased risk as a result of climate change, through:</p> <ol style="list-style-type: none"> 1. avoiding subdivision, use and development where the risk is unacceptable; and 2. mitigating other natural hazard risks. 	<p>The PWDP includes the Site within Non-Urban Flood Assessment Area and an Urban Flood Assessment Area.</p> <p>The Survus Servicing Report notes the Site as being subject to inundation during the 0.5% AEP and the flood hazard category is low (shallow depth and low velocity).</p> <p>The report concludes that with appropriate mitigation the Site is suitable for residential development. Usual subdivision designs are to construct preferential flood flow paths through the Site based on the road network and in this case discharge to the drainage channels</p>

	<p>supported by stormwater detention area with detailed design at the subdivision stage.</p> <p>The risks of natural hazards to people, property and infrastructure are appropriately mitigated by compliance with PWDP rules about floor heights and other methods.</p> <p>Climate Change effects are unlikely at an inland site that is remote from the coast and any flood risks associated with nearby rivers can be mitigated.</p> <p>The proposal is consistent with the Policy.</p>				
<p>UFD-O1 Feasible development capacity for residential activities Sufficient feasible development capacity for residential activity to meet specified housing bottom lines and a changing demographic profile of the District as follows:</p> <table border="1" data-bbox="192 691 1169 826"> <tr> <td>Term</td> <td>Short to Medium Term (2018-2028)</td> </tr> <tr> <td>Housing Bottom Lines (Development Capacity)</td> <td>6,300 Residential Units</td> </tr> </table>	Term	Short to Medium Term (2018-2028)	Housing Bottom Lines (Development Capacity)	6,300 Residential Units	<p>The proposal for about 80 lots contributes to ensuring there is sufficient feasible development capacity for large lot residential activity to meet specified housing bottom lines in the short and medium term.</p> <p>These future housing needs were examined in the DDS and for LLRZ land given direction in the RRDS. This site and its Overlay help deliver the Objective for Oxford.</p> <p>Consistent with the Objective.</p>
Term	Short to Medium Term (2018-2028)				
Housing Bottom Lines (Development Capacity)	6,300 Residential Units				
<p>UFD-P3 Identification/location and extension of Large Lot Residential Zone areas In relation to the identification/location of Large Lot Residential Zone areas:</p> <ol style="list-style-type: none"> 1. new Large Lot Residential development is located in the Future Large Lot Residential Zone Overlay which adjoins an existing Large Lot Residential Zone as identified in the RRDS and is informed through the development of an ODP; 2. new Large Lot Residential development, other than addressed by (1) above, is located so that it: <ol style="list-style-type: none"> a. occurs in a form that is attached to an existing Large Lot Residential Zone or Small Settlement Zone and promotes a coordinated pattern of development; b. is not located within an identified Development Area of the District's main towns of Rangiora, Kaiapoi and Woodend identified in the Future Development Strategy; c. is not on the direct edges of the District's main towns of Rangiora, 	<p>The Site achieves the Policy P3.1 as it is identified in a LLRZ Overlay that is consistent with the direction set by the RRDS.</p> <p>An ODP is proposed for the development as LLRZ and it has a supporting narrative about the outcomes and features of the proposal.</p> <p>N/A with respect to P3.2 as it is an identified site.</p>				


<p>Kaiapoi and Woodend, nor on the direct edges of these towns' identified new development areas as identified in the Future Development Strategy;</p> <ul style="list-style-type: none"> d. occurs in a manner that makes use of existing and planned transport infrastructure and the wastewater system, or where such infrastructure is not available, upgrades, funds and builds infrastructure as required, to an acceptable standard; and e. is informed through the development of an ODP. 		
<p>UFD-P10 Managing reverse sensitivity effects from new development Within Residential Zones and new development areas in Oxford and Kaiapoi:</p> <ul style="list-style-type: none"> 1. avoid residential activity that has the potential to limit the efficient and effective operation and upgrade of critical infrastructure, strategic infrastructure, and regionally significant infrastructure, including avoiding noise sensitive activities within the Christchurch Airport Noise Contour, unless within an existing Residential Zone; 2. minimise reverse sensitivity effects on primary production from activities within new development areas through setbacks and screening, without compromising the efficient delivery of new development areas. 	<p>The Site does not trigger application of UFD-P10.1</p> <p>For UFD-P10.2 the Site is separated from GRUZ land by Bay Road and existing buffering lifestyle developments on Ashley Gorge Road. To the north of the Site there is a lifestyle development area served by Somerset Drive.</p> <p>The size of the proposed lots enables space for screening and setback of dwellings to minimise the extent of interface with the rural land.</p> <p>The proposal will be consistent with the Policy.</p>	
<p>EI-O1 Provision of energy and infrastructure Across the District:</p> <ul style="list-style-type: none"> 1. efficient, effective, resilient, safe and sustainable energy and infrastructure, including critical infrastructure, strategic infrastructure and regionally significant infrastructure, is developed and maintained to benefit the social, economic, cultural and environmental well-being of the District, including in response to future needs such as increased sustainability, and changing techniques and technology; 2. there is increased renewable energy for national, regional and local use; and 3. there is greater renewable electricity generation, including small scale or community scale renewable electricity generation, with generation surplus able to be supplied to the electricity distribution network. 	<p>For consideration at subdivision and engineering design stage.</p>	

<p>EI-P1 Recognising the benefits of, and providing for, energy and infrastructure Recognise the local, regional or national benefits of energy and infrastructure through:</p> <ul style="list-style-type: none"> 5. providing for the effective, reliable and future-proofed communication networks and services; 6. providing for the effective, resilient, efficient and safe water supply, wastewater system and stormwater infrastructure; and community scale irrigation/stockwater; 10. the provision of an adequate supply of water for firefighting in accordance with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice. 	<p>The proposal is for a quality development with full reticulation or stormwater discharge to Council drains as required by conditions of subdivision consent and to the applicable Council Engineering Standards including provision for firefighting.</p> <p>Complies with the Policy.</p>
<p>EI-P2 Availability, provision and adequacy of, and connection to, energy and infrastructure Across the District:</p> <ul style="list-style-type: none"> 1. to benefit the social, economic, cultural and environmental well-being of the District: <ul style="list-style-type: none"> a. ensure land use and development is coordinated with, and to the extent considered reasonably practicable, connected to and adequately serviced by energy and infrastructure, if available, including electricity, water supply, wastewater system and stormwater infrastructure; and b. ensure that connectivity to communications infrastructure can be achieved; and 2. where a public reticulated water supply or wastewater system is not available, adequate on site systems shall be installed consistent with maintaining public health and avoiding or mitigating adverse effects on the environment, while discouraging small scale stand alone systems. 	<p>As above</p> <p>Complies with the Policy.</p>
<p>CL-O1 Contaminated land The subdivision, use and development of contaminated land does not adversely affect people, property, and the environment.</p>	<p>A PSI investigation by Momentum Environmental has recommended more detailed DSI investigations for named possible areas of contamination identified in the report and remediated, as necessary, as</p>

	<p>part of enabling (pre-construction) works prior to any bulk earthworks or other soil disturbance activities.</p> <p>Consistent with the Policy.</p>
<p>CL-P1 Identify contaminated sites</p> <p>Identify sites potentially containing contaminated land, including sites with contamination from current and historical land uses and activities, by using the Regional Council's LLUR and coordinating with the Regional Council in the recording and management of contaminated land.</p>	<p>The Momentum Environmental report has assessed the presence of areas of contamination but apart from pre-construction investigations before bulk earthworks of these areas, it does not recommend any further investigation.</p> <p>Complies with the Policy.</p>
<p>CL-P2 Best practice management of contaminated land</p> <p>Require applications for subdivision, use or development of contaminated land, or potentially contaminated land, to include an investigation of the risks and to remediate the contamination, or manage activities on contaminated land, to protect the health of people and the environment. The remediation or mitigation works for contaminated land shall be undertaken in such a way to not pose further risk to human health or the environment than if remediation had not occurred.</p>	<p>The Momentum Environmental report appropriately recommends future steps with addressing possible areas of contamination.</p> <p>Complies with the Policy.</p>
<p>NH-O1 Risk from natural hazards</p> <p>New subdivision, land use and development:</p> <ol style="list-style-type: none"> 1. manages natural hazard risk, including coastal hazards, in the existing urban environment to ensure that any increased risk to people and property is low; 2. is avoided in the Ashley Fault Avoidance Overlay and high hazard areas for flooding outside of the urban environment where the risk to life and property are unacceptable; and 3. outside of the urban environment, is undertaken to ensure natural hazard risk, including coastal hazard risk, to people and property is avoided or mitigated and the ability of communities to recover from natural hazard events is not reduced. 	<p>The Site is within the Non-Urban Flood Assessment Area and the Urban Flood Assessment Area.</p> <p>The Survus Services Report addresses the flood risk issues and concludes that with appropriate mitigation the Site is suitable for low density large lot residential development. Usual subdivision designs are to construct preferential flood flow paths through the Site based on the road network with detailed design at the subdivision stage, and this Site will use stormwater detention areas to help mitigate peak flows.</p> <p>The risks of natural hazards to people, property and infrastructure are appropriately mitigated by compliance with PWDP rules about floor heights and other methods.</p> <p>Complies with the Policy.</p>
<p>NH-P3 Activities in high hazard areas for flooding outside of urban areas</p>	<p>For consideration at subdivision and building consent stage.</p>

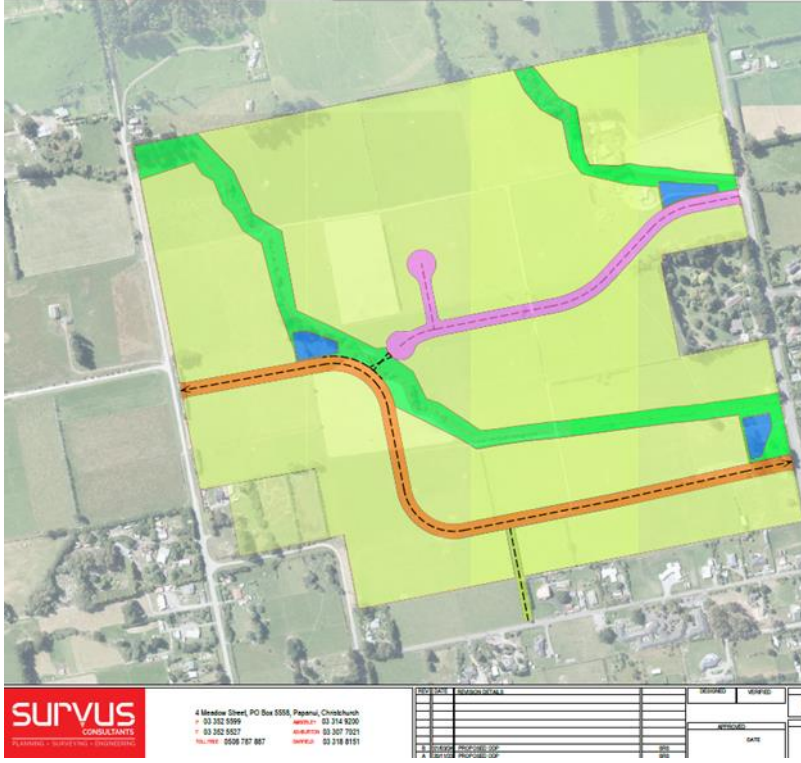
<p>Avoid subdivision, use and development for natural hazard sensitive activities outside urban environments in high flood hazard and high coastal flood hazard urban environments unless:</p> <ol style="list-style-type: none"> 1. the activity incorporates mitigation measures so that the risk to life, and building damage is low; 2. the risk from flooding to surrounding properties is not significantly increased; 3. the conveyance of flood waters is not impeded; and 4. the activity does not require new or upgraded community scale natural hazard mitigation works. 	<p>The ODP shows two flow paths through the Site on the line of existing drains that are part of the Council’s drainage network. These are defined as high flood hazard areas in a 1 in 200 year return period flood event.</p> <p>This needs to be designed and engineered as part of any subdivision consent or alternatives proposed and provided for.</p> <p>Complies with the Policy.</p>
<p>NH-P4 Activities outside of high hazard areas for flooding Provide for subdivision, use and development associated with natural hazard sensitive activities outside of high flood hazard and high coastal flood hazard urban environments where it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. the nature of the activity means the risk to life and potential for building damage from flooding is low; or 2. minimum floor levels are incorporated into the design of development to ensure building floor levels are located above the flood level so that the risk to life and potential for building damage from flooding is avoided; and 3. the risk from flooding to surrounding properties is not significantly increased and the net flood storage capacity is not reduced; and 4. the ability for the conveyancing of flood waters is not impeded. 	<p>As above</p> <p>Natural hazard sensitive activity is defined in the PWDP as <i>means buildings which:</i></p> <ol style="list-style-type: none"> a. <i>contain one or more habitable rooms; and/or</i> b. <i>contain one or more employees (of at least one full time equivalent); and/or</i> c. <i>is a place of assembly;</i> <p><i>except that this shall not apply to:</i></p> <ol style="list-style-type: none"> i. <i>regionally significant infrastructure;</i> ii. <i>any attached garage or detached garage to a residential unit or minor residential unit that is not a habitable room;</i> iii. <i>any building with a footprint of less than 25m²; or</i> iv. <i>any building addition in any continuous 10-year period that has a footprint of less than 25m².</i>
<p>NH-P5 Activities within the Fault Awareness Overlay and Ashley Fault Avoidance Overlay For activities within fault overlays:</p>	<p>N/A</p> <p>Not in a fault overlay in the PWDP.</p> <p>The Tetrad Report concluded that the Site is, in general, suitable for its intended use, with satisfactory conditions for future residential building</p>

<ol style="list-style-type: none"> 1. only allow subdivision, use and development for natural hazard sensitive activities in the Ashley Fault Avoidance Overlay where the risk to life or property is low; and 2. manage subdivision in the Fault Awareness Overlay so that the risk to life and property is low. 	<p>development. The Report includes some recommendations for earthworks and the design and inspection of foundations. The investigation notes there may be other unrecognized active faults in the region and in particular the Starvation Hill fault.</p> <p>Complies with the policy.</p>
<p>NH-P6 Subdivision within the Liquefaction Hazard Overlay Manage subdivision within the Liquefaction Hazard Overlay to ensure that the risk to life and property is low.</p>	<p>N/A Not in a liquefaction overlay.</p>
<p>NH-P8 Subdivision, use and development other than for any natural hazard sensitive activities Allow for subdivision, use and development associated with activities that are not natural hazard sensitive activities within all natural hazard overlays as there is a low risk to life and property.</p>	<p>N/A The proposal is for low density large lot residential development.</p>
<p>NH-P18 Fire and ice risks Manage wildfire and vehicle crash risk on roads affected by ice hazard through restrictions on the planting of woodlots and shelterbelts.</p>	<p>N/A In an urban environment with restricted speed limits and domestic plantings.</p>
<p>NH-P19 Other natural hazards Encourage the consideration of other natural hazards as part of subdivision, use and development.</p>	<p>No other natural hazards identified within a future urban environment.</p>
<p>SASM-O1 Ngā tūtohu whenua The historic and contemporary cultural significance for Ngāi Tūāhuriri mana whenua, of and their relationship with ancestral lands, water, sites, wāhi tapu, wāhi taonga and coastal environment is recognised and provided for.</p>	<p>There are no SASM's identified in the Site.</p>
<p>SASM-P1 Integrated management of land and water Adopt an integrated approach that reflects ki uta ki tai (from the mountains to the sea), by recognising the relationship between land use, ecosystems, natural processes and water.</p>	<p>As a low density large lot residential urban development the Site will be fully reticulated to Council designed and managed systems with stormwater discharged to Council drains. These will provide an integrated approach to collection, treatment and disposal of sewage and stormwater.</p> <p>Complies with the Policy.</p>
<p>SASM-P2 Urupā Protect urupā from disturbance, except for activities associated with the cultural use, identification and protection of such sites which are undertaken by Te Ngāi Tūāhuriri Rūnanga or their authorised agent.</p>	<p>N/A None identified on the Site.</p>

<p>SASM-P3 Wāhi tapu and wāhi taonga Protect wāhi tapu and wāhi taonga sites from development, disturbance, damage or destruction that would adversely affect the sites and their values and provide for enhancement of cultural and ecological values.</p>	<p>N/A None identified on the Site.</p>
<p>SASM-P4 Ngā tūranga tūpuna Recognise the historic and contemporary relationship of Ngāi Tūāhuriri with the areas and landscapes identified as ngā tūranga tūpuna and:...1-8</p>	<p>To be addressed at subdivision stage.</p>
<p>SASM-P5 Ngā Wai Recognise the cultural significance of the waterbodies, repo/wetlands and those parts of the coastal environment identified as Ngā Wai, and manage the effects of land uses, and activities on the surface of water, to:</p> <ol style="list-style-type: none"> 1. protect the health of these waterbodies and associated coastal waters, including by maintaining their natural character where it is high and enabling enhancement where it is degraded, including through the reinstatement of original water courses where practicable; 2. recognise historic and contemporary Ngāi Tūāhuriri customary uses and values associated with these waterbodies and coastal waters and enhance opportunities for customary use and access; 3. ensure any land uses adjoining these sites, or structures and activities on the surface of water do not adversely affect taonga species or Ngāi Tūāhuriri customary uses in these areas; 4. ensure new land uses do not create an additional demand for the discharge of sewage or stormwater directly into Ngā Wai, and where the opportunity arises, reduce the need for existing land usesto discharge untreated wastewater or stormwater into these areas; 5. protect the health, natural functions and processes of riparian margins and the coastal environment from the adverse effects of adjoining land use activities; and 6. provide for opportunities for the recognition of cultural values within the design, location and installation of infrastructure, while enabling their safe, secure and efficient installation. 	<p>An ecological report by Aquatic Ecology has assessed the intrinsic and other values of the two waterways traversing the Site. It has recommendations to maintain and enhance the habitat values of the waterways including recommending a 10m buffer to the two drains. This is reflected in the ODP. The creation of three stormwater areas will potentially add to the aquatic values of the Site.</p>  <p>As a low density urban development the Site will be fully reticulated to Council designed and managed systems with stormwater discharged to Council drains. These will provide an integrated approach to collection, treatment and disposal of sewage and stormwater.</p>

	<p>The location/ design and management of Council systems will have had regard to the cultural significance of Ngā Wai.</p> <p>Complies with the policy.</p>
<p>ECO-O1 Ecosystems and indigenous biodiversity Overall, there is an increase in indigenous biodiversity throughout the District, comprising:</p> <ol style="list-style-type: none"> 1. protected and restored SNAs; and 2. other areas of indigenous vegetation and habitat of indigenous fauna that are maintained or enhanced. 	<p>N/a No SNA identified.</p> <p>An ecological report by Aquatic Ecology has assessed the intrinsic and other values of the two waterways traversing the Site as well as the other features of the Site (trees, fence lines unmaintained vegetation creating habitat). It has recorded the presence of a limited range of avifauna. A specific herpetological investigation (lizard) assessment was also carried out.</p> <p>The Site contains suitable habitat, even in its modified farming state, for a range of avifauna and lizards.</p> <p>Consistent with the Policy.</p>
<p>ECO-P4 Maintenance and enhancement of other indigenous vegetation and habitats Maintain and enhance indigenous vegetation and habitats of indigenous fauna that do not meet the significance criteria in ECO-APP1 by:</p> <ol style="list-style-type: none"> 1. continuing to assess the current state of indigenous biodiversity across the District; 2. restricting indigenous vegetation clearance or modification of habitat of indigenous fauna, by recognising that indigenous vegetation within: <ol style="list-style-type: none"> a. the Lower Plains Ecological District and High Plains Ecological District has been widely destroyed, fragmented and degraded by land use and pests and therefore clearance of any remaining indigenous vegetation needs to be restricted in order to protect what remains; and b. the Oxford Ecological District, Torlesse Ecological District and Ashley Ecological District, has a larger proportion of indigenous vegetation remaining and therefore some clearance of indigenous vegetation may be acceptable; 	<p>An ecological report by Aquatic Ecology has assessed the intrinsic and other values of the two waterways traversing the Site as well as the other features of the Site (trees, fence lines unmaintained vegetation creating habitat). It has recorded the presence of a limited range of avifauna. A specific herpetological investigation (lizard) assessment was also carried out.</p> <p>The Site contains suitable habitat, even in its modified farming state, for a range of avifauna and lizards.</p> <p>Consistent with the Policy.</p>

<ol style="list-style-type: none"> 3. recognising that the District contains species that are threatened, at risk, or reach their national or regional distribution limits in the District, and naturally uncommon ecosystems, and limiting their clearance; 4. providing information, advice and advocacy to the landowner and occupier; 5. supporting and promoting the use of covenants, reserves, management plans and community initiatives; and 6. working with and supporting landowners the Regional Council, the Crown, the QEII National Trust, NZ Landcare Trust and advocacy groups. 	
<p>ECO-P6 Cultural heritage and customary rights Ngāi Tūāhuriri cultural heritage values associated with indigenous biodiversity will be maintained and enhanced through:</p> <ol style="list-style-type: none"> 1. providing for the customary harvesting of taonga species by Ngāi Tūāhuriri, while ensuring such harvesting will maintain the indigenous biodiversity of the site; 2. providing for the planting of indigenous vegetation for the purpose of customary harvesting; and 3. encouraging the protection of the values of indigenous species that are taonga to Ngāi Tūāhuriri. 	As above.
<p>ECO-P8 Waterbodies Recognising Te Mana o te Wai, maintain the ecological integrity of waterbodies by avoiding indigenous vegetation clearance near them.</p>	<p>An ecological report by Aquatic Ecology has assessed the intrinsic and other values of the two waterways traversing the Site. It has recommendations to maintain and enhance the habitat values of the waterways including recommending a 10m buffer to the two drains. This is reflected in the ODP. The creation of three stormwater areas will potentially add to the aquatic values of the Site.</p> <p>Complies with the policy.</p>
<p>NATC-O1 Preservation of natural character The preservation of the natural character of the surface freshwater environment, its wetlands, and lakes and rivers and their margins.</p>	As above
<p>NATC-O2 Restoration of natural character Restoration of the natural character of surface freshwater bodies and their margins where degradation has occurred.</p>	As above.

<p>NATC-O3 Use of freshwater body margins The use of wetlands, and lakes and rivers and their margins are managed to preserve their natural character.</p>	<p>As above.</p>
<p>NATC-P4 Preservation of natural character values Preserve the natural character values of wetlands, and lakes and rivers and their margins, and protect those values by:</p> <ol style="list-style-type: none"> 1. ensuring that the location, intensity, scale and form of subdivision, use and development of land takes into account the natural character values of the surface freshwater bodies; 2. minimising indigenous vegetation clearance and modification, including where associated with ground disturbance and the location of structures, near wetlands, and lakes and rivers and their margins; 3. requiring setbacks of activities from wetlands, and lakes and rivers and their margins, including buildings, structures, impervious surfaces, plantation forestry, woodlots and shelterbelts; and 4. promoting opportunities to restore and rehabilitate the natural character of surface freshwater bodies and their margins, such as the removal of plant and animal pests, and supporting initiatives for the regeneration of indigenous biodiversity values, and spiritual, cultural and heritage values. 	<p>The development is to be consistent with the ODP which provides for buffers to the waterways, and three stormwater detention areas.</p> 
<p>EW-O1 Earthworks Earthworks are undertaken in a way that minimises adverse effects on amenity values, cultural values, property, infrastructure and the health and safety of people and the environment.</p>	<p>Earthworks will comply with District Plan standards or be subject to any necessary regional or district resource consents.</p> <p>Consistent with Policy.</p>
<p>EW-P1 Enabling earthworks Enable earthworks where they:</p>	<p>Part of land development for urban purposes involves engineered earthworks which are usually managed through an earthworks and</p>

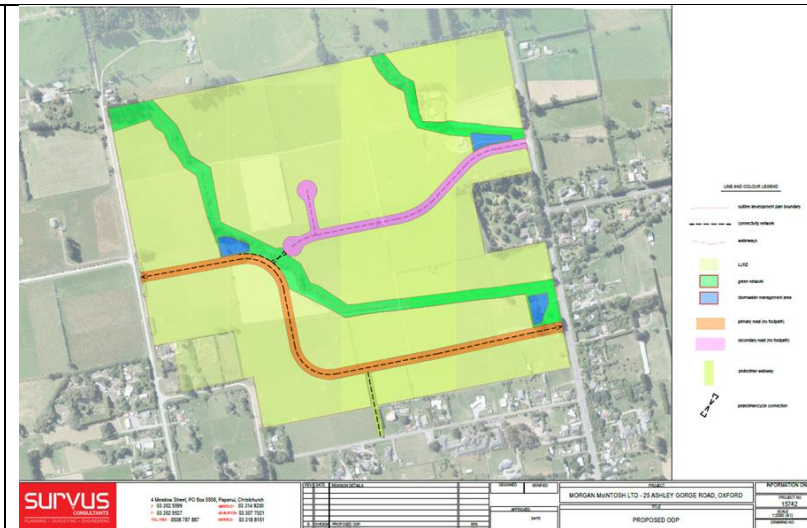
<ol style="list-style-type: none"> 1. are compatible with the character, values and qualities of the location and surrounding environment; 2. avoid, remedy or mitigate any adverse effects on any sites or areas identified as ONL, ONF, SAL, Coastal Environment Overlay, SNA, sites and areas of significance to Māori, Natural Open Space Zone, surface freshwater bodies and their margins, or any notable tree, historic heritage or heritage setting; 3. minimise erosion and avoid adverse effects from stormwater or sediment discharge from the site; 4. avoid increasing the risk to people or property from natural hazards; 5. maintain the stability of land including adjoining land, infrastructure, buildings and structures; 6. minimise the modification or disturbance of land, including any associated retaining structures, on the visual amenity values of the surrounding area; and 7. minimise adverse dust, vibration and visual effects beyond the site. 	<p>sediment control plan at subdivision stage or through conditions of consent for management of sediment discharge, air discharge consent for dust, and other nuisance.</p> <p>Construction and land development effects are temporary.</p> <p>The Site is effectively flat so no land stability questions will arise.</p> <p>Consistent with policy.</p>
<p>EW-P2 Earthworks within Flood Assessment Overlays Allow earthworks within the Urban Flood Assessment Overlay and Non-Urban Flood Assessment Overlay where:</p> <ol style="list-style-type: none"> 1. the earthworks do not increase the flooding risk to the site or neighbouring sites through the displacement of flood waters; 2. the earthworks associated with proposed subdivision, development or use do not increase the risk to life or property; and 3. the ability to convey flood waters is not impeded as a result of the earthworks. 	<p>Earthworks to enable urban development will be engineered and designed in part to manage flood risk from changes in ground levels that affect overland flow paths and to ensure effective control of flood waters to stormwater management areas or outfalls to natural waterways.</p> <p>Complies with the Policy.</p>
<p>EW-P3 Archaeological sites, and sites and areas of significance to Māori Earthworks avoid, remedy or mitigate adverse effects on archaeological sites and sites and areas of significance to Māori, by having regard to:</p> <ol style="list-style-type: none"> 1. the particular cultural or historical values of the site and the extent to which these values may be affected; 2. any consultation with mana whenua, in particular any identified mitigation measures or the incorporation of mātauranga Māori into the scale and extent of the earthworks; and 	<p>No SASM identified on the Site.</p> <p>The PWDP does not identify any specific archaeological sites and engagement with Ngai Tuahuriri will establish any interest in the Site.</p> <p>Consistent with the Policy.</p>

<p>3. any consultation with HNZPT.</p>	
<p>EW-P4 Scale of earthworks within or adjacent to urban environments Minimise adverse effects related to the scale of earthworks on character, and amenity values within or adjacent to urban environments by:</p> <ol style="list-style-type: none"> 1. encouraging the integrated design and management of earthworks associated with subdivision, development and use; 2. minimising any off-site effects of earthworks by controlling the duration and sequencing of earthworks; and 3. avoiding quarry, landfill, cleanfill area, mining, or dam activities within or adjacent to urban environments. 	<p>Part of land development for urban purposes involves engineered earthworks which are usually managed through an earthworks and sediment control plan at subdivision stage or through conditions of consent for management of sediment discharge, air discharge consent for dust, and other nuisance.</p> <p>A traffic management plan can be provided if required to address vehicle movements to and from the site during Site development at subdivision.</p> <p>Complies with the Policy.</p>
<p>EW-P5 Rehabilitation Require site rehabilitation during or immediately following the completion of earthworks activity to:</p> <ol style="list-style-type: none"> 1. minimise adverse effects on amenity values, natural values, cultural values, quality of the surrounding environment and the future use of the site, and 2. encourage rehabilitation that incorporates ecological enhancement and habitat for indigenous fauna and the use of locally sourced indigenous vegetation. 	<p>As above</p>
<p>EW-P6 Water resources Avoid adverse effects of earthworks on ground and surface water bodies that could result in water contamination and adverse effects on mahinga kai.</p>	<p>As above.</p>
<p>NOISE-O1 Adverse noise effects Noise does not adversely affect human health, communities, natural values and the anticipated amenity values of the receiving environment.</p>	<p>The proposal is for a low density large lot residential development. Inherently such areas have high amenity and are relatively quiet environments because of the low housing density.</p> <p>Complies with the policy.</p>
<p>NOISE-P1 Minimising adverse noise effects Minimise adverse noise effects by:</p>	<p>As above for subdivision earthworks.</p>

<ol style="list-style-type: none"> 1. limiting the noise level, location, duration, time, intensity and any special characteristics of noise generating activities, to reflect the function, character and amenity values of each zone; 2. requiring lower noise levels during night hours compared to day time noise levels to protect human health, natural values and amenity values of sensitive environments; and 3. requiring sound insulation, or limiting the location of noise sensitive activities where they may be exposed to noise from existing activities. 	
<p>NOISE-P2 Limited duration noise generating activities Enable specific noise generating activities of limited duration that are:</p> <ol style="list-style-type: none"> 1. required for anticipated activities within zones or the District, including construction noise... 	As above for subdivision earthworks.
<p>NOISE-P3 Rail and roads Protect the operation of rail and road infrastructure by identifying locations where acoustic mitigation measures for any new noise sensitive activities are required.</p>	<p>N/A The Site is connected to local Council roads only. These carry low traffic volumes so noise mitigation measures are not required.</p> <p>Complies with the policy.</p>
<p>RESZ-O1 Residential growth, location and timing 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>The Site sits within the Oxford LLRZ Overlay so is in a planned and appropriate location that enables new development in a location that integrates with existing urban development as provided for by the RRDS.</p> <p>The housing enabled by the LLRZ will contribute to the housing capacity targets of the PWDP.</p> <p>Complies with objective.</p>
<p>RESZ-O2 Residential sustainability Efficient and sustainable use of residential land and infrastructure is provided through appropriate location of development and its design.</p>	As above

<p>RESZ-O3 Residential form, scale, design and amenity values 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 appx. 80 lot development will comply with PWDP activity and subdivision standards that will ensure a good quality residential environment that is attractive and functional.</p> <p>The ODP provides appropriate responses to adjoining land including by controlling access points for traffic, reticulating key services, and enhancing the drains that traverse the site.</p> <p>Achieves the Objective.</p>
<p>RESZ-O5 Housing choice 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>The proposal will achieve a low density residential environment on a mix of lot sizes within the standards of the PWDP. It will have a minimum lot size of 3010m² and an average lot size of 5062m².</p> <p>Consistent with the Objective.</p>
<p>RESZ-P8 Housing choice Enable a range of residential unit types, sizes and densities where:</p> <ol style="list-style-type: none"> 1. good urban design outcomes are achieved; and 2. development integrates with surrounding residential areas and infrastructure. 	<p>As for RESZ-O3 above.</p>
<p>RESZ-P12 Outline development plans Use and development of land subject to an ODP shall:</p> <ol style="list-style-type: none"> 1. be in accordance with the development requirements and fixed and flexible elements in the relevant ODP, or otherwise delivers equivalent or better outcomes while achieving an efficient, effective and consolidated urban form, except relation to any interim use and development addressed in (3); 2. ensure that development: <ol style="list-style-type: none"> a. contributes to a strong sense of place, and a coherent, functional and safe neighbourhood; b. contributes to residential areas that comprise a diversity of housing types; 	<p>The Site development will comply with an ODP. The ODP narrative is set out at Attachment 1</p>

- c. retains and supports the relationship to, and where possible enhances, recreational, historic heritage and ecological features and values; and
 - d. achieves a high level of visual and landscape amenity;
3. interim use and development of land subject to an ODP shall not compromise the timely implementation of, or outcomes sought by, the ODP



Given the proposed LLR zoning, the housing is likely to comprise larger free standing homes on large residential sections. However, the large site sizes offer opportunities for other forms of housing including minor residential units, and for larger accessory buildings and sheds. It will contribute to a diversity of housing types at Oxford. Complies with the Policy.

RESZ-P14 Development density
 Development densities for new Development Areas and Large Lot Residential Zone Overlays shall be as follows:


1. N/A
2. in new Large Lot Residential Zone Overlays, achieve a net density of 1 to 2 households per ha.

The proposal is for appx 80 lots on a 50 ha site with lot sizes complying with the PWDP standards for the LLRZ (minimum 2500m², average 5000m²).

Complies with the policy.

LLRZ-O1 Purpose, character and amenity values of Large Lot Residential Zone
 A high quality, low density residential zone with a character distinct to other Residential Zones such that the predominant character:

The proposal is for appx. 80 lots on a 50 ha site .with lot sizes complying with the PWDP standards for the LLRZ (minimum 2500m², average 5000m²). That ensures a predominance of open space over built form,

<ol style="list-style-type: none"> 1. is 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>will have low traffic volumes, low noise levels and limited outdoor lighting.</p> <p>Complies with the Objective.</p>
<p>LLRZ-P1 Maintaining the qualities and character Maintain the qualities and character of the Large Lot Residential Zone by:</p> <ol style="list-style-type: none"> 1. achieving a low density residential environment with a built form dominated by detached residential units, which other than minor residential units, are established on their own separate sites; 2. managing the scale and location of buildings so as to maintain a sense of openness and space between buildings on adjoining sites and ensuring that open space predominates over built form on each site; 3. ensuring the built form for all activities is consistent with the low density residential character of the zone; and 4. retaining the open character and outlook from sites to rural areas through managing boundary fencing including the style of fencing, their height and visual permeability. 	<p>Development will be in accordance with the PWDP subdivision, development and activity standards so the qualities and character of the LLRZ will be achieved.</p> <p>The sizes of lots (average lot size of 5000m²) will enable flexibility in location of buildings ensuring space between them maintaining the sense of open space and low density.</p> <p>Specific edge designs and treatments will be determined at subdivision stage. A subdivision concept plan has been prepared as below.</p>  <p>Complies with the policy.</p>
<p>LLRZ-P2 Managing activities Manage activities within the zone to maintain the character and amenity values of the zone including by:</p> <ol style="list-style-type: none"> 1. enabling residential activities and activities ancillary to residential activities, where the scale of activity does not dominate the residential use of the site; 2. providing for agricultural activities, and activities that support agricultural activities 	<p>To be managed by the resource consent process and compliance/enforcement activities.</p>

<p>where any adverse effects are internalised within the site where the activity occurs;</p> <p>3. providing for a limited range of community activities, and commercial activities which in terms of location, scale and type of activity are compatible with the predominant activities of the zone, which ensuring that adverse effects of any activity are internalised within the site where the activity occurs; and</p> <p>4. other than provided for above, nonresidential activities, including retail, commercial and industrial activities that would diminish the amenity values and the quality and character of the zone.</p>	
<p>LLRZ-P3 Reverse sensitivity Minimise reverse sensitivity effects within the Large Lot Residential Zone or on an existing activity in an adjacent zone by:</p> <ol style="list-style-type: none"> 1. requiring new activities minimise the potential for reverse sensitivity effects to occur on activities anticipated in the zone; and 2. requiring separation distances between new activities in the Large Lot Residential Zone and existing activities in adjacent zones. 	<p>The Site is surrounded by existing residential, large lot residential areas and small rural lifestyle lots. No reverse sensitivity issues should arise. Conversely, the rezoning will resolve an existing reverse sensitivity issue between the pre-existing consented effluent spreading activity for the Site which impacts surrounding existing residential areas.</p>
<p>LLRZ-P4 Amenity values Maintain amenity values within the Large Lot Residential Zone through:</p> <ol style="list-style-type: none"> 1. low levels of noise, outdoor lighting, signs, dust, odour and traffic; and 2. limiting kerb, channel and street lighting compared to other Residential Zones. 	<p>Development will be in accordance with the PWDP subdivision, development and activity standards so the amenity values and qualities and character of the LLRZ will be achieved.</p> <p>Complies with the policy.</p>
<p>LRZ-P5 Large Lot Residential Zone Overlay For any Large Lot Residential Zone Overlay, ensure an ODP is developed in accordance with SUB-P6 and incorporated into the District Plan.</p>	<p>An ODP has been prepared and is in accordance with SUB-P6</p>

