

Appendix 5: Assessment of Proposed District Plan Objectives and Policies as amended by Variation 1 – Blocks A and B Swannanoa

Objective/Policy	Assessment
<p>Strategic Directions</p> <p>SD-03 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 Rangiora, 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. recognises and supports Ngāi Tūāhuriri cultural values through the protection of sites and areas of significance to Māori identified in SASM-SCHED1. 	<p>Block A of the proposal directly meets Objective SD-02 as it is an identified development area set aside to help achieve the housing bottom lines set out in UFD-O1 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>The Site immediately adjoins the Swannanoa LLR Zone and will be consolidated and developed with the existing settlement, including by way of the ODP.</p> <p>The proposal will contribute to enabling a variety of homes that complements the overall housing choice, in terms of type, price, and location, of different households, within the District. Blocks A and B are for large lot residential development so will primarily provide for larger stand alone housing on generous sized sections. They will also offer opportunities for alternative more affordable housing, including minor residential units which can also facilitate intergenerational living and mutual support and are difficult to achieve on smaller fully urban sections which in greenfield areas are required to achieve a minimum density of 15 households per ha. They can also accommodate larger accessory buildings for recreation use (car collections, boats etc.).</p> <p>Block B is not identified as a development area (it is not within the LLRZO). However it is extremely well located with respect to convenient access to recreation space, and other</p>

	<p>amenities and facilities, including at Mandeville.</p> <p>Block B is bounded by LLR to the east, including a school and north. It is integrated into the existing and potential urban form and connects to existing reticulated services.</p> <p>Additional housing development will help support local business community facilities in both Swannanoa and Mandeville.</p>
<p>SD-O4 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>SD-O7 Natural hazards and resilience The District responds to natural hazard risk, including increased risk as a result of climate change, through:</p>	<p>Block B A is identified in a LLRZ Overlay in the PWDP.</p> <p>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>Block B is particularly well positioned in relation to network roading and cycling/walking options.</p> <p>Objectives 3 and 4 will be addressed at subdivision stage.</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>Block B includes measures that will mitigate flooding risk to a level acceptable to the Council.</p> <p>The E2 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.</p>
<p>Identification/location and extension of Large Lot Residential Zone areas</p> <p>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 <u>RRDS</u> and is informed through the development of an <u>ODP</u>; 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 <u>District's</u> main towns of Rangiora, Kaiapoi and Woodend identified in the <u>Future Development</u> 	<p>In relation to Block A, the land has been identified in the WRRDS in terms of the preferred direction of development and is in the proposed LLRZ Overlay.</p> <p>Block B meets all the locational criteria in 2. The land is attached to an existing LLRZ and will promote a coordinated pattern of development with pedestrian linkages to the adjoining Swannanoa school and preschool.</p> <p>The land is not in one of these main town edge areas.</p>

<p><u>Strategy</u>;</p> <p>c. is not on the direct edges of the <u>District's</u> main towns Kaiapoi and Woodend, nor on the direct edges of these towns' identified new development areas as identified in the <u>Future Development Strategy</u>;</p> <p>d. occurs in a manner that makes use of existing and planned transport <u>infrastructure</u> and the <u>wastewater system</u>,</p> <p>e. or where such <u>infrastructure</u> is not available, upgrades, funds and builds <u>infrastructure</u> as required, to an acceptable standard; and</p> <p>f. is informed through the development of an <u>ODP</u></p>	<p>There is existing three waters and transport infrastructure available to service the site.</p> <p>The key fixed features to inform development are shown on an ODP.</p>
<p>NH-P2 Activities in high hazard areas for flooding within urban areas Manage <u>subdivision</u>, use and development for <u>natural hazard sensitive activities</u> within high flood hazard and high coastal flood hazard <u>urban environments</u> to ensure that:</p> <ol style="list-style-type: none"> 1. minimum <u>floor levels</u> are incorporated into the design of development to ensure the risk to life and potential for <u>building</u> damage from flooding is mitigated; and 2. the risk to surrounding properties is not significantly increased and the net flood storage capacity is not reduced; and 3. the conveyance of flood waters is not impeded; or 4. the nature of the activity means the risk to life and potential for <u>building</u> damage from flooding is low. 	<p>Overland flow paths have been identified o the ODP with a requirement that building platforms are situated outside or only of the edge of these flow paths. Dwelling floor heights will be above the 1:200 year return flood event, as required by the PDP.</p> <p>The risks of natural hazards to people, property and infrastructure are appropriately mitigated. The very low density of development will ensure that net flood storage capacity is not reduced; and protection of the overland flow paths will ensure the conveyance of floodwaters is not impeded.</p> <p>The Site is not mapped in the Proposed District Plan as having any significant natural hazards.</p>
<p>Subdivision</p>	

SUB-O1 Subdivision Design

[Subdivision](#) design achieves an integrated pattern of [land](#) use, development, and urban form, that:

1. provides for anticipated [land](#) use and density that achieve the identified future character, form or function of zones;
2. consolidates urban development and maintains rural character except where required for, and identified by, the [District Council](#) for urban development;
3. supports protection of cultural and [heritage values](#), conservation values; and
4. supports community resilience to climate change and risk from [natural hazards](#).

SUB-P1 Design and amenity

Enable [subdivision](#) that:

1. within [Residential Zones](#), incorporates best practice urban design, access to open space, and [CPTED](#) principles;.
2. minimises [reverse sensitivity effects](#) on [infrastructure](#) including through the use of [setbacks](#);
3. avoids [subdivision](#) that restricts the operation, maintenance, upgrading and development of the [National Grid](#);
4. recognises and provides for the expression of cultural values of [mana whenua](#) and their connections in [subdivision](#) design; and
5. supports the character, [amenity values](#), form and function for the relevant zone.

SUB-P2

Ensure that [allotment](#) layout, size and dimensions:

1. in [Residential Zones](#):
 - a. enables a variety of [allotment](#) sizes to cater for different housing types and densities to meet housing needs;

The proposed development (A and B) will be of a similar density to the exiting residential area and therefore preserve the overall character of the area.

Block A has been identified by the Council. Block B extends Swannanoa but maintains a concentric urban form.

Climate Change effects are unlikely at an inland site that is some distance from the coast and major rivers.

These matters will be considered at the subdivision stage, but the ODP should facilitate these outcomes.

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

- b. supports the achievement of high quality urban design principles for [multi-unit residential development](#);
- 2. in [Rural Zones](#):...
- 3. in [Open Space and Recreation Zones](#):
 - a. provides a variety of types and sizes of open space and recreation areas to meet current and future recreation needs.

SUB-P3 Sustainable design

Ensure that [subdivision](#) design:

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

SUB-P4 Integration and connectivity

Achieve integration and connectivity by ensuring:

- 1. in [urban environments](#) that there is effective integration of [subdivision](#) patterns and multi-modal transport connections within new development and to existing development;
- 2. [subdivision](#) on the boundaries between new and existing development is managed to:
 - a. avoid or mitigate significant adverse [effects](#), including [reverse](#)

Policies SUB – P3-P7 are more applicable to large scale comprehensive urban residential developments in an urban setting. Blocks A and B are relatively small scale low density developments in a rural settlement settings.

The ODPs will enable these policies to be implemented within this context.

[sensitivity effects](#), through the use of [setbacks](#), [landscaping](#) to achieve screening, and other methods; and

- b. continuation of transport and pedestrian or cycle linkages

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

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

SUB-P6 Criteria for Outline Development Plans

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

1. be prepared as a single plan; and
2. be prepared in accordance with the following:
 - a. identify principal [roads](#), connections and integration with the surrounding [road](#) networks, relevant [infrastructure](#) and areas for possible future development;
 - b. any [land](#) to be set aside:
 - i. for [community facilities](#) or schools;
 - ii. parks and [land](#) required for recreation or reserves;
 - iii. for business activities;
 - iv. the distribution of different residential densities;
 - v. for the integrated management of [water](#) systems, including [stormwater](#) treatment, secondary flow paths, retention and drainage paths;
 - vi. from development for environmental or landscape protection or enhancement; and
 - vii. from development for any other reason, and the reasons for its protection.

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| <ul style="list-style-type: none">c. for new Residential Development Areas demonstrate how each ODP area will achieve a minimum net density of at least 15 lots or households per ha, unless there are demonstrated constraints then no less than 12 households per ha;d. identify any cultural, natural, and historic heritage features and values and show how they are to be enhanced or maintained;e. indicate how required infrastructure will be provided and how it will be funded;f. set out the phasing and co-ordination of subdivision and development;g. demonstrate how effective provision is made for a range of transport options, including public transport systems, pedestrian walkways and cycleways, both within and adjoining the ODP area;h. for new Residential Development Areas, demonstrate how open space, playgrounds or parks for recreation will be provided within a 500m radius of new residential allotments including:<ul style="list-style-type: none">i. transport connectivity for active, public and other transport modes;ii. connection to any other open space or community facility and other zones; andiii. potential use of open space for stormwater management;i. show how other potential adverse effects on and/or from nearby existing or designated strategic infrastructure (including requirements for designations, or planned infrastructure) will be avoided, remedied or appropriately mitigated;j. show how other potential adverse effects on the environment, the protection and enhancement of surface and groundwater quality, are to be avoided, remedied or mitigated;k. include any other information which is relevant to an understanding of the development and its proposed zoning; and | |
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<p>I. demonstrate that the design will minimise any reverse sensitivity effects.</p> <p>SUB-P7 Requirements of Outline Development Plans Ensure that subdivision is in accordance with the fixed or flexible elements of any relevant ODP.</p>	
<p>LLRZ O1-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. 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>The proposal rezoning of Blocks A and B will yield appx 63 large lot residential sites with an average size of 5000m². That ensures a predominance of open space over built form, will have low traffic volumes, low noise levels and limited outdoor lighting.</p>
<p>LLRZ P1 Maintaining the qualities and character</p> <p>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; 	<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. The sizes of lots (average lot size of 5002m²) 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 as required.</p>

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.

LLRZ 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.

An ODP has been prepared and is in accordance with SUB-P6 for both blocks.