

BEFORE THE WAIMAKARIRI DISTRICT COUNCIL HEARINGS PANEL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of Submission 236 to the Proposed Waimakariri District Plan.

BRIEF OF EVIDENCE OF FIONA ASTON

ON BEHALF OF RICK ALLAWAY AND LIONEL LARSEN

5 July 2024

SUMMARY OF EVIDENCE

1. Rick Allaway and Lionel Larsen ('the Submitter') lodged a submission (Submission 236) on the proposed Waimakariri District Plan (PWDP) requesting that 58.4 hectares of land adjoining the west side of Lemans Road, Rangiora, be rezoned from Rural Lifestyle to Large Lot Residential – Specific Control Area Density 2 (**LLRZ2**). This proposal is for a bespoke LLR zone, with a minimum net site area 1000m² and minimum average net site area 1500m² (or similar).
2. The Site is held in 14 separate titles and ownerships, ranging between 4.00ha and 4.77ha. All of the properties except one have a dwelling. Its location is shown in **Figure 1**. As noted in the S42A Report land use generally is non-productive rural residential lifestyle, except for 181 Lehmans Road, which is the Rangiora Vet Centre¹.
3. The submission also requested various other amendments the give effect to and support the rezoning submission. The focus of this evidence is on a standard PWPD LLRZ rezoning, as I accept that this is a better 'fit' with the current planning framework, including the notified PWDP and operative Canterbury Regional Policy Statement.
4. Notwithstanding the current planning framework, I remain of the view that the submission LLRZ2 proposal has considerable planning merit, and there is scope for its consideration under Policy 8 of the NPS-UD. Other options, such as mixed density zoning, are also within scope, given that the relief included *provision for some potential higher density residential development within the Site, potential location and suitability to be addressed as part of master planning and the development of an Outline Development Plan for the Site*.
5. Having regard to the position taken by the Reporting Officer in the Section 42A Report² and his response to questions raised by the Panel³ the submitter has reconsidered this rezoning request and is now, through this evidence, and if preferred by the Panel, prepared to accept a lesser relief, in the form a standard LLRZ⁴. One of Mr Buckley's reasons for recommending to reject the submission is that the Site has not been identified as a Rural Residential area in the Waimakariri Rural Residential Development Strategy (RRDS)
6. I acknowledge in my attached planning assessment of Policy 6.3.9 of the Canterbury Regional Policy Statement (CRPS) (**Appendix 2**) that the Site has indeed not been so identified. The Council's decision on the Strategy sought not to impede development potential around the edges of urban centres. While I understand the reasoning, I note however that Policy 6.3.9 anticipates Rural Residential development adjacent to existing townships (see for example Policy 6.3.9 (3) and 5(k)). In my opinion, the conflict with Policy 6.3.9 is potentially overcome through UFD-P3 in the PDP.
7. The CRPS is also clear that a RRZ should not be seen as "*in transition to full urban development*". I presume full urban development in the Rangiora context Medium Residential zoning. Full residential development west of Lehmans Road to the maximum densities permitted under the MRZ is not a realistic development option in the foreseeable future given the extent of existing ownership fragmentation and existing housing sites. However, a mixed density development is entirely feasible, or a standard LLRZ density development. If the landowners choose to develop their properties in a way that 'future proofs' them for potential further subdivision in the future, I see no issue with this. The LLRZ will not be 'in transition' because any future intensification will be subject to a separate future planning process. I am

¹ At [355]

² For example at [364-365]

³ Minute 27

⁴ The submitter is retaining the submission as lodged as 'live'

familiar with other cases where existing LLR zones have been rezoned to enable subsequent 'intensification', for example at West Melton and Prebbleton in Selwyn District.

8. In terms of the NPS-UD, I understand that Mr Buckley now considers that LLR is not an urban zone. I have discussed this in my rebuttal evidence for Survus (submission 250) and colleague, Mr Thomson, has discussed this matter at length in his Rebuttal evidence for Andrew McAllister (submission 8), and its Appendices. We have both come to the view that on balance the LLRZs are 'urban'. They are part of the Greater Christchurch Urban Environment as shown on Map A of the RPS and Map 1 of the Greater Christchurch Spatial Plan. My view on this is that the proposed zone gives effect to Objective 6, and Policies 1, 2 and 8 of the NPS-UD.
9. I consider that the amended proposal will contribute to promoting a well-functioning urban environment, and will give effect to Objective 6 and Policy 8 of the NPS-UD, without being in transition to full residential densities.
10. In my opinion, an important issue is whether a LLZ is a better outcome in terms of achieving the purpose of the Act than the current RLZ. I consider that, having considered the options, and its location, and notwithstanding concerns raised by Mr Buckley, an LLRZ is a more efficient and effective method of achieving the purpose of the Act than the current proposed Rural Lifestyle (RLS) Zone. I have attached an amended Section 32 Assessment as **Appendix 4**.
11. The benefits of the proposed rezoning are twofold. Firstly it will over time create land use and infrastructure efficiencies. Secondly, and more importantly in my view, it will provide options for current land owners for providing for their future needs including enabling the owners to age in place on smaller land parcels and provide land for their children to get on to the property ladder, and at the same time provide opportunities for others to locate in this area on larger sections which suit the needs of larger families, intergenerational living and those wanting more space, including more garaging for hobbies (car collections, recreational equipment etc.).
12. The existing sites can be further subdivided to retain existing dwellings whilst establishing new sections that comply with the LLR provisions. I accept that the transition to LLR will be gradual and incremental. There also needs to be certainty that such development is feasible. I attach as **Appendix 1** a very preliminary subdivision concept plan which shows how subdivision to average 5000m² sections is entirely feasible.
13. Mr Buckley has identified several site constraints and correctly observes that there were no technical assessments provided on how these can be dealt with. However, based on the information I have obtained none of these constraints are severe enough to preclude subdivision for LLRZ over at least part of the submission Site. However, in view of Mr Buckley's concerns, the submitter accepts that the Panel may prefer to identify the Site as a LLR Overlay so that the necessary investigations can be undertaken. The submitter is able to commission these investigations if directed to do so by the Panel.
14. In summary, I consider that the amended rezoning for an LLRO can be justified and meets the purpose of the Act for the following reasons:
 - a) While the Site has not been identified in a Council strategic spatial planning document, the RRDS, it is generally suitable for LLRZ subject to appropriate detailed investigation and planning assessment processes.
 - b) The Site has attributes and qualities that make it potentially suitable for large lot residential development:

- i. The 58ha Site has a regular shape and clear boundaries. It abuts the existing urban area as well as lifestyle blocks on Bay Road and to the north of the Site. As such it can act as a logical area of transition from urban land to the RURZ land to the north and west of the site;
 - ii. the proposal provides significant additional LLRZ capacity both in relation to the Waimakariri District overall, and western Waimakariri District.
- b) There are no significant physical constraints or natural, heritage or cultural values which limit development of the Site for large lot residential purposes.
 - c) The Site could potentially deliver 100 lots ranging from 3010m² to 1.2100ha with an average of around 5000m² subject to a more thorough site assessment. This would mean the proposal is consistent with the LLRZ subdivision standard of the notified PWDP.
 - d) It will contribute to a well-functioning urban environment within the context of Rangiora and does not conflict with the Council's strategic intentions contained in its DDS and RDDS Strategy documents.
 - e) The PWDP explains that Overlays are a response to distinctive values, risks or other factors which require management in a different manner from underlying zone provisions. In respect of the Site, some technical assessments are needed to provide the justification for 'rezoning' for Large Lot Residential Zone through an Overlay with an underlying LLRZ.
 - f) LLRZ rezoning/overlay is the most appropriate, efficient and effective means of achieving the purpose of the Resource Management Act 1991:
- i. The alternative of retaining Rural Lifestyle Zone is not an efficient use of the Site in terms of its potential role in defining and managing the outward growth of Rangiora;
 - ii. There is a limited potential supply of LLRZ land in the immediate vicinity of Rangiora. and limited supply in Waimakariri as a whole.

18. Aston Consultants works extensively in the Greater Christchurch area, with numerous clients with interests in subdivision, land development and land use planning matters. I am familiar with the Greater Christchurch planning environment, including the Proposed and Operative Waimakariri District Plans.
19. The key documents which I have had particular regard to in preparing my evidence are the following:
- a) The Section 42A Report prepared by Mr Buckley for the Hearing Stream 12C;
 - b) The response to questions from the Panel relating to this report.
 - c) The Canterbury Regional Policy Statement (CRPS);
 - d) The Proposed Waimakariri District Plan (PWDP);
 - e) National policy Statement on Urban Development 2020 (NPS-UD 2020)
 - f) Waimakariri District Development Strategy 2018;(WDDS)
 - g) Waimakariri Rural Residential Development Strategy (2019).(WRRDS)
20. In preparing my evidence I have reviewed the reports and evidence of my colleague Mr Ivan Thomson and, in particular, his comments concerning Mr Buckley's response to the Panel's questions in Appendix 1 attached to his evidence. I refer to these throughout my evidence.

SCOPE

21. My evidence addresses the following:
- a) Background
 - b) The key features of the re-zone proposal;
 - c) Response to the Section 42A Report
 - d) Statutory context
 - e) Assessment of Environmental Effects
 - f) Section 32 evaluation;
 - g) Conclusion.

BACKGROUND

22. The present owners of two of 14 x 4 ha lots covered by the submission (as listed in the submission) submitted on the Proposed Waimakariri District Plan (PDP) requesting the rezoning of 58 hectares of land at Lehman's Road Rangiora from Rural Lifestyle Zone (**RLZ**) to Large Lot Residential with Specific Control Area Density 2 (**LLRZ**). They consulted with the other landowners included in the submission at the time, who were in most cases strongly supportive with only **x** being neutral. The Overlay provided for a minimum net site area 1000m² and minimum average net site area 1500m² (or similar). It also sought inclusion of provision for some potential higher density residential development within the Site, with the potential location and suitability to be addressed as part of master planning and the development of an Outline Development Plan for the Site. Relevantly, the submission also requested an amendment to UFD P-3(2) c. as follows:
- c) **except in the case of the LLR-SCA D2 Zone** is not on the direct edges of the District's main towns of Rangiora, Kaiapoi and Woodend, nor on the direct edges of these towns' identified new development areas as identified in the Future Development Strategy.

Commented [AC1]: Rick - can you advise this figure. Is what I've said correct?

Various other consequential amendment to the rules were sought to implement the bespoke zone.

23. The submission was accompanied by a comprehensive assessment of the relevant statutory documents, environmental effects and servicing requirements, as well as a Section 32 Evaluation.

24. The Site is subject to a number of planning overlays relating to site development restrictions. I have identified these in this evidence when assessing the proposal against the PWDP. All existing lots within the Site are small scale rural lots around 4 ha as set out in **Table 1** below.

Registered Owner	Address	Appellation Title	Area (ha)
Dale & Jackie May	315 Lehmans Road	Lot 5 DP 83612	4.0000
Mike & Sharon Brown	311 Lehmans Road	Lot 6 DP 83612	4.0450
Paul and Denise Ward	305 Lehmans Road	Lot 7 DP 83612	4.7700
Rick and Lisa Allaway	285 Lehmans Road	Lot 8 DP 83612	4.3320
DA & JM Stewart	271 Lehmans Road	Lot 8 DP 328154	4.0008
WE Radford	267 Lehmans Road	Lot 7 DP 328154	4.0002
Fiona Mules	265 Lehmans Road	Lot 6 DP 328154	4.0690
G & J Billington	263 Lehmans Road	Lot 5 DP 328154	4.0560
Ian Sunckell	261 Lehmans Road	Lot 4 DP 328154	4.3347
ME Vermeulen	259 Lehmans Road	Lot 3 DP 328154	4.4732
RL Mauger	257 Lehmans Road	Lot 2 DP 328154	4.1638
Kenny Moore	255 Lehmans Road	Lot 1 DP 328154	4.1295
Lionel Larsen	201 Lehmans Road	Lot 1 DP 83770	4.004
Jeanette Adriana Allison and Richard William Allison (Rangiora Vet Centre)	181 Lehmans Road	Lot 2 DP 83770	4.057
			58.4352 ha

SECTION 42A REPORT.

25. Mr Buckley has raised several concerns, and have taken these into account in coming to my conclusions. Perhaps most significantly I have taken on board his comments regarding density and now consider that it may be appropriate in the context of the current planning framework (apart from the NPS-UD which does provide for unanticipated development) for a future development to adopt the LLRZ density rules and other standards⁵. I also agree with Mr Buckley that there is insufficient expert site specific information provided in the submission, including servicing, and I have not been instructed to commission the necessary technical reports nor prepare the necessary Outline Development Plan as part of my evidence. I have therefore arrived at the view that, at this point in time, and based on the statutory framework, there

⁵ I have however advised the Submitter that it would be prudent to retain his original submission.

may only be sufficient evidence to support a Large Lot Residential Overlay (LLRO) based on my assessments, and the information I have available.

26. Mr Buckley has, understandably, assessed the merits of rezoning proposal against the relevant statutory documents based on the Density Overlay. While he appears to agree with much of my assessment, he has been unable, or been asked, to make any comments on how a LLR or LLRO sits within the statutory framework. The remainder of my evidence addresses this.

SCOPE

27. In terms of scope I consider that there are a range of options available to the Panel in terms of the zoning outcome for the Site. This scope ranges from the notified PDP position of a RLZ to the relief sought in the original submission. This encompasses a LLRZ, mixed density zone or LLRO.

STATUTORY CONTEXT

28. The statutory framework is familiar to the Panel and I do not need to labour it here. The Sections 31 – 32 and 72 – 76 of the RMA provide the core framework for preparing or changing district plans. Those considerations have been summarised by the Courts and as I understand it the relevant case authority is *Cabra*⁶
29. Given the question marks around whether LLR is an urban zone, out of an abundance of caution I have considered my amended proposal in accordance with what I consider to be the full suite of statutory documents:
- i. NPS-UD
 - ii. NPS-HPL
 - iii. CRPS Policy 6.3.9 but also having regard to Policy 6.3.1
 - iv. PDP particularly UFD-P3
 - v. Non statutory documents:WRRDS and the WDDS.

The weighting I have put on these documents is in order of i&ii-iv.

National Policy Statement – Urban Development 2020

30. I have attached my assessment of the LLRZ against the NPS-UD in **Appendix 5**. In summary I consider there are three broad questions having regard to Policy 1, Policy 2 and Policy 8.
31. In terms of Policy 1, I consider this is an unusual opportunity to provide a low-density housing option providing for a specific market/demographic close to an existing urban area without impeding options for Rangiora’s expansion in the long term. If the Panel is of a mind to approve this Overlay, it should be possible for a future rezoning proposal to be drawn up so it future proofs a potential urban residential subdivision if that was considered necessary. The Overlay could require this.
32. The ‘future proofed’ approach is entirely feasible. I have worked on future proofed LLR zoning proposals at south Rolleston and Prebbleton. In both cases, the final concept that the Council preferred was standard residential (one was approved as a

⁶ 2014] NZEnvC 55 at [17]; adopted in respect the consideration of AUP provisions in *Cabra Rural Developments Limited v Auckland Council* [2018] NZEnvC 90

Special Housing Area under the previous Housings Accord and Special Housing Areas (HASHA) legislation). These proposals were post earthquake and at a time of very high demand for housing particular in western Greater Christchurch.

33. In terms of Policy 2, the NPS-UD requirement to provide at least sufficient development capacity is set as an on-going requirement ie there must be sufficient development capacity for each year over the short, medium and long term. The requirement rolls over every year so that any land that is developed and taken out of the potential capacity must be replaced, as a minimum, in the following years or there must be extra capacity within existing zoned land.
34. The RRDS identified that at least 385 rural residential lots for the period 2019-2029. That equates to 39 lots per year. This is consistent with Mr Yeoman's estimate of demand for 30-40 lots per annum (Appendix J of the s42A report):

[2.31] I conclude that it would be conservative to assume that the demand for LLRZ maybe within the range of 30-40 per annum in the medium term, or a total of 300-400 over the next ten years. This compares to the supply of 143 in the existing LLRZ. This means that there may be a need for more capacity (indicatively an additional 150-250 dwellings) in the medium term, potentially by as early as 2028.
35. Mr Yeoman has estimated that in 2024 there are 143 LLRZ lots available for development. That pool of land represents less than four years spare capacity. It will not provide sufficient spare capacity over the next ten years. The level of spare capacity in 2024 or in any year should be 385 lots if the Council plans for LLRZ uptake to be 39 lots/ year over the next ten years or the medium term.
36. Decisions on the PDP are likely to be late 2024/early 2025 and its provisions will provide for a 10-year planning period i.e. to 2034/35, a period equivalent to the medium-term period in the NPS-UD. As far as I am aware, there have been no areas zoned LLR since 2019. So, based on 39 lots per year, at least a further 337 lots are required by decisions on the PWDP to add to the existing pool of 143 lots to provide at least sufficient capacity of 385 lots over the medium term (2024-2034) as required by the NPS-UD.
37. This requirement for spare capacity expressed this way is a fixed in time number and is true only if there is no uptake of or development in the pool of available land that forms the capacity needed to meet the NPS-UD requirements. If every year up to 40 lots are taken up as Mr Yeoman suggests is a reasonable forecast, then an additional 40 lots needs to be fed in yearly to the capacity pool of land, or a larger pool of land is set aside to provide additional capacity over several years, so that at all times there is sufficient capacity.
38. A further factor particularly relevant for Rangiora, is that both existing LLR zones at north west Rangiora (which are the only LLRZs at Rangiora) are subject to proposals for 'upzoning'. These are the River Road Future Development Area (21.6 ha) and the LLRZ opposite on the east side of Lehman's Rd which submitters request be upzoned to Medium Residential (12.2 ha).



Figure 2: PDP north west Rangiora planning map. Light grey – LLR; ; buff coloured hashed lines – Future Development Area; site outlined in red

39. Policy 8 requires the Council to be responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:
 - i. unanticipated by RMA planning documents; or
 - ii. out-of-sequence with planned land release.
40. The proposal has not been anticipated and contributes to a well functioning urban environment at Rangiora for the reason set out in **Appendix 5**. I also consider that, within the Rangiora context it does provide significant additional LLR development capacity. This would particularly be the case if the Doncaster proposal for the existing LLRZ on the opposite side of Lehman's Road (appx 12.2 ha) to be rezoned MRZ was approved.
41. This development is situated in a location that has relatively good connectivity to services and jobs available in Rangiora. At a broader scale, the Site is within relatively easy reach of the other main urban areas and centres in east Waimakariri and Christchurch City. The site's close proximity to existing infrastructure, services, and amenities closely aligns with the NPS-UD.

National Policy Statement – Highly Productive Land (NPS-HPL)

42. The Site is zoned Rural Lifestyle so not HPL and subject to the NPS-HPL.

Canterbury Regional Policy Statement

43. The most relevant policy in the CRPS is 6.3.9 which is concerned with Rural Residential Development. Under Policy 6.3.9 rural residential development, further to areas already zoned in district plans as of 1st January 2013, can only be provided for by territorial authorities in accordance with an adopted rural residential development strategy prepared in accordance with the Local Government Act 2002, subject to a list of criteria. A rural residential development area shall not be regarded as in transition to full urban development.

44. The Site was not identified in the WRRD because the Council did not want to preclude the opportunity to expand the Rangiora urban area westward in the future. The rezoning of the Site for LLR is potentially enabled by proposed Policy UFD P3 (2) which provides for new LLR zones outside of the identified areas subject to meeting certain criteria .
45. While I understand the reasoning, I note that Policy 6.3.9 anticipates Rural Residential development adjacent to existing townships (see for example Policy 6.3.9 (3) and 5(k). The CRPS is clear that a RRZ should not be seen as a transition to full urban development. Full residential development west of Lehman's Road to the maximum densities permitted under the MRZ is probably not to be a realistic development option in the foreseeable future given the extent of existing ownership fragmentation and existing housing sites. However, a mixed density development is entirely feasible, or a standard LLRZ density development. If the landowners chose to develop their properties in a way that 'future proofs' them for potential further subdivision in the future, I see no issue with this. The LLRZ will not be 'in transition' because any future intensification will be subject to a separate future planning process. I am familiar with other cases where existing LLR zones have been rezoned to enable subsequent 'intensification', for example at West Melton and Prebbleton in Selwyn District.

Proposed Plan

46. The key provision in the PDP concerning new LLR Zones is found in UFD-P3: identification/location and extension of Large Lot Residential Zone areas Proposed Waimakariri District Plan. I have incorporated suggested amendments to accommodate a more nuanced approach to the appropriateness of providing for some LLR development adjoining the District's townships;
47. In relation to the identification/location of Large Lot Residential Zone areas:
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:
 - 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, Kaiapoi and Woodend **unless there is a demonstrated constraint which means a minimum residential density of 20 households per ha would be difficult to achieve or inappropriate**, nor on the direct edges of these towns' identified new development areas as identified in the Future Development Strategy;
 - 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.
48. I consider there is some conflict within Clause 2 of this Policy between sub clauses c) and d). It would be more difficult to provide for requirement (c.) outside of the main urban areas while meeting (d), particularly in relation to public transport.
49. In my experience, providing for LLR involves accepting there are dilemmas in terms of urban form and development. If providing for a housing market segment based on 'small settlement' lifestyle and character is the prime objective, then clause 2 (a) above should be given precedence. If providing accessibility and efficient servicing is the primary objective then LLR areas should be closer to main urban areas. But this

needs to be balanced against policies aimed at urban consolidation. Another option is not to provide for LLR but this is contrary to the NPS-UD.

50. A possible middle ground is to enable these zones to adjoin urban areas in situations where higher urban residential densities are more difficult to achieve (say above 20 hh/ha,) due to constraints such as existing land ownership patterns, dwelling density and age and location of existing housing stock, and wastewater capacities, geotechnical and other hazards. Rural lifestyle blocks of various sizes already exist and help fulfil a market need surrounding urban areas but LLR provides an additional choice and is a more efficient land use.

Waimakariri Rural Residential Development Strategy

51. I have not put any significant weight on this document as I consider that Policy UFD-P3(2) should take precedence as it better reflects the responsive aspects of the NPS-UD. Nor am I totally convinced that it accurately reflects the intent of 6.3.9, particularly 5(k). In case the Panel takes a different view, I have considered how the Site 'sits' under the WRRDS criteria for LLROZs below (under 'Large Lot Zone Overlay')

Waimakariri District Development Strategy

52. I accept that the WDDS does not anticipate, or provide for, urban development beyond Lehmanns Road in the foreseeable future.
53. However there are potential efficiencies and resource management benefits accruing from a LLR, which provides a justification for extending this form of development across Lehmanns Road in the longer term. In any case, my understanding is that the WDDS addressed urban growth needs for the main townships only, excluding rural residential development which was the subject of a separate process, namely the WRRDS.

Is LLR Urban Development?

54. I note Mr Buckley has taken the position that LLR is not 'urban development'. This has implications for how a proposal for LLR should be assessed in terms of the statutory framework. The NPS-UD still applies but the would become proposed UFD-P3(2) and Policy 6.3.9. These appear to be in conflict in that the latter 6.3.9.5(k) does not preclude rural residential development where adjacent to or in close proximity to an existing urban or rural residential area as long as it is not a transition to urban development. Policy UFD-P3 expressly precludes such development.

55. The RPS excludes rural residential activity from the definition of 'urban activity' which

means activities of a size, function, intensity or character typical of those in urban areas and includes: Residential units (except rural residential activities) at a density of more than one household unit per 4 ha of site area.

This is a seemingly rather odd definition, because a dwelling on a 2 ha site is urban but if on a 5000m² it isn't. The definitions are specific to their context, in this case, plan construction and the need to differentiate rural residential activity because it is the subject of a specific policy (Policy 6.3.9). If LLR is an 'urban zone', which in my view it is, then there is a potential conflict with the CRPS Policy 6.3.1 unless the NPS-UD is given effect to. If this was demonstrated, then UDF P-3 will need to be amended to enable consideration of those proposals that about Rangiora, Kaiapoi and Woodend in accordance with 6.3.9. and the NPS-UD.

56. On balance I accept Mr Buckley's point that LLR has some elements of 'ruralness' in terms of their character. I have addressed this matter in some depth in my evidence for Survus submission 250 in respect of the north Oxford LLROZ, and refer the Panel to this evidence. In essence, in my opinion, because of a combination of the required lot size (too small to support primary production for anything other than hobby or home use vegetable and fruit growing), their location, and function (fully reticulated low density residential living in a relatively quiet environment adjoining and supporting the services of existing settlements), the LLRZOs if rezoned LLRZ and developed will become predominantly urban rather than rural in character – they will be a form of 'urban zoning'.

Large Lot Zone Overlays

57. According to Mr Buckley, overlays are used to identify areas where rezoning may occur where the sufficient information has been provided to demonstrate that rezoning is appropriate. The growth directions, as I understand it, were the result of a SWOT analysis in the context of Policy 6.3.9 of the CRPS. I note however that not all Overlays required consideration of Policy 6.3.9, but rather Policy 5.3.1. where the land is outside of the Greater Christchurch subregion. In this case, if there is to be an Overlay, it needs to be giving effect to Policy 6.3.9. as if it were part of the RRDS process (except where this policy is inconsistent with Policy 8 of the NPS-UD, the higher order document).

Proposed locations were excluded from further consideration if they were⁷:

- a) Within high flood hazard areas;
 - b) Within undeveloped areas inside of the existing PIB of the District's main eastern towns;
 - c) On the direct edges of main towns outside of the Infrastructure Boundary thereby foreclosing more intensive long-term urban development;
 - d) Not connected to existing rural residential nodes or small settlements;
 - e) Not able to economically connect to the network scheme for wastewater;
 - f) Within the Christchurch International Airport noise contour;
 - g) Within areas that would compromise the operational capacity of the Rangiora Airfield.
58. The two matters above which require further consideration are (c) and (e). My investigations indicate that servicing is unlikely to be a constraint (see 'Servicing' below). LLR development can be 'future proofed' for future urban development if required. However, it seems unlikely that the land will be required for a very long time for full urban development, if at all. The Greater Christchurch Spatial 2020 has recently been adopted and sets an urban growth path *focused on targeted intensification in centres and along public transport corridors, along with the prosperous development of kāinga nohoanga on Māori Land and within urban areas.*⁸ There is adequate capacity within the existing urban areas and Future Development Areas to meet capacity needs out to 2052, with a +1,200 surplus of residential lots for Waimakariri in 2052.⁹ I readily acknowledge that these figures are not universally accepted.
59. The RRDS site selection process assessed possible candidates for LLR development against a wide range of factors listed on pages 9-10, including historic and cultural sites, infrastructure assets, natural hazards, soil type and drainage, groundwater

⁷ Waimakariri Rural Residential Development Strategy p10

⁸ Greater Christchurch Spatial Plan p9 <https://greaterchristchurch.org.nz/assets/Documents/greaterchristchurch-/Greater-Christchurch-Spatial-Plan-2024-Web.pdf>

⁹ Greater Christchurch Spatial Plan p62

levels and flooding. None of these preclude the suitability of the Site for LLR zoning. It does compromise a mix of LUC 2 and 3 so is defined as Highly Productive Land under the NPS-HPL which I have addressed above.

60. The Rural Residential Development Strategy signals an intent for the Strategy to be 'checked' in 2022, in order 'to reconcile it against other work including the District Plan Review, if necessary'.¹⁰ I assume that the District Plan Review fulfils that role.

Discharges of contaminants into the environment

61. There will be no discharges of contaminants into the environment. Wastewater will discharge to the Council's reticulated system. Stormwater discharges will potentially be to ground given ground conditions or to an approved and consented stormwater management and treatment area which will meet all relevant Council standards.

Risks from natural hazards or hazardous installations

62. The Ashley River is located north of the Site and flows in a west to east direction. There is an associated risk of breakout that could affect areas of the lower plains, including the Site. Council and Environment Canterbury have modelled a range of scenarios including combinations of local flooding combined with a breakout of the Ashley River. The predicted flooding on the site in a 200 year ARI breakout event combined with a 20 year ARI local event illustrated in the flood map below. There are two minor flow paths across the Site with a corresponding "Low Hazard" classification (<300mm depth).
63. The PWDP planning maps show the Site as being within a Non-Urban Flood Assessment Area. The District Plan maps do not identify high flood hazard areas or high coastal flood hazard areas, rather these are identified through the flood assessment certification process. This enables the most up-to-date technical information to be used. However, as a guide, areas that are potentially high hazard can be identified through the Waimakariri District Natural Hazards Interactive Viewer (NH - Introduction). Rules that refer to a Flood Assessment Certificate require a certificate to be obtained from the District Council to determine compliance with the relevant rule. The alternative is to apply for resource consent as set out in the rule.
64. Rule NH-R2 states
- if located within the Non-Urban Flood Assessment Overlay, the building:
- is not located on a site within a high flood hazard area as stated in a Flood Assessment Certificate issued in accordance with NH-S1; and
- has a finished floor level equal to or higher than the minimum finished floor level as stated in a Flood Assessment Certificate issued in accordance with NH-S1; and
- is not located within an overland flow path as stated in a Flood Assessment Certificate issued in accordance with NH-S1;
65. Assessment of flood risk and consequence can be undertaken at subdivision stage.
66. There will be no hazardous installations associated with the proposed LLR development.

¹⁰ <https://www.waimakariri.govt.nz/council/district-development/rural-residential-development>

Geotechnical assessment

67. The PWDP planning maps show the Site as being “Liquefaction damage is unlikely. Standard investigation procedure outlined in NZS3604 is appropriate”.

Contaminated land

68. A Preliminary Site Investigation can be carried out for the Site at subdivision stage.
69. An enquiry of ECAN has identified that two sites at the northern end of the Site potentially contain some contaminated land, which can be investigated further at subdivision stage (Appendix 6). 315 Lehmans Road is an unverified HAIL site (previous use for clay target shooting) and 317 is registered as containing uninvestigated persistent pesticide bulk storage. Neither of these confined areas of possible contamination should preclude future residential development.
70. The ground conditions beneath the Site are well suited to a soakage-based stormwater system with relatively shallow free draining gravels. The stormwater management system would need to comply with the Waimakariri District Council Engineering Code of Practice and Global Stormwater Discharge Consent (CRC184601).
71. There is more than sufficient land within the transmission line corridor to construct stormwater treatment, attenuation and soakage facilities to service residential development of the site.

Servicing

72. The north east Rangiora reticulated wastewater system has recently been upgraded to service Rangiora airport and the holiday camp adjoining the Site, with built in spare capacity for potential future development (as advised to the Lehmans west landowners who were given the opportunity to connect). Informal discussions with Council officers indicate that wastewater capacity is unlikely to be constraint for the proposed LLRZ. I also refer the Panel to the expert servicing advice for Doncaster Developments Ltd who are seeking rezoning of the adjoining LLRZ on the east side of Lehmans Road to MRZ.¹¹
73. Proposals for servicing the Site and the effects from such servicing in relation to domestic water supply, wastewater, stormwater, roading, and telecommunications will be required for any subdivision consent.

Economic effects

74. It is anticipated that urban development will generate positive economic effects, both from the investigation/development phase and for the longer run economic activity from householders participating in the local economy.

Climate Change effects

75. An assessment of the effects of the proposed rezoning on climate change is included as part of the assessment of a well-functioning urban environment above. A well-functioning urban area that is designed and serviced in an integrated manner, applying sound urban design principles, will enable a reduction in greenhouse gas emissions compared to unplanned, ad hoc development that does not create compact urban forms located where the services and benefits of existing, established urban areas are not readily accessible.

¹¹ https://www.waimakariri.govt.nz/_data/assets/pdf_file/0018/161163/04a.-Appendix-A-to-Infrastructure-Evidence-Arlington-Infrastructure-Servicing-Report.pdf

FURTHER SUBMISSIONS

76. There were seven further submissions in support and one in opposition. The opposition was from NZTA/Waka Kotahi which appears to oppose changes to the policies which do not directly impact on the zoning proposal.

SECTION 32:

77. An amended section 32 analysis is set out at **Appendix 4** of this evidence to assess the LLRZ.

CONCLUSION

78. The PWDP must make a timely provision for LLRZ zoning, in order to meet the need for a variety of homes in terms of price, type, and location, for different households; and deliver at least sufficient capacity for housing demand as signalled in the NPS-UD.
79. The Site is an appropriate site for this purpose, in terms of site characteristics, serviceability, urban form and location.

APPENDICES

Notes:
The areas show are Net areas and therefore exclude any ROW access.

The Road Reserve has a width of 20m.

The Private ROWs and driveways have widths of 10m.

Current Lot average 0.5671ha

Lots 2, 10, 19, 31, 39, 40, 53, 60, 62, 72, 77, 85 & 94 have dwellings which maybe retained.

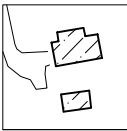
There are no Lots 36-39 on this plan.

Underlying Lots and titles included:
Lot 4 DP 83612 CB48B/1275 - 4.0050 (Part of)
Lot 5 DP 83612 CB48B/1276 - 4.000
Lot 6 DP 83612 CB48B/1277 - 4.0450
Lot 7 DP 83612 CB48B/1278 - 4.7700
Lot 8 DP 83612 CB48B/1279 - 4.3320
Lot 5 DP 328154 CT114720 - 4.0560
Lot 6 DP 328154 CT114721 - 4.0690
Lot 7 DP 328154 CT114722 - 4.0002
Lot 8 DP 328154 CT114723 - 4.0008
Lot 9 DP 328154 CT114722 - 0.0329
Lot 4 DP 328154 CT114719 - 4.3347
Lot 3 DP 328154 CT114718 - 4.4732
Lot 2 DP 328154 CT114717 - 4.1638
Lot 1 DP 328154 CT114716 - 4.1295
Lot 1 DP 83770 CB48C/423 - 4.0040
Lot 2 DP 83770 CB48C/424 - 4.0570

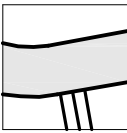
Lot 1	0.4840ha	Lot 51	0.5205ha
Lot 2	0.4616ha	Lot 52	0.5546ha
Lot 3	0.4840ha	Lot 53	0.5586ha
Lot 4	0.4843ha	Lot 54	0.5621ha
Lot 5	0.4765ha	Lot 55	0.5638ha
Lot 6	0.4483ha	Lot 56	0.5928ha
Lot 7	0.5659ha	Lot 57	0.5493ha
Lot 8	0.5250ha	Lot 58	0.5228ha
Lot 9	0.5018ha	Lot 59	0.4780ha
Lot 10	0.4237ha	Lot 60	0.5891ha
Lot 11	0.5020ha	Lot 61	0.4501ha
Lot 12	0.4612ha	Lot 62	0.8565ha
Lot 13	0.5021ha	Lot 63	0.4490ha
Lot 14	0.4612ha	Lot 64	0.5017ha
Lot 15	0.5032ha	Lot 65	0.5653ha
Lot 16	0.4235ha	Lot 66	0.4734ha
Lot 17	0.6468ha	Lot 67	0.5229ha
Lot 18	0.9034ha	Lot 68	0.5594ha
Lot 19	0.7662ha	Lot 69	0.5023ha
Lot 20	0.6087ha	Lot 70	0.4807ha
Lot 21	2.4159ha	Lot 71	0.4744ha
Lot 22	0.6949ha	Lot 72	0.8949ha
Lot 23	0.6426ha	Lot 73	0.4651ha
Lot 24	0.6890ha	Lot 74	0.4665ha
Lot 25	0.4980ha	Lot 75	0.3642ha
Lot 26	0.5630ha	Lot 76	0.4468ha
Lot 27	0.5025ha	Lot 77	1.0629ha
Lot 28	0.5027ha	Lot 78	0.5582ha
Lot 29	0.5291ha	Lot 79	0.4491ha
Lot 30	0.5182ha	Lot 80	0.4547ha
Lot 31	0.5097ha	Lot 81	0.5562ha
Lot 32	0.5404ha	Lot 82	0.4355ha
Lot 33	0.5097ha	Lot 83	0.3668ha
Lot 34	0.5409ha	Lot 84	0.4667ha
Lot 35	0.7232ha	Lot 85	0.6933ha
		Lot 86	0.3675ha
Lot 40	1.1091ha	Lot 87	0.4360ha
Lot 41	0.5031ha	Lot 88	0.4590ha
Lot 42	0.4703ha	Lot 89	0.5317ha
Lot 43	0.5021ha	Lot 90	0.4892ha
Lot 44	0.4703ha	Lot 91	0.4890ha
Lot 45	0.5995ha	Lot 92	0.5004ha
Lot 46	0.5066ha	Lot 93	0.5007ha
Lot 47	0.4966ha	Lot 94	0.7084ha
Lot 48	0.6630ha	Lot 95	0.6889ha
Lot 49	0.5204ha	Lot 96	0.6859ha
Lot 50	0.4883ha	Total	52.1774ha

Legend

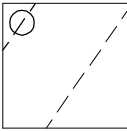
Existing Dwellings



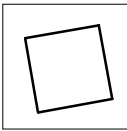
Primary Road Access



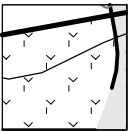
HV Lines
Building Setback



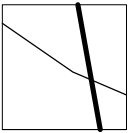
Building Platform
(30m x 30m)



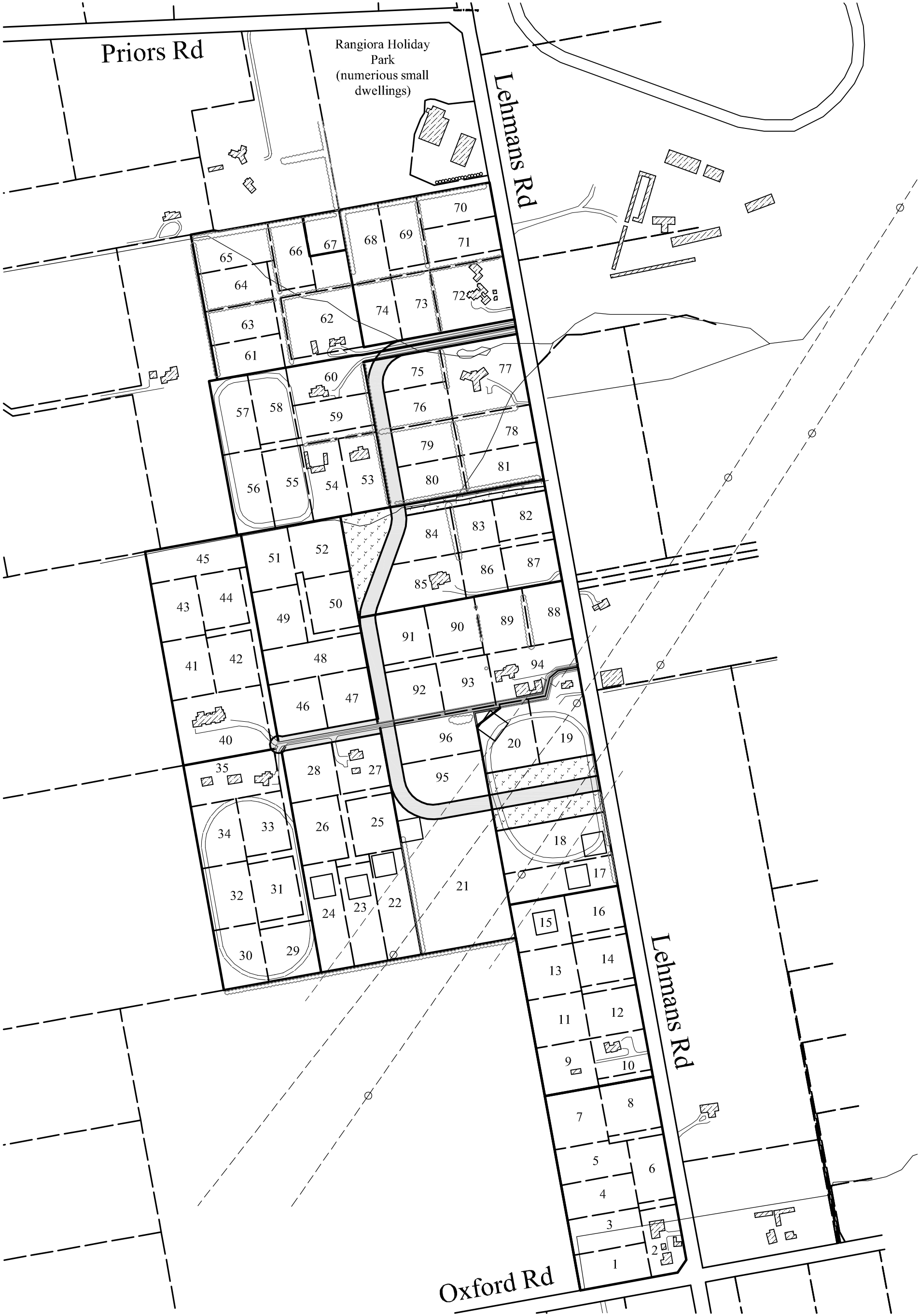
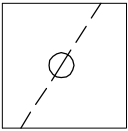
Pedestrian / Cycleway Access
Reserve and Water Race



Water Race



High Voltage Power Lines
and Pylons



Rev	Date	By	Amendments
C	23/03/10	ADC	Preliminary ODP (HV Power Line Setback)
B	21/03/10	ADC	Preliminary ODP (Corrected Areas)
A	15/03/10	ADC	Preliminary ODP

Possible
Outline Development Plan - Lehmans Road
See side note for underlying Lot information
Lehmans Road, Rangiora, Total Area 58.7578ha

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Scale	1 : 5000	Job Ref	9909/01
Date	Mar 2010	Sheet	1 of 1
		Revision	C A2

Appendix 2: Assessment of Regional Policy Statement Objectives and Policies

Lehmans Road Re-zone Submission

Note: Chapters not relevant

Chapter 7 - Fresh Water

Chapter 8 - The Coastal Environment

Chapter 10 - Beds of Rivers and Lakes and their Riparian Zones

Chapter 13 - Historic Heritage

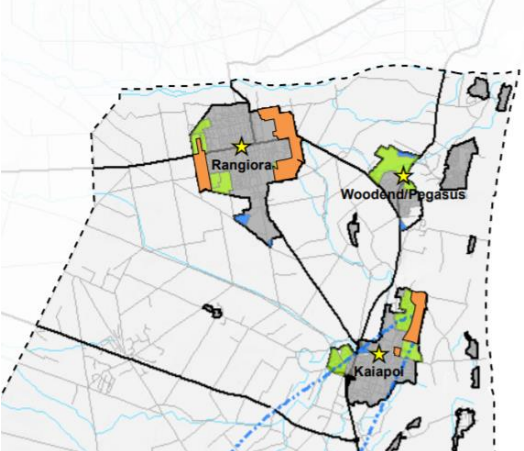
Chapter 14 - Air Quality

Chapter 16 - Energy

Chapter 18 - Hazardous Substances

Chapter 19 - Waste Minimisation and Management

Objective/Policy	Assessment
<p>CHAPTER 5- LAND-USE AND INFRASTRUCTURE</p> <p>5.2 OBJECTIVES</p> <p>5.2.1 Location, design and function of development (Entire Region)</p> <p>Development is located and designed so that it functions in a way that:</p> <ol style="list-style-type: none">1. achieves consolidated, well designed and sustainable growth in and around existing urban areas as the primary focus for accommodating the region's growth; and2. enables people and communities, including future generations, to provide for their social, economic and cultural well-being and health and safety; and which:<ol style="list-style-type: none">a. maintains, and where appropriate, enhances the overall quality of the natural environment of the Canterbury region, including its coastal environment, outstanding natural features and landscapes, and natural values;b. provides sufficient housing choice to meet the region's housing needs;c. encourages sustainable economic development by enabling business activities in appropriate locations;d. minimises energy use and/or improves energy efficiency;e. enables rural activities that support the rural environment including primary production;f. is compatible with, and will result in the continued safe, efficient and effective use of regionally significant infrastructure;g. avoids adverse effects on significant natural and physical resources including regionally	<p>The Site is on the western edge of Rangiora. It will help achieve a more consolidated, well designed and sustainable large lot residential growth in and around the western Rangiora urban area including as a stand-alone development.</p> <p>It is a logical extension of a well-established township that has undergone significant planned and managed recent growth that is well designed and connected with the existing urban areas creating sustainable suburban communities.</p> <p>This proposed rezoning and associated provisions including an ODP for the Site will continue that approach.</p> <p>The proposal will help enable the Greater Christchurch community to provide for their social, economic and cultural wellbeing through provision of additional housing as part of an established town. The development will serve a current demand and need, i.e. a short to medium term need for large lot residential that, once established, will form part of the housing stock and supply for the benefit of future generations.</p> <p>With respect to clause 2:</p> <ol style="list-style-type: none">1. There are no areas within the land to be rezoned which have particular or significant natural values, noting the Rakahuri/Ashley is to the north, and there are major transmission lines (significant regional infrastructure) adjacent to the Site.

<p>significant infrastructure, and where avoidance is impracticable, remedies or mitigates those effects on those resources and infrastructure;</p> <p>h. facilitates the establishment of papakāinga and marae; and</p> <p>i. avoids conflicts between incompatible activities</p>	<ol style="list-style-type: none"> 2. The area being rezoned has as its primary purpose the provision of a specific housing choice for people and communities. 3. The rezoned land is conveniently located to the centre of Rangiora and local facilities and amenities such as Arlington Park, the Racecourse and Rangiora Airfield. 4. The land being rezoned is currently used for limited primary production and lifestyle purposes 5. There is no prospect of conflicts between incompatible uses as the Site adjoins urban land used residentially on its eastern side across Lehmans Road and RLZ land to the north and west.
<p>5.3.7 Strategic land transport network and arterial roads (Entire Region)</p> <p>In relation to strategic land transport network and arterial roads, the avoidance of development which:</p> <ol style="list-style-type: none"> 1. adversely affects the safe efficient and effective functioning of this network and these roads, including the ability of this infrastructure to support freight and passenger transport services; and 2. in relation to the strategic land transport network and arterial roads, to avoid development which forecloses the opportunity for the development of this network and these roads to meet future strategic transport requirements 	<p>An Integrated Traffic Assessment that evaluates the effects of the proposed residential development on the existing roading network will accompany the subdivision consent.</p> <p>The road environment and frontages adjoining the Site are changing from rural to peri-urban.</p> <p>The traffic effect of the proposed development on a collector road and the linking strategic road is considered to be less than minor and is not of a scale with regional significance.</p> <p>The rezoning will be consistent with Objective 5.3.7.</p>
<p>RECOVERY AND REBUILDING OF GREATER CHRISTCHURCH</p> <p>6.2 OBJECTIVES</p> <p>6.2.1 Recovery framework</p> <p><i>Recovery, rebuilding and development are enabled within Greater Christchurch through a land use and infrastructure framework that:</i></p> <ol style="list-style-type: none"> 1. identifies priority areas for urban development within Greater Christchurch; 2. identifies Key Activity Centres which provide a focus for high quality, and, where appropriate, mixed-use development that incorporates the principles of good urban design; 3. avoids urban development outside of existing urban areas or greenfield priority areas for development, unless expressly provided for in the CRPS; 4. protects outstanding natural features and landscapes including those within the Port Hills from inappropriate subdivision, use and development; 5. protects and enhances indigenous biodiversity and public space; 	<p>This Objective is largely given effect to by Map A (reproduced below) of Chapter 6 RPS and Policy 6.3.1. as amended by Change 1 to the CRPS.</p> <p>The Site is not within a new FDA and so urban residential development (as opposed to rural residential/large lot, inconsistent with this policy in regard to Map A.</p>  <p>The environmental effects assessment included with the PWDP submission establish that the proposed development is consistent and will not give rise to any concerns with respect to all the matters listed in 4. to 11.</p>

<ol style="list-style-type: none"> 6. <i>maintains or improves the quantity and quality of water in groundwater aquifers and surface waterbodies, and quality of ambient air;</i> 7. <i>maintains the character and amenity of rural areas and settlements;</i> 8. <i>protects people from unacceptable risk from natural hazards and the effects of sea-level rise;</i> 9. <i>integrates strategic and other infrastructure and services with land use development;</i> 10. <i>achieves development that does not adversely affect the efficient operation, use, development, appropriate upgrade, and future planning of strategic infrastructure and freight hubs;</i> 11. <i>optimises use of existing infrastructure; and</i> 12. <i>N/A</i> 	
<p>6.2.2 Urban form and settlement pattern <i>The urban form and settlement pattern in Greater Christchurch is managed to provide sufficient land for rebuilding and recovery needs and set a foundation for future growth, with an urban form that achieves consolidation and intensification of urban areas, and avoids unplanned expansion of urban areas, by:</i></p> <ol style="list-style-type: none"> 1. <i>aiming to achieve the following targets for intensification as a proportion of overall growth through the period of recovery:</i> <ol style="list-style-type: none"> a. <i>35% averaged over the period between 2013 and 2016</i> b. <i>45% averaged over the period between 2016 to 2021</i> c. <i>55% averaged over the period between 2022 and 2028;</i> 2. <i>providing higher density living environments including mixed use developments and a greater range of housing types, particularly in and around the Central City, in and around Key Activity Centres, and larger neighbourhood centres, and in greenfield priority areas and brownfield sites;</i> 3. <i>reinforcing the role of the Christchurch central business district within the Greater Christchurch area as identified in the Christchurch Central Recovery Plan;</i> 4. <i>providing for the development of greenfield priority areas on the periphery of Christchurch's urban area, and surrounding towns at a rate and in locations that meet anticipated demand and enables the efficient provision and use of network infrastructure;</i> 	<p>The Site forms an appropriate extension to Rangiora and will provide a compact and consolidated urban form for the town, as it lines out along Lehmans Road linking the newly developing residential land to the east of the Site to extend the existing urban area.</p> <p>The PWDP identifies four development areas to cater for known and future urban growth (these are Map A FDA areas) so to that extent the Site is not planned but is consistent with the Policy intent of the NPS-UD.</p> <p>Additional capacity to match the needs for housing over the 10 year life of the District Plan will provide a necessary foundation to enable future growth. The Lehmans Road proposal will better enable the intent of subclause 5 of the Policy in encouraging sustainable and self-sufficient growth of Rangiora.</p> <p>The development and will contribute to a greater range of housing types at Rangiora, particularly noting that the existing two LLRZs are Rangiora are both proposed for 'upzoning' (River Rd by Council and Lehmans Rd east by way of submission).</p> <p>Infrastructure capacity to service the proposal at urban residential standards is anticipated given it is adjoining the Projected Infrastructure Boundary and wastewater capacity has recently been extended along Lehmans Rd to service the holiday park and Rangiora Airport with extra capacity 'built in'.</p>

<p>5. <i>encouraging sustainable and self-sufficient growth of the towns of Rangiora, Kaiapoi, Woodend, Lincoln, Rangiora and Prebbleton and consolidation of the existing settlement of West Melton;</i></p> <p>6. <i>N/A Rural Residential</i></p> <p>7. <i>N/A Maori Reserves</i></p>	
<p>6.2.3 Sustainability <i>Recovery and rebuilding is undertaken in Greater Christchurch that:</i></p> <ol style="list-style-type: none"> <i>provides for quality living environments incorporating good urban design;</i> <i>retains identified areas of special amenity and historic heritage value;</i> <i>retains values of importance to Tāngata Whenua;</i> <i>provides a range of densities and uses; and</i> <i>is healthy, environmentally sustainable, functionally efficient, and prosperous.</i> 	<p>The proposal will be underpinned by good design reflected in and managed by an ODP to create quality living environments that will be functionally efficient with linkage and road access in to the existing and possible future urban fabric of Rangiora.</p>
<p>6.2.4 Integration of transport infrastructure and land use <i>Prioritise the planning of transport infrastructure so that it maximises integration with the priority areas and new settlement patterns and facilitates the movement of people and goods and provision of services in Greater Christchurch, while:</i></p> <ol style="list-style-type: none"> <i>managing network congestion;</i> <i>reducing dependency on private motor vehicles;</i> <i>reducing emission of contaminants to air and energy use;</i> <i>promoting the use of active and public transport modes;</i> <i>optimising use of existing capacity within the network; and</i> <i>enhancing transport safety.</i> 	<p>The Integrated Traffic Assessment to be provided at subdivision stage will demonstrate that the Site has been designed to satisfy the requirements of this Policy and this is confirmed by the urban structural elements on the ODP.</p>
<p>6.3 POLICIES 6.3.1 Development within the Greater Christchurch area <i>In relation to recovery and rebuilding for Greater Christchurch:</i></p>	<p>There is only potential conflict with this policy if the land is zoned LLZ2. Under standard LLZ, Policy 6.3.9 is the key policy, noting 'rural residential' is excluded from the definition of 'urban activity'.</p> <p>Map A was prepared to provide a focus for priority development as part of the earthquake recovery phase. That is now past.</p>

<ol style="list-style-type: none"> 1. <i>give effect to the urban form identified in Map A, which identifies the location and extent of urban development that will support recovery, rebuilding and planning for future growth and infrastructure delivery;</i> 2. <i>give effect to the urban form identified in Map A (page 6-27) by identifying the location and extent of the indicated Key Activity Centres;</i> 3. <i>enable development of existing urban areas and greenfield priority areas, including intensification in appropriate locations, where it supports the recovery of Greater Christchurch;</i> 4. <i>ensure new urban activities only occur within existing urban areas or identified greenfield priority areas as shown on Map A, unless they are otherwise expressly provided for in the CRPS;</i> 5. <i>N/A educational facilities in rural areas</i> 6. <i>N/A metropolitan recreation facility and</i> 7. <i>avoid development that adversely affects the function and viability of, or public investment in, the Central City and Key Activity Centres.</i> 	<p>The Submission site is not within the current version of Map A as amended by Change 1 to the CRPS.</p> <p>It is quite moot as to the priority areas needed to meet present and foreseeable future housing demand in general in Greater Christchurch, and in Rangiora.</p> <p>UFD-O1 of the PWDP sets out the feasible development capacity for the short, medium and long term. Four development areas have been identified in the PWDP to provide for this capacity but they are not re-zoned in the PWDP; there is still either a certification process to be negotiated, or a plan change two years after the District Plan is operative, or consent processes for the land to be released for development. No other development options are identified.</p> <p>The proposed LLRZ/LLRZ2 is not in a random, remote greenfields location that would challenge the integrity and consistency of the present RPS policy of favouring outward growth around existing urban areas. The land is already heavily subdivided for lifestyle dwellings..</p>
<p>6.3.2 Development form and urban design <i>Business development, residential development (including rural residential development) and the establishment of public space is to give effect to the principles of good urban design below, and those of the NZ Urban Design Protocol 2005, to the extent appropriate to the context:</i></p> <ol style="list-style-type: none"> 1. <i>Tūrangawaewae – the sense of place and belonging – recognition and incorporation of the identity of the place, the context and the core elements that comprise the Through context and site analysis, the following elements should be used to reflect the appropriateness of the development to its location: landmarks and features, historic heritage, the character and quality of the existing built and natural environment, historic and cultural markers and local stories.</i> 2. <i>Integration – recognition of the need for well-integrated places, infrastructure, movement routes and networks, spaces, land uses and the natural and built environment. These elements should be overlaid to provide an appropriate form and pattern of use and development.</i> 3. <i>Connectivity – the provision of efficient and safe high quality, barrier free, multimodal</i> 	<p>Good urban design underpins the development concept in the ODP.</p> <p>The assessment of environmental effects concludes that the Site to be rezoned will achieve a high level of amenity and efficiency for residents and for the neighbourhood.</p> <p>The submission is consistent with, and will give effect to, the outcomes sought by this Policy.</p> <p>An LLR2/LLRZ2 Zone will have minimal impact on the overall character this locality.</p>

<p><i>connections within a development, to surrounding areas, and to local facilities and services, with emphasis at a local level placed on walking, cycling and public transport as more sustainable forms of</i></p> <ol style="list-style-type: none"> 4. <i>Safety – recognition and incorporation of Crime Prevention Through Environmental Design (CPTED) principles in the layout and design of developments, networks and spaces to ensure safe, comfortable and attractive places.</i> 5. <i>Choice and diversity – ensuring developments provide choice and diversity in their layout, built form, land use housing type and density, to adapt to the changing needs and circumstances of the population.</i> 6. <i>Environmentally sustainable design – ensuring that the process of design and development minimises water and resource use, restores ecosystems, safeguards mauri and maximises passive solar gain.</i> 7. <i>Creativity and innovation – supporting opportunities for exemplar approaches to infrastructure and urban form to lift the benchmark in the development of new urban areas in the Christchurch region.</i> 	
<p>6.3.3 Development in accordance with Outline Development Plans <i>Development in greenfield priority areas and rural residential development is to occur in accordance with the provisions set out in an outline development plan or other rules for the area. Subdivision must not proceed ahead of the incorporation of an outline development plan in a district plan. Outline development plans and associated rules will: (list of specific matters)</i></p>	<p>The development will be managed through an ODP.</p> <p>The proposal is consistent with, and will give effect to, the outcomes sought by this Policy.</p>
<p>6.3.4 Transport effectiveness <i>Ensure that an efficient and effective transport network that supports business and residential recovery is restored, protected and enhanced so that it maintains and improves movement of people and goods around Greater Christchurch by:</i></p> <ol style="list-style-type: none"> 1. <i>avoiding development that will overload strategic freight routes;</i> 2. <i>providing patterns of development that optimise use of existing network capacity and ensuring that, where possible, new building projects support increased uptake of active and public transport, and provide opportunities for modal choice;</i> 	<p>The ODP will confirm how the Site will knit in to the existing arterial and local roading network and the possible future growth to the north of the Site.</p> <p>Lehmans Road and Rangiora-Oxford Road provide direct connection to the town centre where connections to the public bus services are possible.</p> <p>The proposed rezoning is consistent with, and will give effect to, the outcomes sought by this Policy.</p>

<ol style="list-style-type: none"> 3. <i>providing opportunities for travel demand management;</i> 4. <i>requiring integrated transport assessment for substantial developments; and</i> 5. <i>improving road user safety.</i> 	
<p>6.3.5 Integration of land use and infrastructure <i>Recovery of Greater Christchurch is to be assisted by the integration of land use development with infrastructure by:</i></p> <ol style="list-style-type: none"> 1. <i>Identifying priority areas for development to enable reliable forward planning for infrastructure development and delivery;</i> 2. <i>Ensuring that the nature, timing and sequencing of new development are co-ordinated with the development, funding, implementation and operation of transport and other infrastructure in order to:</i> <ol style="list-style-type: none"> a. <i>optimise the efficient and affordable provision of both the development and the infrastructure;</i> b. <i>maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure;</i> c. <i>protect investment in existing and planned infrastructure; and</i> d. <i>ensure new development does not occur until provision for appropriate infrastructure is in place;</i> 3. <i>Providing that the efficient and effective functioning of infrastructure, including transport corridors, is maintained, and the ability to maintain and upgrade that infrastructure is retained;</i> 4. <i>Only providing for new development that does not affect the efficient operation, use, development, appropriate upgrading and safety of existing strategic infrastructure, including by avoiding noise sensitive activities within the 50dBA Ldn airport noise contour for Christchurch International Airport, unless the activity is within an existing residentially zoned urban area, residential greenfield area identified for Kaiapoi, or residential greenfield priority area identified in Map A (page 6-28); and</i> 5. <i>Managing the effects of land use activities on infrastructure, including avoiding activities that have the potential to limit the efficient and effective, provision, operation, maintenance or upgrade of strategic infrastructure and freight hubs.</i> 	<p>The factors and outcomes sought in Policy 6.3.5 have formed the basis for identification of growth areas with Greater Christchurch as reflected in Map A and the setting of the infrastructure boundary.</p> <p>The servicing of the proposed development area is anticipated to be feasible. The proposed areas will make efficient use of existing infrastructure as it sits at the top of the catchment.</p> <p>The proposal gives effect to this Policy.</p>

<p>6.3.7 Residential location, yield and intensification</p> <ol style="list-style-type: none"> 1. <i>In relation to residential development opportunities in Greater Christchurch:</i> 2. <i>Subject to Policy 5.3.4, residential greenfield priority area development shall occur in accordance with Map A. These areas are sufficient for both growth and residential relocation through to 2028.</i> 3. <i>Intensification in urban areas of Greater Christchurch is to be focused around the Central City, Key Activity Centres and neighbourhood centres commensurate with their scale and function, core public transport routes, mixed-use areas, and on suitable brownfield land.</i> 4. <i>Intensification developments and development in greenfield priority areas shall achieve at least the following residential net densities averaged over the whole of an ODP area (except where subject to an existing operative ODP with specific density provisions):</i> 5. <i>10 household units per hectare in greenfield areas in Selwyn and Waimakariri District;</i> 6. <i>15 household units per hectare in greenfield areas in Christchurch City;</i> 7. <i>Intensification development within Christchurch City to achieve an average of:</i> 8. <i>50 household units per hectare for intensification development within the Central City;</i> 9. <i>30 household units per hectare for intensification development elsewhere.</i> 10. <i>Provision will be made in district plans for comprehensive development across multiple or amalgamated sites.</i> 11. <i>Housing affordability is to be addressed by providing sufficient intensification and greenfield priority area land to meet housing demand during the recovery period, enabling brownfield development and providing for a range of lot sizes, densities and appropriate development controls that support more intensive developments such as mixed use developments, apartments, townhouses and terraced housing.</i> 	<p>See assessment for Policy 6.3.1.</p> <p>This Policy does not apply to LLR. Policy 6.3.9 is the relevant density policy.</p>
<p>6.3.9 Rural residential development</p> <p>In Greater Christchurch, rural residential development further to areas already zoned in district plans as at 1st January 2013 can only be provided for by territorial authorities in</p>	<p>The Site was not included as a preferred LLRZ site in the Waimakariri RRS. The Councils strategic decision was to not place LLRZ adjacent to its main towns to leave the way open for more intensive urban development in the longer-term. LLRZ zones were seen to fetter the choices available to the Council for sustainable and orderly urban growth,</p>

<p>accordance with an adopted rural residential development strategy prepared in accordance with the Local Government Act 2002, subject to the following:</p> <ol style="list-style-type: none"> 1. In the case of Christchurch City, no further rural residential development is to be provided for within the Christchurch City Plan area; 2. The location must be outside the greenfield priority areas for development and existing urban areas; 3. All subdivision and development must be located so that it can be economically provided with a reticulated sewer and water supply integrated with a publicly owned system, and appropriate stormwater treatment and disposal; 4. Legal and physical access is provided to a sealed road, but not directly to a road defined in the relevant district plan as a Strategic or Arterial Road, or as a State highway under the Government Roading Powers Act 1989; 5. The location and design of any proposed rural residential development shall: <ol style="list-style-type: none"> a. avoid noise sensitive activities occurring within the 50 dBA Ldn air noise contour surrounding Christchurch International Airport so as not to compromise the future efficient operation of Christchurch International Airport or the health, well-being and amenity of people; b. avoid the groundwater protection zone for Christchurch City's drinking water; c. avoid land between the primary and secondary stop banks south of the Waimakariri River; d. avoid land required to protect the landscape character of the Port Hills; e. not compromise the operational capacity of the Burnham Military Camp, West Melton Military Training Area or Rangiora Airfield; f. support existing or upgraded community infrastructure and provide for good access to emergency services; g. avoid significant reverse sensitivity effects with adjacent rural activities, including quarrying and agricultural research farms, or strategic infrastructure; h. avoid significant natural hazard areas including steep or unstable land; i. avoid significant adverse ecological effects, and support the protection and enhancement of ecological values; 	<p>The Site is outside the greenfield priority areas and does not compete with identified locations for development set aside to provide development capacity for urban housing, including the WDDSD 2048 which identifies longer term growth of Rangiora to the west not east.</p> <p>The site adjoins urban Rangiora so to that extent is capable of being serviced form reticulated systems, and conforms with 5k of the Policy.</p> <p>The ground conditions would support stormwater discharge to ground.</p> <p>Legal and physical access is provided by three collector roads. The Site does not have frontage nor require direct access off Rangiora-Oxford Road which is an arterial road/ State Highway.</p> <p>The Site is</p> <ul style="list-style-type: none"> • Outside the CIAL noise contours • Has some sites with restrictions from the take-off and landing vectors for Rangiora Airfield but not such as to impact its operational capacity. • Is outside the groundwater protection zone • Is not within the Waimakariri stop bank system • Has no views of or to the Port Hills • Has good access for emergency services • Will not create reverse sensitivity issues with adjoining land uses; Rangiora Racecourse is 500m away. • Free of significant natural hazards and is a flat site. • Supports no significant natural values or ecological values. • Contains no SASMs. • Can be integrated into or consolidated with the existing urban area of west Rangiora. • Contains no surface water bodies so there will be no adverse impacts on these. • The development will be contingent on an ODP to provide integrated design for subdivision and land use, and provide for the long-term maintenance of a high quality high density rural residential character. • The proposal is not intended as, nor likely to be a staged development towards full urban; rather it is intended to provide a unique residential environment that makes more efficient use of the land resource. If approved as standard LLZ it could be 'future proofed' for future urban – it will not be in transition as any intensification will be subject separate future planning processes. <p>Consistent with the Policy criteria 1-5 but not identified in a RRS strategic document; and LLRZ2 is proposing a higher density than 'rural residential'</p>
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<ul style="list-style-type: none"> j. support the protection and enhancement of ancestral land, water sites, wāhi tapu and wāhi taonga of Ngāi Tahu; k. where adjacent to or in close proximity to an existing urban or rural residential area, be able to be integrated into or consolidated with the existing settlement; and l. avoid adverse effects on existing surface water quality. <p>6. An outline development plan is prepared which sets out an integrated design for subdivision and land use, and provides for the long-term maintenance of rural residential character.</p> <p>7. A rural residential development area shall not be regarded as in transition to full urban development.</p>	<p>defined in the CRSP definition as averaging 1-2 households per ha</p>
<p>CHAPTER 9- ECOSYSTEMS AND INDIGENOUS BIODIVERSITY</p> <p>9.2 Objectives</p> <p>9.2.1 Halting the decline of Canterbury's ecosystems and indigenous biodiversity</p> <p>The decline in the quality and quantity of Canterbury's ecosystems and indigenous biodiversity is halted and their life supporting capacity and mauri safeguarded</p>	<p>There is no indigenous biodiversity of any particular value on the Site proposed to be rezoned.</p>
<p>CHAPTER 11- NATURAL HAZARDS</p> <p>1.2 Objectives</p> <p>11.2.1 Avoid new subdivision, use and development of land that increases risks associated with natural hazards</p> <p>New subdivision, use and development of land which increases the risk of natural hazards to people, property and infrastructure is avoided or, where avoidance is not possible, mitigation measures minimise such risks.</p>	<p>Parts of the Site (potential flood channels) are within the Non-urban Flood Management Area. All dwellings will have an appropriate floor level determined by a flood assessment certification process at subdivision stage.</p> <p>The Site is not identified in the PWDP as subject to any other hazard such as faults or liquefaction.</p>
<p>CHAPTER 12- LANDSCAPE</p> <p>2.2 OBJECTIVES</p> <p>12.2.1 Identification and protection of outstanding natural features and landscapes</p> <p>Outstanding natural features and landscapes within the Canterbury region are identified and their values are specifically recognised and protected from inappropriate subdivision, use, and development.</p> <p>12.2.2 Identification and management of other landscapes</p> <p>The identification and management of other important landscapes that are not outstanding natural landscapes. Other important landscapes may include:</p> <ul style="list-style-type: none"> 1. natural character 2. amenity 3. historic and cultural heritage 	<p>There are no outstanding natural landscapes or features or other amenity landscapes that could be impacted by development of the Site.</p>

<p>CHAPTER 15- SOILS 15.2 OBJECTIVES 15.2.1 Maintenance of soil quality Maintenance and improvement of the quality of Canterbury's soil to safeguard their mauri, their life supporting capacity, their health and their productive capacity.</p> <p>15.3 POLICIES 15.3.1 Avoid remedy or mitigate soil degradation In relation to soil: 1. to ensure that land-uses and land management practices avoid significant long-term adverse effects on soil quality, and to remedy or mitigate significant soil degradation where it has occurred, or is occurring; and 2. to promote land-use practices that maintain and improve soil quality.</p> <p>15.3.2 Avoid and remedy significant induced soil erosion To avoid significant new induced soil erosion resulting from the use of land and as far as practicable remedy or mitigate significant induced soil erosion where it has occurred. Particular focus is to be given to the desirability of maintaining vegetative cover on non-arable land.</p>	<p>This objective and its policies relate to the quality of soil and potential impacts on this quality by land management practices associated with activities such as intensive farming.</p> <p>It is not therefore relevant to the proposed rezoning for urban and residential purposes.</p> <p>The Site contains Class 2 and 3 soils.</p>
<p>CHAPTER 17- CONTAMINATED LAND 17.2 OBJECTIVES 17.2.1 Protection from adverse effects of contaminated land Protection of people and the environment from both on-site and off-site adverse effects of contaminated land.</p> <p>7.3 POLICIES 17.3.1 Identify potentially contaminated land To seek to identify all land in the region that was historically, or is presently, being used for an activity that has, or could have, resulted in the contamination of that land, and where appropriate, verify the existence and nature of contamination.</p> <p>17.3.2 Development of, or discharge from contaminated land In relation to actually or potentially contaminated land, where new subdivision, use or development is proposed on that land, or where there is a discharge of the contaminant from that land: 1. a site investigation is to be undertaken to determine the nature and extent of any contamination; and 2. if it is found that the land is contaminated, except as provided for in Policy 17.3.3, the actual or potential adverse effects of that contamination, or discharges from the contaminated land shall be avoided, remedied or</p>	<p>A Preliminary Site Investigation will accompany any subdivision consent which will comply with PWDP Objective CL-O1 for contaminated land and its supporting policies P1 – P4. There are two small areas of contaminated land (pesticides storage and clay target shooting) which can be addressed at subdivision stage.</p> <p>The proposal therefore satisfies this objective and policies.</p>

mitigated in a manner that does not lead to further significant adverse effects.	
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Appendix 3: Assessment of Proposed Waimakariri District Plan Objectives and Policies

Lehmans Road Re-zone Submission

Objective/Policy	Assessment
<p>SD-O2 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 Rangiora and Kaiapoi, in order to achieve the housing bottom lines in UFD-O1; 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; 	<p>The proposed LLRZ will form part of the Greater Christchurch urban environment and will form a low density edge to the north east Rangiora urban area. The Site is opposite the western edge of Rangiora, and provides a more compact form of development than the current land use. The proposed LLR is an extension to the current urban area but it provides a higher level of integration than the existing intensive rural land use. The proposed zoning responds to the on-going demand for houses and building lots in Rangiora. It can be integrated to the urban environment including through the West Rangiora Development Area (DEV-WR) plan which is an identified development area in the PWDP.</p> <p>The proposal is intended to connect to full urban reticulation for three waters.</p> <p>It supports Rangiora’s role as the District’s main town centre.</p> <p>As a LLRZ proposal it is inconsistent with SD-O2.9 as it is not in a PWDP identified area.</p> <p>The proposal is generally consistent with the Objective.</p>

<ol style="list-style-type: none"> 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>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 	<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>

<ul style="list-style-type: none"> 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-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> <ul 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 Rural lifestyle zoned land.</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> <ul 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; 	<p>Ngai Tūāhuriri's interest in and association with the Rakahuri/Ashley is noted. No other SASM is identified in the Site.</p> <p>Consistent with the Objective.</p>

<ol style="list-style-type: none"> 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>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 Site is mapped as part of a Non-urban Flood Assessment Area, and there are no areas of high flood risk hazard in the Site. 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.</p> <p>The risks of natural hazards to people, property and infrastructure are appropriately mitigated by compliance with PWDP rules about floor heights.</p> <p>Climate Change effects are unlikely at an inland site that is remote from the coast but a major river the Rakahuri/Ashley lies to the north of the Site.</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: Term Short to Medium Term</p>	<p>The proposal contributes to ensuring there is sufficient feasible development capacity for residential activity to meet specified housing bottom lines in the short and medium term.</p> <p>Consistent with the Objective.</p>

	(2018-2028)	(2028-2048)	(2018-2048)	
Housing Bottom Lines (Development Capacity)	6,300 Residential Units	7,100 Residential Units	13,400 Residential Units	
UFD-P3 Identification/location and extension of Large Lot Residential Zone areas In relation to the identification/location of Large Lot Residential Zone areas: <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, Kaiapoi and Woodend, nor on the direct edges of these towns' identified new development areas as identified in the Future Development Strategy; 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>The Site adjoins an existing LLRZ zone (east side of Lehmans Road) a submission will be lodged seeking MRZ for this adjoining LLRZ.</p> <p>An ODP will prepared at the appropriate time.</p> <p>It is not in an identified FDA identified in the WWDS 2018.</p> <p>The Site is directly on the edge of a main town, An amendment to UFD-P3 is sought through this evidence to enable LLRZ areas to locate in appropriate circumstances on township edge locations.</p> <p>An assessment of services and infrastructure capacity will determine feasibility of connecting to existing Council systems. Initial investigations indicate that there are no unresolvable servicing constraints. Wastewater provision has recently been upgraded to service the camping ground adjoining to the north of the Site, and Rangiora airport. It has been designed with spare capacity for potential future needs.</p> <p>The proposal is not consistent with and will not achieve the location criteria of Policy but can meet other policy elements..</p>		

<p>EI-O1 Provision of energy and infrastructure</p> <p>Across the District:</p> <ol 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-O2 Adverse effects of energy and infrastructure</p> <p>Adverse effects of energy and infrastructure on the qualities and characteristics of surrounding environments and community well-being are avoided, remedied or mitigated.</p>	<p>High Transmission lines cross part of the Site. To be addressed at ODP and subdivision stage through PWDP Rules.</p>
<p>EI-P1 Recognising the benefits of, and providing for, energy and infrastructure</p> <p>Recognise the local, regional or national benefits of energy and infrastructure through:</p> <ol style="list-style-type: none"> 5. providing for the effective, reliable and future-proofed communication networks and services; 	<p>The proposal is for a quality high density LLRZ development with full reticulation 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>6. providing for the effective, resilient, efficient and safe water supply, wastewater system and stormwater infrastructure; and community scale irrigation/stockwater;</p> <p>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>	
<p>EI-P2 Availability, provision and adequacy of, and connection to, energy and infrastructure Across the District:</p> <p>1. to benefit the social, economic, cultural and environmental well-being of the District:</p> <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 <p>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>	<p>As above</p> <p>Complies with the Policy.</p>
<p>CL-O1 Contaminated land</p>	<p>The Site has been used for a long time for low intensity rural and lifestyle land uses. ECAN records indicate that are two small areas of contamination (relating to pesticide storage and former clay</p>

<p>The subdivision, use and development of contaminated land does not adversely affect people, property, and the environment.</p>	<p>target shooting) which can be dealt with by way of a Detailed Site Investigationat subdivision stage.</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>An enquiry of the ECAN LLUR record has been made as above.</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>See above.</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 	<p>The Site is within the Non-Urban Flood Assessment Area.</p> <p>The PWDP adopts a new approach based on a flood assessment certificate process. That process will determine the risk of flooding and recommend minimum floor heights for any new development.</p> <p>Specific consideration of the flood risk will be undertaken at subdivision stage and either a certificate issued confirming compliance with the relevant rule or a resource consent obtained.</p> <p>Complies with the Policy.</p>

<p>3. outside of the urban environment, is undertaken to ensure natural hazard risk, including coastal hazard risk, to people and property is avoided or mitigated and the ability of communities to recover from natural hazard events is not reduced.</p>	
<p>NH-P3 Activities in high hazard areas for flooding outside of urban areas 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>For consideration at subdivision and building consent stage. The Site is not within a high flood hazard area.</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 	<p>As above Natural hazard sensitive activity is defined in the PWDP as <i>means buildings which:</i></p> <ol style="list-style-type: none"> a. contain one or more habitable rooms; and/or b. contain one or more employees (of at least one full time equivalent); and/or c. is a place of assembly; <p><i>except that this shall not apply to:</i></p>

<p>the flood level so that the risk to life and potential for building damage from flooding is avoided; and</p> <p>3. the risk from flooding to surrounding properties is not significantly increased and the net flood storage capacity is not reduced; and</p> <p>4. the ability for the conveyancing of flood waters is not impeded.</p>	<p>i. <i>regionally significant infrastructure;</i></p> <p>ii. <i>any attached garage or detached garage to a residential unit or minor residential unit that is not a habitable room;</i></p> <p>iii. <i>any building with a footprint of less than 25m²; or</i></p> <p>iv. <i>any building addition in any continuous 10-year period that has a footprint of less than 25m².</i></p>
<p>NH-P5 Activities within the Fault Awareness Overlay and Ashley Fault Avoidance Overlay</p> <p>For activities within fault overlays:</p> <p>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</p> <p>2. manage subdivision in the Fault Awareness Overlay so that the risk to life and property is low.</p>	<p>N/A</p> <p>Not in a fault overlay.</p>
<p>NH-P6 Subdivision within the Liquefaction Hazard Overlay</p> <p>Manage subdivision within the Liquefaction Hazard Overlay to ensure that the risk to life and property is low.</p>	<p>N/A</p> <p>In a liquefaction damage unlikely overlay.</p>
<p>NH-P8 Subdivision, use and development other than for any natural hazard sensitive activities</p> <p>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</p> <p>The proposal is for residential development only.</p>
<p>NH-P18 Fire and ice risks</p> <p>Manage wildfire and vehicle crash risk on roads affected by ice hazard through restrictions on the planting of woodlots and shelterbelts.</p>	<p>For consideration at subdivision and building consent stage.</p>
<p>NH-P19 Other natural hazards</p>	<p>No other natural hazards identified.</p>

Encourage the consideration of other natural hazards as part of subdivision, use and development.	
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.	Near the Site, but not part of the Site, is SASM-025 relating to the Rakahuri/Ashley River. This recognises Ngai Tuahuriri associations with the waterway.
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.	To Site will be fully reticulated to Council designed and managed systems. These will provide an integrated approach to collection, treatment and disposal of sewage and stormwater. Complies with the Policy.
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.	N/A None identified on the Site.
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.	None identified on the Site.
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	To be addressed at subdivision stage.
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:	None identified for this Site. The Site will be fully reticulated to Council designed and managed systems. These will provide an integrated approach to collection, treatment and disposal of sewage and stormwater.

<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 use to 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>ECO-01 Ecosystems and indigenous biodiversity</p> <p>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 	<p>N/A</p> <p>No SNA identified.</p> <p>The presence or otherwise of indigenous fauna to be determined at subdivision stage or in consultation with WDC</p> <p>Consistent with the Policy.</p>

<p>2. other areas of indigenous vegetation and habitat of indigenous fauna that are maintained or enhanced.</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; 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; 	<p>For consideration at subdivision stage in identifying if any qualifying areas of indigenous vegetation and habitat of indigenous fauna are present on the Site and require protection. None known or likely.</p>

<ol style="list-style-type: none"> 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>	For consideration at subdivision stage in identifying if any qualifying areas of indigenous vegetation and habitat of indigenous fauna are present on the Site and require protection.
<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>	<p>N/A No surface water bodies present.</p>
<p>NATC-O2 Restoration of natural character</p>	As above.

Restoration of the natural character of surface freshwater bodies and their margins where degradation has occurred.	
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.	As above.
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: <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. 	The Site does not contain any wetlands, lakes or rivers.
EW-O1 Earthworks Earthworks are undertaken in a way that minimises adverse effects on amenity values, cultural values,	Earthworks will comply with plan standards or be subject to any necessary regional or district resource consents. Consistent with Policy.

property, infrastructure and the health and safety of people and the environment.	
<p>EW-P1 Enabling earthworks Enable earthworks where they:</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>Part of land development 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>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>	<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. Vast majority of Site has no flood</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>risk, with one east-west flow path medium risk and which can be accommodated at subdivision design stage.</p> <p>Complies with the Policy.</p>
<p>EW-P3 Archaeological sites, and sites and areas of significance to Māori</p> <p>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 3. any consultation with HNZPT. 	<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>EW-P4 Scale of earthworks within or adjacent to urban environments</p> <p>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 	<p>Part of land development 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 will address vehicle movements to and from the site during Site development at subdivision.</p> <p>Complies with the Policy.</p>

<p>3. avoiding quarry, landfill, cleanfill area, mining, or dam activities within or adjacent to urban environments.</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. 	As above
<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>	As above.
<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>	As above
<p>NOISE-P1 Minimising adverse noise effects Minimise adverse noise effects by:</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 	As above for subdivision earthworks.

<p>3. requiring sound insulation, or limiting the location of noise sensitive activities where they may be exposed to noise from existing activities.</p>	
<p>NOISE-P2 Limited duration noise generating activities Enable specific noise generating activities of limited duration that are:</p> <p>1. required for anticipated activities within zones or the District, including construction noise...</p>	<p>As above for subdivision earthworks.</p>
<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 internal to the strategic road network and is serviced by a collector road whose primary purpose is traffic distribution.</p>
<p>NOISE-P5 Rangiora Airfield Avoid the development of noise sensitive activities in the Rural Lifestyle Zone within the 55dBA Ldn Noise Contour for Rangiora Airfield and prohibit noise sensitive activities within the 65 dBA Ldn Noise Contour for Rangiora Airfield.</p>	<p>Near Rangiora Airfield but not within noise contours.</p>
<p>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:</p> <p>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</p>	<p>The proposal is for a standard LLR Zone, the submission proposed LLRZ 2 (average net site density 1500m²) or LLRZO.</p> <p>The proposal is based on detached residential units on generous lots with a predominance of planted or open space providing a quality setting for built forms and with a dominant residential content ensuring generally low levels of noise, traffic, lighting, odour and dust.</p> <p>Amendments to the Policy are proposed as part of the submission and evidence to reflect the intent of the LLRZ2 proposal.</p>

<p>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>	
<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>The proposal will be entirely consistent with the Policy in terms of scale, density, openness, space, built form and outlook/ character.</p> <p>The underlying pattern of development exists now so the proposal is effectively re-engineering the existing elements to deliver on the policies preferred qualities and character for the LLRZ zone.</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; 	<p>The purpose of the proposal is entirely residential but at a scale, at a level of amenity and at a quality not always achieved in GRZ land. Proposals for community, retail or commercial activities are less likely to be compatible with the high quality/ high amenity environment underpinning the proposal.</p> <p>Some existing uses like horse training will not be compatible with the outcomes being sought so will need to re-locate.</p>

<ol style="list-style-type: none"> 2. providing for agricultural activities, and activities that support agricultural activities where any adverse effects are internalised within the site where the activity occurs; 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 4. other than provided for above, non-residential activities, including retail, commercial and industrial activities that would diminish the amenity values and the quality and character of the zone. 	
<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 adjoining land is either residential (to the east across Lehmans Road) or to the north and west RLZ lifestyle land uses.</p> <p>The proposed amended lot sizes for LLRZ D2 will still enable appropriate separation distances and boundary treatments to help minimise adverse reverse sensitivity effects. This will be further considered at the ODP preparation stage.</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 	<p>As above.</p>

2. limiting kerb, channel and street lighting compared to other Residential Zones.	
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 will ensure the residential outcomes and urban connectivity are achieved.

Appendix 3: Amended Section 32 RMA Assessment for Proposed District Plan Submission LLRZ Option

Lehmans Road

Introduction and RMA requirements

1. The submitter is lodging a submission on the Proposed Waimakariri District Plan **(PWDP)** to change the zoning of the application site (58.4 ha) from Rural Lifestyle Zone **(RLZ)** to Large Lot Residential **(LLRZ)**
2. The submission has outlined the background to and reasons for the requested submission.
3. The amendments to the Proposed Plan are outlined in the submission as amended by subsequent planning evidence. No significant adverse environmental effects are anticipated by the change of zoning, however the potential environmental effects of implementation of the submission have been described in the relevant sections of the submission.
4. Any change to a plan needs to be evaluated in accordance with section 32 of the Resource Management Act. Waimakariri District Council has also required submitters for re-zoning submissions to prepare a section 32 assessment in support of the submission.
5. Section 32 states:

Requirements for preparing and publishing evaluation reports

(1) An evaluation report required under this Act must—

(a) examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and

(b) examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by—

(i) identifying other reasonably practicable options for achieving the objectives; and

(ii) assessing the efficiency and effectiveness of the provisions in achieving the objectives; and

(iii) summarising the reasons for deciding on the provisions; and

(c) contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.

(2) An assessment under subsection (1)(b)(ii) must—

(a) identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for—

(i) economic growth that are anticipated to be provided or reduced; and
(ii) employment that are anticipated to be provided or reduced; and
(b) if practicable, quantify the benefits and costs referred to in paragraph (a); and (c) assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.

(3) If the proposal (an amending proposal) will amend a standard, statement, national planning standard, regulation, plan, or change that is already proposed or that already exists (an existing proposal), the examination under subsection (1)(b) must relate to—

- (a) the provisions and objectives of the amending proposal; and
- (b) the objectives of the existing proposal to the extent that those objectives—
 - (i) are relevant to the objectives of the amending proposal; and
 - (ii) would remain if the amending proposal were to take effect.

5. The Guidance Note on section 32 analysis on the Quality Planning website makes the following statement:

Appropriateness - means the suitability of any particular option in achieving the purpose of the RMA. To assist in determining whether the option (whether a policy, rule or other method) is appropriate the effectiveness and efficiency of the option should be considered:

- *Effectiveness - means how successful a particular option is in addressing the issues in terms of achieving the desired environmental outcome.*
- *Efficiency - means the measuring by comparison of the benefits to costs (environmental benefits minus environmental costs compared to social and economic costs minus their benefits).*

6. In this case it is the appropriateness of rezoning rural land for General Residential that needs to be examined.

Objective of the Submission to the Proposed District Plan

6. The overall objective of the submission LLRZ option is to change the zoning of the subject site in the Proposed Waimakariri District Plan from Rural Lifestyle Zone (**LRZ**) to Large Lot LLRZ in a controlled and managed way through an Outline Development Plan and by adopting, as far as possible, proposed planning zones and subdivision, activity and development standards. An alternative method is to stage the rezoning with an initial step being to insert an LLR Overlay with the existing underlying RLZ.
7. Accepting the submission will:
 - a) Provide for . additional housing and residential land choice in Rangiora in a manner which will give effect to relevant statutory documents,. The **LLRZ**. will complement the immediately adjoining residential land without compromising the character or amenity of that land;

- b) Provide for urban development that will step out the western edge of the existing township in a manner that enables efficient use of existing and future infrastructure and current land resources by providing a residential use to both sides of Lehmans Road.

Environmental Outcomes – District Plan Objectives and Policies

8. The Proposed Waimakariri District Plan (**PWDP**) objectives give effect to the purpose of the Resource Management Act and the PWDP policies in turn give effect to the PWDP objectives. The objectives are the end goals or end states (including environmental outcomes) to be strived for and the policies are the broad strategies to achieve the objectives.¹
9. The proposed rezoning has been assessed against the relevant proposed District Plan objectives and policies. It concludes that the requested rezoning is consistent with and meets the outcomes sought by the objectives and policies..
10. The Site is not identified on the PWDP planning maps within the West Rangiora Future Development Area Overlay (DEV-WR); it is not identified within a FDA in Map A of the Canterbury Regional Policy Statement as amended by Change 1 and is not within the Projected Infrastructure Boundary. It is within the general growth direction proposed by the Waimakariri District Development Strategy 2018 (**WDDS**) and in an area west of Lehmans Road reserved by the Council in its decisions on the RRS for future intensive urban development.
11. The most efficient use of the Site is for some form of urban development, given the continuing high demand land for housing at Rangiora, and the Site's location within a logical urban growth path for Rangiora as shown in the Waimakariri District Development Strategy 2018.

Identification of options

12. In determining the most appropriate means to achieve the objectives of the submission, a number of alternative planning options are assessed below.
13. These options are:
 - a) Option 1: status quo/do nothing: Do not rezone the Site (Rural Lifestyle)
 - b) Option 2: submission to rezone the whole site for urban residential use (MRZ).
 - c) Option 3: submission to rezone the whole site as Large Lot Residential (LLRZ).

¹ See PWDP Part 1, HPW Plan Structure

- d) Option 4: resource consent: ad hoc land use and subdivision consent for subdivision through non-complying subdivision and land use consents for residential use.

S32 Matter	Option 1: Do nothing: Rural Lifestyle Zone	Option 2: Medium Residential Zone	Option 3: Large lot Residential	Option 4: Consents
Cost	<p>None for submitters.</p> <p>On-going costs for landowners with rural activities managing effects of adjoining residential land uses.</p>	<p>Time and money cost to submitter submission processes and technical reports. Likely Environment Court appeals as site not part of strategic planning framework at regional and district level.</p> <p>Different servicing costs for respective development densities.</p> <p>Development contributions for Council services</p> <p>Contributes some potential commuter traffic to Greater Christchurch from a portion of the anticipated appx. 700 additional households. (but site is accessible to public transport services)</p>	<p>Time and money cost to submitter for submission processes and technical reports.</p> <p>Large lot densities are a more efficient use of the scarce resource of land so close to an existing, growing urban centre</p> <p>Additional consenting and servicing cost for any future relevant densities, if further zoning approved (development can be 'future proofed' for future urban densities).</p> <p>Contributes some traffic potential commuter traffic to Greater Christchurch from a portion of the households (but site is readily accessible to public transport services)</p>	<p>Time and money cost to Applicant to seek one-off noncomplying land use and subdivision consents. Consents unlikely to be approved as exceed the permitted RLZ zone dwelling density standards.</p> <p>Community cost and uncertainty in responding to ad hoc applications and not seeing the full scale of possible development at any time.</p>
S32 Matter	Option 1: Do nothing: Rural Lifestyle Zone	Option 2: Medium Residential Zone	Option 3: Large lot Residential	Option 4: Consents
Benefit	<p>Ongoing low output rural production on some of the Site.</p> <p>Retains existing rural character and amenity.</p>	<p>Additional housing stock contributing to the growth of Rangiora. Contributes additional supply of housing to market where there is very strong demand. About 4 years vacant land supply in Rangiora at current building consent rates.</p>	<p>Lesser volume of housing stock contributing to the growth of Rangiora.</p> <p>ODP provides overall plan of integrated land development for smaller site.</p> <p>Can be future proofed for urban rezoning.</p>	<p>No rezoning required.</p> <p>Benefit to individuals that succeed (but successful applications unlikely)</p>

		<p>Adds competition to the land/housing market in Rangiora.</p> <p>ODP provides overall plan of integrated land development.</p> <p>Implements NPS-UD.</p> <p>Provides more households to support township services/amenities and facilities.</p>	<p>Provides more households to support township services/amenities and facilities.</p> <p>Options for higher density LLRZ to provide diversity in residential options.</p>	
S32 Matter	Do nothing: Rural Lifestyle Zone	Option 2: Medium Residential Zone	Option 3: Large lot Residential	Option 4: Consents
Efficiency/Effectiveness	<p>Application site remains low productivity rural lifestyle land bounded by urban land use.</p> <p>Rangiora's housing needs may not be met.</p> <p>Consistent with WDDs 2018 and RRS.</p>	<p>Utility services can be most efficiently provided by the Council.</p> <p>Effective as it utilises low productivity rural land in a location undergoing rapid urbanisation.</p> <p>Effective in providing for the needs and well-being of landowners according to respective aspirations.</p> <p>Comprehensively provides for extension of the township.</p> <p>Effective in meeting Rangiora housing needs in a physically appropriate location, and implements the NPS-UD but not provided for in CRPS nor PWDP. As such it is less effective as it may undermine effectiveness of planned growth locations eg DEV-WR/DEV-SER.</p>	<p>Utility services can be most efficiently provided by the Council.</p> <p>More effective and efficient than Option 2 because less impact on strategic planning directions. Some residential yield to meet Rangiora's housing needs.</p>	<p>Least effective and efficient as outcomes from consent processes are uncertain, and potentially un-coordinated and lack proper planned integration with the township utilities.</p>

Risks of Acting or Not Acting

- The Council's strategic intentions for Rangiora are contained in the WDDs 2018 and it has an adopted RRS (Rural Residential Strategy). The staging and implementation

proposals in these documents are given effect to in the proposed two development areas for Rangiora in the PWDP.

15. Zoning under the Proposed District Plan has to be robust enough to last the statutory life of the Plan (10 years), and the NPS-UD 2020 also requires that at the end of 10 years the Council is assured that there will be a sufficient supply of appropriately zoned land beyond that point. The risk of not acting in 2021 to re-zone sufficient urban zoned land, and to provide security of land supply over that timeframe, is that, Rangiora will experience issues of uncatered for demand, undersupply of serviced land and a lurch in land and house prices.
16. For LLRZ land the situation is compounded by PWDP policies limiting location, scope and scale of new LLRZ zones. Putting barriers to LLRZ adjoining the main towns takes away an option that builds on present nature and scale of development that can be re-engineered for other residential purposes.
17. The risk is that if necessary decisions are not taken today then the sustainable growth and development of Rangiora over the foreseeable planning period is uncertain. The PWDP sets out the feasible development capacity that exists, and forecasts the needs for the medium and long term in UFD-O1. Not re-zoning sufficient land that can support appropriate housing typologies to meet the needs of a range of household needs is not meeting the purpose of the Act, nor meeting the Council's obligations to sustainably manage the natural and physical resources of the Waimakariri District for present and future generations, or the requirements of the NPS-UD 2020.
18. The submitters will commission a number of reports: soil contamination, geotechnical, ITA, and servicing reports to inform and shape the development proposal either as evidence to any hearing, or at subdivision stage.
19. There is no risk that a decision will be made in an absence of expert advice and appropriate technical solutions for servicing and design and there is the subdivision and detailed design stage to be passed.
20. All these inputs to the proposal mean there is little, if any, uncertain or missing information in relation to this proposal.
21. It is therefore considered that there are no significant risks of acting to adopt or accept the submission.

Summary of s32 evaluation

S32 Evaluation	Option 1:	Option 2:	Option 3:	Option 4: Consents
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	Do nothing: Rural Lifestyle Zone	Medium Residential Zone	Large lot Residential	
Objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act	±	X	++	X
Whether the provisions in the proposal are the most appropriate way to achieve the objectives	X	X	+	X
Benefits	+	X	++	X
Costs	X	++	++	±
Risks	+	XX	XX	XX

X: does not achieve the matter, negative effect

+: does achieve the matter; positive effect

++: significant effect

±: neutral in relation to the matter

Overall Assessment

22. Based on the above assessment, it is concluded that the submission to re-zone the Site from RLZ zone to LLRZ zone is the most appropriate method for achieving the objectives of the proposal, than the other alternatives also considered above.
23. Option 2 and 3 are not consistent with a range of District Plan policies including that it does not sit square with the implementation signalled in WDDS 2018 and RRS.
24. Option 3 to re-zone the Site LLRZ is the most appropriate given:
 - a) The proposals adopt a modified PWDP zone, and modified development and activity standards. This ensures continuity of District Plan anticipated environmental outcomes and urban amenity for Rangiora;
 - b) Will be consistent with and give effect to many of the relevant proposed District Plan objectives and policies;
 - c) It is a logical extension to the developed and developing residential land adjoining the Site while achieving a compact, efficient urban form that removes pressure on isolated rural land elsewhere in the Rural Lifestyle Zone;

- d) There is no additional cost to the Council in re-zoning the Site land in this proposal as there is expected to be capacity in the public utilities and the existing road network, including planned upgrades, will accommodate the traffic effects of the proposal;
 - e) A proposed ODP provides certainty of the final form and disposition of the re-zoned area including its proposals for reserves, roading, future linkages for pedestrian and vehicular traffic.
- 25. The inclusion of the LLRZ D2 Zone in the proposal is considered to be appropriate to achieve the long term sustainable growth and development of Rangiora.
 - 26. The economic, social and environmental benefits of the proposal outweigh the potential costs.
 - 27. The overall efficiency and effectiveness of the proposal (Option 3) is high, in comparison the alternative options which are low (Options One Two and Four).
 - 28. The proposal is considered to be the most appropriate, efficient and effective means of achieving the purpose of the Resource Management Act 1991.

Appendix 5: Assessment of NPS-UD

NPS-UD Objective/Policy	Assessment
<p>Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</p>	<p>The proposed LLRZ is adjacent to the Rangiora urban area with accessibility to services, amenities and employment opportunities. This will contribute towards enabling Rangiora to sustain itself as a well-functioning urban environment by expanding the choice of housing options close to the town centre, and provide residential development close to public transport links and existing community and commercial facilities including Huntingdon Drive local centre.</p>
<p>Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets.</p>	<p>The proposal provides choices in the Rangiora housing market and in doing so supports housing affordability. Whilst the proposal is for a premier larger lot urban residential development, it is important that all sectors of the market are catered for. The Site is in multiple ownership and the landowners are working together to achieve the rezoning. It will bring more competition into the market by bringing new entrants into the market.</p>
<p>Objective 3: Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply: the area is in or near a centre zone or other area with many employment opportunities the area is well-served by existing or planned public transport there is high demand for housing or for business land in the area, relative to other areas within the urban environment.</p>	<p>The CRPS is due for review in late 2024 but in the meantime the existing CRPS is not in accordance with the NPS-UD 2020. The proposed rezoning is on the edge of the District's largest centre, which offers a wide range of community and business services, and employment opportunities. It is expected that a proportion of future residents will commute outside the township, but as the township and associated business areas e.g. at Southbrook, continue to grow, this is expected to become proportionally less. Rangiora is well serviced with public transport, there is scope for future mass transit PP, and there is a high demand for housing at Rangiora. The Site adjoins the new West Rangiora Development Area, to the south. Extensions of public transport to</p>

	<p>service this growth area will be readily accessible to the Site.</p>
<p>Objective 6: Local authority decisions on urban development that affect urban environments are: integrated with infrastructure planning and funding decisions; and strategic over the medium term and long term; and responsive, particularly in relation to proposals that would supply significant development capacity.</p>	<p>Whilst not currently identified as a future growth area in RMA documents, the Site is well placed at the township edge to be serviced by existing infrastructure.</p> <p>Wastewater infrastructure in north Lehman's Road has recently been upgraded and includes extra capacity for future growth,</p> <p>See Policy 8 below for commentary on proposals which supply significant development capacity</p>
<p>Objective 8: New Zealand's urban environments: support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change</p>	<p>The proposal adjoins the existing built up area of Rangiora, close to public transport links. Its accessibility to Christchurch City, substantially enhanced with the Northern Motorway extensions, means it is now highly accessible to these nearby major employment areas. Travel distances are relatively short, minimising vehicle miles and the potential for greenhouse gas emissions. There is a cycleway link from into Christchurch City, and regular bus services, including an express route.</p> <p>The Site is inland and not subject to natural hazard risks associated with sea level rise arising from climate change.</p>
<p>Policy 1 – Planning decisions for well-functioning urban environments</p>	<p>The Site is within the Greater Christchurch urban environment as shown on Map A of the RPS and Map 1 of the Greater Christchurch Spatial Plan.</p> <p>This proposal is particularly consistent with the following clauses:</p> <p>Well-functioning urban environments are those that as a minimum</p> <p>(a) have or enable a variety of homes that:</p> <p>(i) meet the needs, in terms of type, price, and location, of different households; and</p> <p>(b); and..have good accessibility for all people between housing, jobs, community services, natural spaces, and</p>

	<p>open spaces, including by way of public or active transport; and</p> <p>(c) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and</p> <p>(d) support reductions in greenhouse gas emissions; and</p> <p>(e) are resilient to the likely current and future effects of climate change.</p> <p>is not unusual for LLR to be located at the edge of towns, and if they are, they provide opportunities for access to a greater range of services than those attached to smaller settlements. Provision for some LLR development is necessary to achieve ai).</p>
<p>Policy 2 - Sufficient development capacity</p> <p>Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.</p>	<p>The proposed rezoning is anticipated to provide sections that will be available for the short and medium term (next 10 years).</p> <p>The locational and amenity advantages of Rangiora also favour strong ongoing demand.</p> <p>There is evidence of pent-up demand for rural-residential housing in the Waimakariri Greater Christchurch area. This demand cannot currently be expressed due to a lack of available land that is zoned LLRZ under the PDP. (Fraser Colegrave).</p> <p>The only existing LLRZs in Rangiora (both in the northern area) are proposed for intensification (River Road and east Lehmans Road). There will be a reduction in available LLR sections (both developed and vacant) at Rangiora going forward. There is also a significant shortage over the PDP 10 year planning period of an estimated 730 LLR lots.</p> <p>.</p> <p>The proposal is consistent with ensuring there is at least sufficient land supply for housing.</p>

<p>Policy 8 – Responsiveness to plan changes</p> <p>Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:</p> <ul style="list-style-type: none"> (a) unanticipated by RMA planning documents; or (b) out-of-sequence with planned land release 	<p>The proposed rezoning is not anticipated by RMA documents - it is not a Greenfield Priority or Future Development Area in the CRPS, or a New Development area in the PWDP. A responsive approach to the proposal is required as it meets the Policy 8 criteria for unanticipated zoning. It will contribute to well functioning urban environments and will add significant development capacity. There is <u>no</u> development capacity for the housing typology proposed – so any provision is significant in this context. The development will deliver appx 100 high amenity large lot residential sites at an average density of 5000m².</p>