

**Appendix 4: Assessment of Proposed District Plan Objectives and Policies as amended by Variation**

1.

Objective/Policy	Assessment
<p><b>Strategic Directions</b></p> <p><b>SD-02 Well-functioning urban environments</b></p> <p>Waimakariri District contains 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 proposal will have or enable a variety of homes that:</p> <ol style="list-style-type: none"> <li>a. meet the needs, in terms of type, price, and location, of different households.</li> <li>b. has good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport;</li> <li>c. supports the competitive operation of land and development markets;</li> <li>d. supports the quest for reductions in greenhouse gas emissions; and are resilient to the likely current and future effects of climate change</li> </ol>
<p><b>Strategic Directions</b></p> <p><b>SD-03 Urban Development</b></p> <p>Urban development and <a href="#">infrastructure</a> that:</p> <ol style="list-style-type: none"> <li>1. is consolidated and integrated with the <a href="#">urban environment</a>;</li> <li>2. that recognises existing character, <a href="#">amenity values</a>, and is attractive and functional to residents, businesses and visitors;</li> <li>3. utilises the <a href="#">District Council's</a> reticulated <a href="#">wastewater system</a>, and potable <a href="#">water supply</a> and <a href="#">stormwater infrastructure</a> where available;</li> <li>4. provides a range of housing opportunities, focusing new <a href="#">residential activity</a> within existing towns, and identified development areas in Rangiora and Kaiapoi, in order to achieve the housing bottom lines in <a href="#">UFD-01</a>;</li> <li>5. supports a hierarchy of urban centres, with the <a href="#">District's</a> main centres in Rangiora, Kaiapoi, Oxford and Woodend being:</li> </ol>	<p>The Site abuts the south eastern edge of Rangiora, and will provide a compact form to the town and responds to the on-going demand for houses and building lots Rangiora.</p> <p>Block B is bounded by the REL to the east and urban development to the north and west. It is integrated into the existing urban form and connects to existing reticulated services.</p> <p>The ODP provides an integrated approach to managing the natural environment that maximises the opportunities to protect and enhance natural environmental features (including the Northbrook and Middlebrook and principal overland flowpaths) and integrate these into the built environment with green links incorporating walkways/cycleways and, appropriate building setbacks.</p>

<ul style="list-style-type: none"> <li>a. the primary centres for <a href="#">community facilities</a>;</li> <li>b. the primary focus for retail, <a href="#">office</a> and other <a href="#">commercial activity</a>; and</li> <li>c. the focus around which residential development and intensification can occur.</li> </ul> <p>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 <a href="#">district</a> self-sufficiency;</p> <p>7. provides people with access to a network of spaces within <a href="#">urban environments</a> for open space and recreation;</p> <p>8. supports the transition of the Special Purpose Zone (<a href="#">Kāinga Nohoanga</a>) to a unique mixture of urban and rural activities reflecting the aspirations of Te Ngāi Tūāhuriri Rūnanga;</p> <p>9. provides limited opportunities for Large Lot Residential development in identified areas, subject to adequate <a href="#">infrastructure</a>; and</p> <p>10. recognise and support Ngāi Tūāhuriri cultural values through the protection of <a href="#">sites</a> and areas of significance to Māori identified in <a href="#">SASM-SCHED1</a></p>	<p>Block A includes provision for a small commercial centre, and a light industrial area is proposed for the area south of Block B subject to finalising access and flood management.</p> <p>The ODP for both blocks provides connections to active and passive recreation areas.</p>
<p><b>SD-07 Natural hazards and resilience</b></p> <p>The <a href="#">District</a> responds to <a href="#">natural hazard</a> risk, including increased risk as a result of climate change, through:</p> <ul style="list-style-type: none"> <li>1. avoiding <a href="#">subdivision</a>, use and development where the risk is unacceptable; and</li> <li>2. mitigating other <a href="#">natural hazard</a> risks.</li> </ul>	<p>The primary hazard is risk from flooding. The development includes substantial areas for stormwater retention that will mitigate flooding risk to a level acceptable to the Council.</p>
<p><b>UFD-01 Density of Residential Development</b></p>	<p>Medium density is a key housing typology to achieve the desired density and the ODP</p>

<p>In relation to the density of residential development:</p> <ol style="list-style-type: none"> <li>1. provide for intensification in <a href="#">urban environments</a> through provision for <a href="#">minor residential units</a>, <a href="#">retirement villages</a>, <a href="#">papakāinga</a> or suitable up-zoning of <a href="#">Residential Zones</a> where it is consistent with the anticipated built form and purpose of the zone;</li> <li>2. locate any Medium Density Residential Zone so it: <ol style="list-style-type: none"> <li>a. supports, and has ready access to, existing <a href="#">Commercial and Mixed Use Zones</a>, schools, public transport and open space;</li> <li>b. supports well connected walkable communities;</li> <li>c. avoids or mitigates <a href="#">natural hazard</a> risk in any high hazard area within existing urban areas; and</li> <li>d. located away from any Heavy Industrial Zone.</li> </ol> </li> </ol>	<p>promotes co-locating increased density with open green spaces as it is best urban design practice to locate “density around amenity”.</p> <p>Additional locations for medium density housing in smaller clusters occur throughout the development often in midblock locations around shared access roads and within quiet cul-de-sacs or in areas where the geometry of the underlying land creates unique ‘left over’ pockets and infill sites suitable for smaller lots.</p> <p>Varying density and lot sizes throughout the development in response to the underlying spatial structure will allow for a better use of the land resource, aids wayfinding and legibility, and adds visual interest to the streetscape.</p>
<p>UFD – P2</p> <p>Identification/location of new Residential Development Areas</p> <p>In relation to the identification/location of residential development areas:</p> <ol style="list-style-type: none"> <li>1. residential development in the new Residential Development Areas at Kaiapoi, North East Rangiora, South East Rangiora and West Rangiora is located to implement the urban form identified in the <a href="#">Future Development Strategy</a>;</li> <li>2. for new Residential Development Areas, other than those identified by (1) above, avoid</li> </ol>	<p>Block A is within a Future Development Area.</p> <p>In relation to Blocks B and C:</p>

residential development unless located so that they:

- a. occur in a form that concentrates, or are attached to, an existing [urban environment](#) and promotes a coordinated pattern of development;
- b. occur in a manner that makes use of existing and planned transport and [three waters infrastructure](#), or where such [infrastructure](#) is not available, upgrades, funds and builds [infrastructure](#) as required;
- c. have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or [active transport](#);
- d. concentrate higher density residential housing in locations focusing on activity nodes such as key activity centres, schools, public transport routes and open space;
- e. take into account the need to provide for intensification of residential development while maintaining appropriate levels of [amenity values](#) on surrounding [sites](#) and streetscapes;
- f. are informed through the development of an [ODP](#);
- g. supports reductions in greenhouse gas emissions; and
- h. are resilient to [natural hazards](#) and the likely current and future [effects](#) of climate change as identified in [SD-O6](#).

**UFD-P5 Identification/location and extension of Industrial Zones.**

Provide for the extension of existing [Industrial Zones](#) and locate and develop new [industrial activities](#) to implement the urban form identified in the [Future Development Strategy](#) or [WDDS](#).

The location of Blocks B and C are sited to meet a, b, c and g..

The ODP facilitates d,e,f and g.

The surface water management mitigation measures have been designed to accommodate anticipated extreme flood levels, taking into account effects of sea level rise.

The current Future Development Strategy (FDS) is assumed to be the Greater Christchurch Spatial Plan (approved 16 February 2024). This has not yet been given effect to through Ch6 of the CRPS. However, the Future Urban Areas in the Spatial Plan are the same as those on Map A

except for additional areas more recently approved by way of private plan changes and/or the Selwyn District Plan Review. Block B and the proposed small industrial area in Block C are not Greenfield Priority Areas on Map A in the CRPS and Block B is not a Future Urban Area on Map 14 of the Spatial Plan (Broad locations of housing and business development capacity (700,000 people). The location of Blocks B and C is consistent with the overall intent to encourage urban consolidation (Objective 6.2.2). Block C is identified on Map 14 as generally within a new/expanded industrial area at south Rangiora.



Fig 1: extract from Map 14 Spatial Plan

East Rangiora is shown as a residential and possible business growth direction in the WDDS:



Figure 11 WDDS: blue arrow – residential growth direction; pink arrow – possible business growth

UFD P6 Mechanism to release Residential Development Areas

The release of [land](#) within the identified new development areas of Kaiapoi, North East Rangiora and South East Rangiora occurs in an efficient and timely manner via a certification process to enable [residential activity](#) to meet short to medium-term feasible development capacity and achievement of housing bottom lines.

UFD-P7 Mechanism to release new Commercial Areas

If proposed, ensure any plan change to create new, or expanded existing [Commercial and Mixed Use Zones](#):

1. improve commercial self-sufficiency within the town and the Waimakariri [District](#);
2. are commensurate to the population growth forecast for the town subject to the plan change;
3. consider and address any adverse [effects](#) that might undermine other town centres and local centres in the [District](#); and
4. address any development capacity shortfall as identified in the [Future Development Strategy](#) or [WDDS](#).
5. is informed through the development of an [ODP](#)

UFD-P8 Mechanism to release new Industrial Areas.

If proposed, ensure any plan change to create new, or expanded existing [Industrial Zones](#):

1. manages adverse [effects](#) at the interface between [Industrial Zones](#) and [arterial roads](#), [Rural Zones](#), [Residential Zones](#) and [Open Space and Recreation Zones](#), through methods such as [building setbacks](#) and [landscaping](#);
2. provides for development of greenfield areas in a manner aligned with the delivery of [infrastructure](#), including upgrades to [infrastructure](#), to avoid adverse [effects](#) on the capacity and efficiency of [infrastructure](#) serving these areas; and

direction; blue line –infrastructure supported boundary (indicative only)

The Section 42A Report has stated that certification does not replace rezoning as a release mechanism for Block A.

The ODP provides for an additional local commercial zone in the (South East Rangiora Development Plan) SERDP, which is informed through the ODP. The centre is minor in scale and is highly unlikely to create any distributional effects.

As well as providing for the new population growth in Blocks A and B it will also provide for visitors to the museum and function centre across the road.

The establishment of the proposed industrial area in Block C will be subject to a separate development plan consistent with 1,2, and 4.

It's location is consistent with 3.

<p>3. locates new <a href="#">Industrial Zones</a> in locations adjacent to existing <a href="#">urban environments</a> where it can be efficiently serviced by <a href="#">infrastructure</a>.</p> <p>4. is informed through the development of an <a href="#">ODP</a>.</p> <p>UFD P10 <b>Managing <a href="#">reverse sensitivity effects</a> from new development</b></p> <p>Within <a href="#">Residential Zones</a> and new development areas in Rangiora and Kaiapoi:</p> <ol style="list-style-type: none"> <li>1. avoid <a href="#">residential activity</a> that has the potential to limit the efficient and effective operation and upgrade of <a href="#">critical infrastructure</a>, <a href="#">strategic infrastructure</a>, and <a href="#">regionally significant infrastructure</a>, including avoiding <a href="#">noise sensitive activities</a> within the Christchurch Airport <a href="#">Noise</a> Contour, unless within an existing Residential Zone;</li> <li>2. minimise <a href="#">reverse sensitivity effects</a> on <a href="#">primary production</a> from activities within new development areas through <a href="#">setbacks</a> and screening, without compromising the efficient delivery of new development areas.</li> </ol>	<p>The Rangiora Wastewater Treatment Plant is near the proposed extension to the SERDP. Reverse sensitivity effects will be mitigated by avoiding locating residential development or other sensitive activities within 500m of the treatment plant.</p>
<p><b>Transport</b></p>	<p>An ITA is attached to the Ms Williams’s evidence.</p>
<p><b>CL-01 Contaminated land</b></p> <p>The <a href="#">subdivision</a>, use and development of <a href="#">contaminated land</a> does not adversely affect people, property, and the <a href="#">environment</a></p>	<p>A site contamination report has been supplied. No site contamination issues are anticipated.</p>
<p>Natural Hazards</p> <p>NH-O1 Risk from <a href="#">natural hazards</a></p> <p>New <a href="#">subdivision</a>, <a href="#">land</a> use and development:</p>	<p>Overland flow paths will follow any future roading layout if needed roading layout. Dwelling floor heights will be above the 1:200 year return flood event, as required by the</p>

1. manages [natural hazard](#) risk, including coastal hazards, in the existing [urban environment](#) to ensure that any increased risk to people and property is low;
2. is avoided in the Ashley Fault Avoidance Overlay and high hazard areas for flooding outside of the [urban environment](#) where the risk to life and property are unacceptable; and
3. outside of the [urban environment](#), is undertaken to ensure [natural hazard](#) risk, including coastal hazard risk, to people and property is avoided or mitigated and the ability of communities to recover from [natural hazard](#) events is not reduced.

### NH-O3 Natural Hazard Mitigation

Adverse [effects](#) on people, property, [infrastructure](#) and the [environment](#) resulting from methods used to manage [natural hazards](#) are avoided or, where avoidance is not possible, mitigated.

### NH-P2 Activities in high hazard areas for flooding within urban areas

Manage [subdivision](#), use and development for [natural hazard sensitive activities](#) within high flood hazard and high coastal flood hazard [urban environments](#) to ensure that:

1. minimum [floor levels](#) are incorporated into the design of development to ensure the risk to life and potential for [building](#) damage from flooding is mitigated; and
2. the risk to surrounding properties is not significantly increased and the net flood storage capacity is not reduced; and
3. the conveyance of flood waters is not impeded; or
4. the nature of the activity means the risk to life and potential for [building](#) damage from flooding is low.

PWDP. The risks of natural hazards to people, property and infrastructure are appropriately mitigated.

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

The methods proposed for managing flood risk will have positive environmental outcomes, with no downstream adverse effects.

The Site is not mapped in the Proposed District Plan as having any significant natural hazards.

The Site is not a high flood hazard area for the 200 year ARI period.

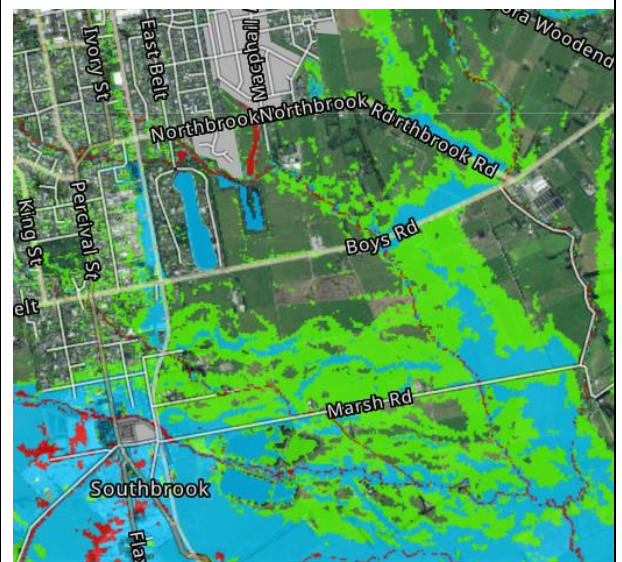


Fig 2: 200 year ARI flood hazard south Rangiora (<https://waimakariri.maps.arcgis.com/apps/MapSeries/index.html?appid=16d97d92a45f4b3081ffa3930b534553> )



	<p>Green – low hazard; blue – medium hazard; red – high hazard.</p> <p>A surface water management system has been developed in accordance with Council standards and incorporated into the ODP.</p>
<p>NH-P4 Activities outside of high hazard areas for flooding</p> <p>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"> <li>1. the nature of the activity means the risk to life and potential for building damage from flooding is low; or</li> <li>2. minimum floor levels are incorporated into the design of development to ensure building floor levels are located above the flood level so that the risk to life and potential for building damage from flooding is avoided; and</li> <li>3. the risk from flooding to surrounding properties is not significantly increased and the net flood storage capacity is not reduced; and</li> <li>4. the ability for the conveyancing of flood waters is not impeded.</li> </ol>	<p>Natural hazard sensitive activities means buildings which</p> <p>contain one or more habitable rooms; and/or contain one or more employees (of at least one full time equivalent); and/or is a place of assembly;</p> <p>The expert flooding evidence establishes that all of criteria 1-4 are met for the Site.</p>
<p><b>Ecosystems and Indigenous biodiversity</b></p> <p><b>ECO-P8 Waterbodies</b></p> <p>Recognising Te Mana o te Wai, maintain the ecological integrity of <a href="#">waterbodies</a> by avoiding <a href="#">indigenous vegetation clearance</a> near th</p>	<p>Manawhenua has been consulted on the proposal and the ODP provides for riparian enhancements along the Northbrook and Middlebrook.</p>
<p><b>Subdivision</b></p> <p><b>SUB-O1 Subdivision Design</b></p> <p><a href="#">Subdivision</a> design achieves an integrated pattern of <a href="#">land</a> use, development, and urban form, that:</p> <ol style="list-style-type: none"> <li>1. provides for anticipated <a href="#">land</a> use and density that achieve the identified future character, form or function of zones;</li> </ol>	<p>The ODP has been developed in accordance with sustainable urban design principles which incorporate all the matters in the Objective and subsequent policies.</p>

2. consolidates urban development and maintains rural character except where required for, and identified by, the [District Council](#) for urban development;
3. supports protection of cultural and [heritage values](#), conservation values; and
4. supports community resilience to climate change and risk from [natural hazards](#).

#### **SUB-P1 Design and amenity**

Enable [subdivision](#) that:

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

#### **SUB-P2**

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

1. in [Residential Zones](#):
  - a. enables a variety of [allotment](#) sizes to cater for different housing types and densities to meet housing needs;
  - b. supports the achievement of high quality urban design principles for [multi-unit residential development](#);

A range of lots sizes can be enabled to create visual variety, housing choice and different price points. Densities are likely to vary from 12-15 hh/ha averaged over the site.

2. in [Rural Zones](#):...
3. in [Open Space and Recreation Zones](#):
  - a. provides a variety of types and sizes of open space and recreation areas to meet current and future recreation needs

**SUB-P3 Sustainable design**

Ensure that [subdivision](#) design:

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

**SUB-P4 Integration and connectivity**

Achieve integration and connectivity by ensuring:

1. in [urban environments](#) that there is effective integration of [subdivision](#) patterns and multi-modal transport connections within new development and to existing development;

2. [subdivision](#) on the boundaries between new and existing development is managed to:

- a. avoid or mitigate significant adverse [effects](#), including [reverse sensitivity effects](#), through the use of [setbacks](#), [landscaping](#) to achieve screening, and other methods; and
- b. continuation of transport and pedestrian or cycle linkages

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

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

**SUB-P6 Criteria for Outline Development Plans**

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

1. be prepared as a single plan; and
2. be prepared in accordance with the following:
  - a. identify principal [roads](#), connections and integration with the surrounding [road](#) networks, relevant [infrastructure](#) and areas for possible future development;
  - b. any [land](#) to be set aside:
    - i. for [community facilities](#) or schools;
    - ii. parks and [land](#) required for recreation or reserves;
    - iii. for business activities;
    - iv. the distribution of different residential densities;
    - v. for the integrated management of [water](#) systems,

<p>including <a href="#">stormwater</a> treatment, secondary flow paths, retention and drainage paths;</p> <ul style="list-style-type: none"><li>vi. from development for environmental or landscape protection or enhancement; and</li><li>vii. from development for any other reason, and the reasons for its protection.</li></ul> <p>c. for new Residential Development Areas demonstrate how each <a href="#">ODP</a> area will achieve a minimum <a href="#">net density</a> of at least 15 lots or households per ha, unless there are demonstrated constraints then no less than 12 households per ha;</p> <p>d. identify any cultural, natural, and <a href="#">historic heritage</a> features and values and show how they are to be enhanced or maintained;</p> <p>e. indicate how required <a href="#">infrastructure</a> will be provided and how it will be funded;</p> <p>f. set out the phasing and co-ordination of <a href="#">subdivision</a> and development;</p> <p>g. demonstrate how effective provision is made for a range of transport options, including public transport systems, pedestrian walkways and cycleways, both within and adjoining the <a href="#">ODP</a> area;</p> <p>h. for new Residential Development Areas, demonstrate how open space, playgrounds or parks for recreation will be provided within a 500m radius of new residential <a href="#">allotments</a> including:</p> <ul style="list-style-type: none"><li>i. transport connectivity for active, public and other transport modes;</li><li>ii. connection to any other open space or <a href="#">community facility</a> and other zones; and</li></ul>	
--	--

- iii. potential use of open space for [stormwater](#) management;
- i. show how other potential adverse [effects](#) on and/or from nearby existing or designated [strategic infrastructure](#) (including requirements for designations, or planned [infrastructure](#)) will be avoided, remedied or appropriately mitigated;
- j. show how other potential adverse [effects](#) on the [environment](#), the protection and enhancement of surface and [groundwater](#) quality, are to be avoided, remedied or mitigated;
- k. include any other information which is relevant to an understanding of the development and its proposed zoning; and
- l. demonstrate that the design will minimise any [reverse sensitivity effects](#).

**SUB-P7 Requirements of Outline Development Plans**

Ensure that [subdivision](#) is in accordance with the fixed or flexible elements of any relevant [ODP](#).