

DISTRICT PLAN REVIEW

Proposed Waimakariri District Plan - Submission

Clause 6 of Schedule 1, Resource Management Act 1991

Submitter details

(Our preferred methods of corresponding with you are by **email** and **phone**).

Full name: _____

Email address: _____

Phone (Mobile): _____ Phone (Landline): _____

Postal Address: _____ Post Code: _____

Physical address: _____ Post Code: _____
(if different from above)

Please select one of the two options below:

I **could not** gain an advantage in trade competition through this submission (go to Submission details, you do not need to complete the rest of this section)

I **could** gain an advantage in trade competition through this submission (please complete the rest of this section before continuing to Submission details)

Please select one of the two options below:

I **am** directly affected by an effect of the subject matter of the submission that:

- A) Adversely affects the environment; and
- B) Does not relate to trade competition or the effect of trade competition.

I **am not** directly affected by an effect of the subject matter of the submission that:

- A) Adversely affects the environment; and
- B) Does not relate to trade competition or the effect of trade competition.

Submission details

The specific provisions of the proposal that my submission relates to are as follows: *(please give details)*

My submission is that: *(state in summary the Proposed Plan chapter subject and provision of your submission. Clearly indicate whether you support or oppose the specific provisions or wish to have amendments made, giving reasons) (please include additional pages as necessary)*

I/we have included: _____ additional pages

I/we seek the following decision from the Waimakariri District Council: *(give precise details, use additional pages if required)*

Submission at the Hearing

I/we wish to speak in support of my/our submission

I/we do not wish to speak in support of my/our submission

If others make a similar further submission, I/we will consider presenting a joint case with them at the hearing

Signature

Of submitters or person authorised to sign on behalf of submitter(s)

Signature _____

Date _____

(If you are making your submission electronically, a signature is not required)

Important Information

1. The Council must receive this submission before the closing date and time for submissions.
2. Please note that submissions are public. Your name and submission will be included in papers that are available to the media and public. Your submission will only be used for the purpose of the District Plan review process.
3. Only those submitters who indicate they wish to speak at the hearing will be emailed a copy of the planning officers report (please ensure you include an email address on this submission form).

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious
- It discloses no reasonable or relevant case
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- It contains offensive language
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Send your submission to: Proposed District Plan Submission
Waimakariri District Council
Private Bag 1005, Rangiora 7440

Email to: developmentplanning@wmk.govt.nz

Phone: 0800 965 468 (0800WMKGOV)

You can also deliver this submission form to one our service centres:

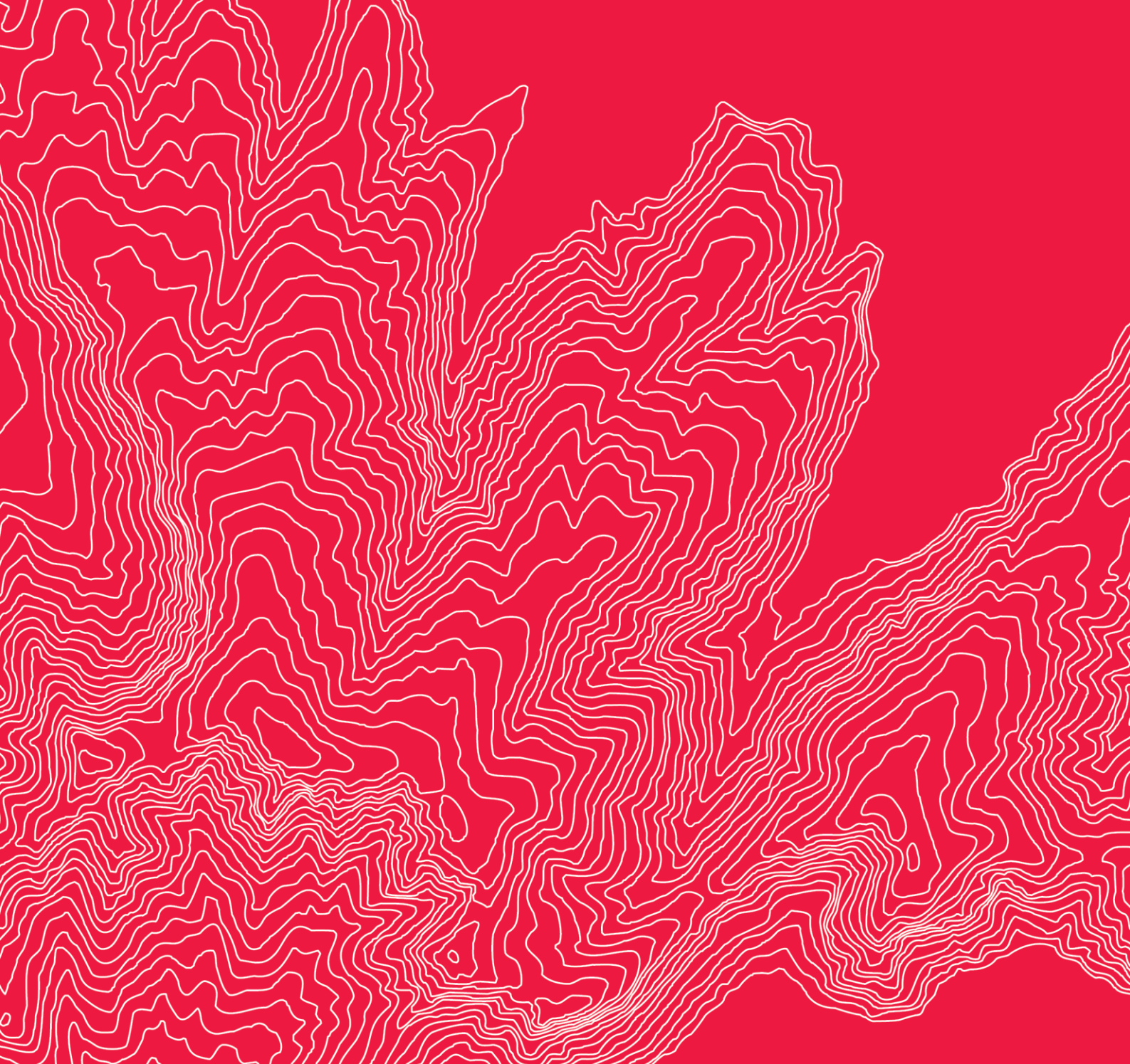
Rangiora Service Centre: 215 High Street, Rangiora

Kaiapoi Service Centre: Ruataniwha Kaiapoi Civic Centre, 176 Williams Street, Kaiapoi

Oxford Service Centre: 34 Main Street, Oxford

Submissions close 5pm, Friday 26 November 2021

Please refer to the Council website waimakariri.govt.nz for further updates



Section 32AA Planning Assessment

**eliot
sinclair**

**1 Tupelo Place, Swannanoa Submission for
Large Lot Residential Rezoning**

Prepared for Peter and Lizzy Anderson

500741

Section 32AA Planning Assessment

1 Tupelo Place, Swannanoa Submission for Large Lot Residential Rezoning

Prepared for Peter and Lizzy Anderson

500741

Quality Control Certificate

Eliot Sinclair & Partners Limited

eliotsinclair.co.nz

Action	Name	Signature	Date
Prepared by:	Laura Dance Resource Management Planner BEM MURR NZPI Assoc.		2/11/2021
Prepared and Reviewed by:	Claire McKeever Resource Management Planner Associate BSurv(Hons) MS+SNZ MNZPI		5/11/2021
Directed and approved for release by:	Claire McKeever Resource Management Planner Associate BSurv(Hons) MS+SNZ MNZPI		5/11/2021
Status:	Final		
Release date:	5 November 2021		
Reference no:	500741		
Distributed to:	Peter and Lizzy Anderson Waimakariri District Council		

Limitations

This report has been prepared for Peter and Lizzy Anderson according to their instructions and for the particular objectives described in this report. The information contained in this report should not be used by anyone else or for any other purposes.

Planning Assessment for Submission

To Waimakariri District Council
Private Bag 1005
Rangiora 7440

From Peter and Lizzy Anderson
1 Tupelo Place
Swannanoa

Address for service of applicant:

Eliot Sinclair & Partners Ltd
PO Box 9339
Christchurch 8149
Phone: 03 379 4014
Attn: Laura Dance
Email: laura.dance@eliot Sinclair.co.nz

Peter and Lizzy Anderson (the Submitters) have engaged Eliot Sinclair to prepare a submission to the Proposed Waimakariri District Plan. The Submission is to request the rezoning of the site at 1 Tupelo Place, Swannanoa, from the proposed Rural Lifestyle Zone to the proposed Large Lot Residential Zone as part of the District Plan Review Process.

This report provides the detailed technical information and Section 32AA assessment required to support the submission.

The relief sought is to rezone the site at 1 Tupelo Place, Swannanoa, and the amendment to the planning maps as proposed in this report.



Signature of Peter and Lizzy Anderson (or
person authorised to sign on behalf of the
applicant)

5 November 2021

Date

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Appendix B. Record of Title
Appendix C. Infrastructure Servicing Report
Appendix D. Natural Hazards Assessment
Appendix E. Preliminary Site Investigation
Appendix F. Assessment of Canterbury Regional Policy Statement
Appendix G. Assessment of Proposed Waimakariri District Plan

1. Introduction

1. Peter and Lizzy Anderson ('the Submitters') are making a submission on the proposed Waimakariri District Plan. The submission is to support the Large Lot Residential Zone Overlay and to rezone the site at 1 Tupelo Place, Swannanoa from the proposed Rural Lifestyle Zone to proposed Large Lot Residential Zone.
2. The site is identified within the Waimakariri Rural Residential Development Strategy 2019 as being suitable for Operative Residential 4A and 4B zones which allows 2,500m² – 5,000m² residential section sizes. This submission requests a rezoning to proposed Large Lot Residential Zone which is consistent with this.
3. The Submission is made on the grounds that Waimakariri has a shortfall of residential housing supply and a shortfall in the range of housing choice available, including rural residential. The site is within the Swannanoa township, adjacent to Swannanoa Domain and located opposite Swannanoa School. The Waimakariri Rural Residential Strategy also identifies the site as an area for future rural residential growth. Therefore, the site is identified in the rural residential strategy and a rural residential zoning is requested to reflect this.
4. The Submission to the Proposed Waimakariri District Plan has been assessed against the relevant higher level planning documents such as the RMA, National Policy Statements, National Environmental Standards, the Canterbury Regional Policy Statement, and the Proposed Waimakariri District Plan.
5. The relief sought is to support the Large Lot Residential Overlay and to rezone the site at 1 Tupelo Place, Swannanoa from proposed Rural Lifestyle Zone to proposed Large Lot Residential Zone.
6. The proposed rezoning would feasibly achieve approximately eight rural residential allotments.
7. As part of the Submission an Outline Development Plan (ODP) has been prepared to provide a high level of certainty that the rezoning and future development of the site will better achieve the statutory planning framework. As such, it is requested that the submitters proposed ODP be incorporated with the provisions of the proposed Waimakariri District Plan, including the planning maps, to provide for high amenity and integrated development to occur.
8. No changes are proposed to the Waimakariri District Plan objectives, policies. Changes are requested for minor amendments to some rules, and a change to the Planning Maps to show the site as Large Lot Residential Zone and to include a new Development Area with an Outline Development Plan.
9. The following appendices are attached in support of, and form part of, the full submission:
 - Appendix A: Outline Development Plan and Proposed Rule Changes
 - Appendix B: Record of Title
 - Appendix C: Infrastructure Servicing Report
 - Appendix D: Natural Hazards Assessment
 - Appendix E: Preliminary Site Investigation
 - Appendix F: Assessment of Canterbury Regional Policy Statement
 - Appendix G: Assessment of Proposed Waimakariri District Plan

2. Site Description

10. The site is located at 1 Tupelo Place, Swannanoa. The site is legally described as Lot 16 DP 367645, held in Record of Title 274737, with a total site area of 4.7484 hectares. The site location is shown below in Figure 1.

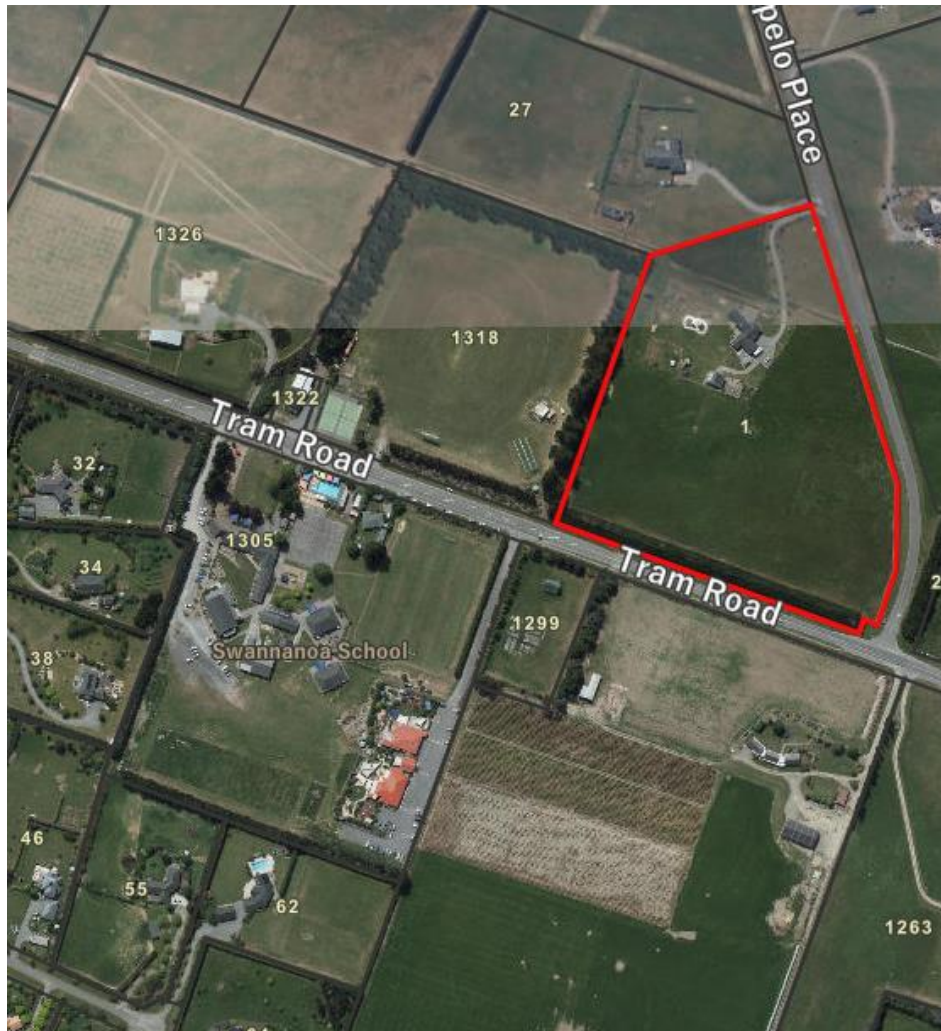


Figure 1: Location of site indicated by red outline.

11. The site is located to the North East of Swannanoa and is proposed to be zoned proposed Rural Lifestyle Zone which allows a minimum of 4 hectares per site in the Proposed Waimakariri District Plan. The site is also included in the proposed Large Lot Residential Zone Overlay.
12. Swannanoa has been identified in the Waimakariri Rural Residential Development Strategy 2019 as an area for future rural residential growth. The strategy identified further rural residential development possibilities to the north and west of the existing Residential 4B Zone.
13. The site is shown as having areas of 0.10-0.25m localised flooding depth for the 200-year flood event, as shown on the WDC Natural Hazards Map. The site is not located in the 200-year Ashley Breakout Flooding overlay.
14. A water race is located to the north of the site and runs underneath the accessway to the existing residential dwelling and flows in a west to east direction.

15. A Preliminary Site Investigation (PSI) was undertaken by Eliot Sinclair engineers who determined that no HAIL activities or areas contamination were identified across the site (Appendix E).
16. The surrounding area is predominantly 4-hectare rural lifestyle blocks, with rural residential properties opposite to the site in Swannanoa. This site is located adjacent to the Swannanoa Domain and diagonal to Swannanoa Primary School and Preschool.
17. An existing residential dwelling and ancillary sheds are located on the site which can be retained as part of future development if rezoning is successful.

3. Submission

3.1. Proposed Rezoning

18. The submission requests the site be rezoned from proposed Rural Lifestyle Zone to Large Lot Residential Zone as part of the District Plan Review. This submission will provide for a supply of rural residential allotments on the site in accordance with the Waimakariri Rural Residential Strategy. The proposed Large Lot Residential Zone provides for a minimum allotment area of 2,500m² with a minimum average of 5,000m².
19. A new Outline Development Plan (ODP) is proposed to be inserted in the District Plan in conjunction with a new planning map. The proposed ODP in Appendix A has been informed by an Infrastructure Servicing Report and an Urban Design Assessment. It shows key elements to be incorporated into the future development of the site, namely the position of proposed road link to Tupelo Place and proposed pedestrian route through the site to the existing domain.
20. The proposed rezoning has considered future servicing for water, wastewater, telecommunications, electricity and stormwater provisions by undertaking a preliminary engineering site design to confirm capacity and infrastructural feasibility for the site.
21. A schedule of the proposed amendments to the District Plan is contained in Appendix A and are summarised and explained below:
 - Amend the planning maps to rezone the site from proposed Rural Lifestyle Zone to proposed Large Lot Residential Zone.
 - Insert a new Outline Development Plan for the site in Part 3 Development Areas

3.2. Proposed Amendments to Rules

22. An assessment of the proposed rules has been undertaken. A number of changes to proposed rules are detailed below. These proposed changes are requested to provide greater clarity and certainty in interpretation.
23. The following changes are requested to the below rules.

LLRZ-R3 Minor Residential Unit

Activity Status: Permitted

Where:

- *access to, the minor residential unit shall be achieved from the same vehicle crossing as the principal residential unit on the site;*
- *the maximum GFA of the minor residential unit shall be ~~80m²~~ 120m² (~~excluding~~ including any area required for a car vehicle garage or carport up to a maximum of 40m²);*

- *there shall be only one minor residential unit per site; and*
 - *a minor residential unit may only be established on a site where the average density of any minor residential unit and principal residential unit achieves an average site density of one residential unit per 5,000m² of site area.*
24. The way proposed rule LLRZ-R3 is currently written is not clear on the maximum GFA of minor residential units. It is considered that the rule would be easier to interpret by stating the maximum GFA of 120m² including a maximum 40m² for a garage or carport.
 25. The way the rule is currently written states that you can have a maximum 80m² for a minor residential unit and a 40m² for a garage or carport, resulting in a total of 120m² GFA.
 26. Proposing the rule as a maximum of 120m² may mean that people could develop a minor residential unit with 100m² GFA with a 20m² carport. However, that would have no difference in effect compared to a minor unit with an 80m² GFA and a 40m² carport, as this would still result in a 120m² minor unit.
 27. It is considered that the proposed amendments to the rule provide greater clarity and certainty when interpreting the rule.

LLRZ-BFS1 Site Density

1. *Site density shall be a maximum of:*
 - a. *One residential unit per 5,000m² of net site area; or*
 - b. *One residential unit on any site less than 5,000m² for a residential unit existing before DATE (date the district plan becomes operative).*
 2. *Rule does not apply to minor unit.*
28. As the proposed rule is currently written, it can be interpreted that there shall be one residential unit per 5,000m² or one residential unit on a site less than 5,000m², which implies there is no maximum site density as you can have a residential unit on a site less than, or greater than, 5,000m².
 29. We believe that this is not the intent of the rule and acknowledge that prior to this rule becoming notified there are residential units on sites less than 5,000m². Therefore, we propose the amendment above to clarify that the maximum site density is one residential unit per 5,000m² unless a unit is already developed on a site less than 5,000m² prior to the plan becoming operative.
 30. It is also considered that proposed rule **LLRZBFS7 Fencing** needs to be amended. The rule requires farm-style post and wire or post and rail fencing and references Figure LLRZ-2 (examples of visually permeable fencing). However, LLRZ-2 does not depict a post and wire or post and rail fencing, instead it shows fencing typologies typical of an urban environment. This provides confusion as to whether to provide post and wire or post and rail type fencing, or to provide fencing as depicted in Figure LLRZ-2.
 31. If the rule must reference a typology example and provide a diagram, a diagram of post and wire and post and rail fencing should be provided and referenced to within the rule.

4. Reasons and Purpose

32. The proposed Waimakariri District Plan was notified 18 September 2021. The proposed Plan does not seek to rezone land within Swannanoa, and therefore requires submissions from landowners to request and prove the suitability of land to be rezoned.

33. The purpose of this submission is to request the rezoning of the submitters site from proposed Rural Lifestyle Zone to proposed Large Lot Residential Zone to enable future rural residential development in Swannanoa. This submission includes a new ODP to be inserted into the proposed Plan with accompanying supporting text, in conjunction with providing the technical report assessments which prove the sites suitability and capacity to provide for rural residential density.
34. The reason for this submission is to rezone the site within the proposed Large Lot Residential Zone Overlay to enable the site to contribute to rural residential capacity in the Waimakariri District as soon as possible. The Waimakariri Rural Residential Strategy identifies this area of Swannanoa as being suitable for future rural-residential development, and the proposed overlay confirms the suitability of this zone for the submitters site.
35. It is considered that the proposed rezoning of this site will positively contribute to housing capacity and housing choice in Waimakariri, which will contribute to well-functioning rural residential environment and create additional housing capacity in Waimakariri. This site will provide a well-designed, consolidated, and well-connected rural residential development adjacent to Swannanoa Domain and opposite Swannanoa primary school. The site is a logical addition to the rural residential township of Swannanoa.
36. The National Planning Standards defines the purpose of each zone. The purpose of the Large Lot Residential Zone is:
- "Areas used predominantly for residential activities and buildings such as detached houses on lots larger than those of the Low Density Residential and General Residential zones, and where there are particular landscape characteristics, physical limitations or other constraints to more intensive development".*
37. This submission and proposed ODP will provide residential development which will be rural residential in nature and reflect the purpose of the Large Lot Residential Zone.
38. The Waimakariri s32 Rural Report stated a key outcome of the Rural Chapter was to identify *areas of future Rural Residential Development in the form of overlays applying to identified land within Rural Zones which envisage the potential for land use change from rural use and zoning to future rural residential development in the form of a Large Lot Residential Zone.*
39. This submission seeks to go further than accepting the overlay and seeks full rezoning as part of the District Plan Review.
40. Therefore, the intent of the Large Lot Residential Overlay is to identify land for a future change from rural use and zoning to rural residential development, which is what this submission is seeking. It is therefore considered appropriate given this guidance provided by the proposed District Plan.

5. Consultation

41. The submitter has undertaken a number of meetings with Council Policy Planning staff (from 28 November 2019 until 6th November 2020) to discuss their desire to re-zone the site following the Waimakariri Rural Residential Strategy adoption and in advance of the notification of the proposed District Plan. These meetings have discussed the opportunity to include the rezoning as part of the District Plan Review, or options in relation to making submissions.
42. In addition, the Council have proactively sent letters to the submitter (and their neighbours) advising of the Council's intention to create the Large Lot Residential Overlay / Future Development Area to explain what this means and to encourage neighbours to work together in regard to a potential District Plan submission as group and provide technical reporting for the full Overlay area to demonstrate site suitability. It was envisaged that an Outline Development

Plan for the full overlay area would ideally be created subject to relevant technical reporting being prepared as part of a group rezoning submission.

43. Further to meeting directly with Council staff and receiving correspondence from Council, the submitter has hosted two community meetings at their home (on 4 August 2020 and 13 October 2020) with neighbours who own properties that were likely to be subject to the proposed overlay to attempt to garner a group approach to the submission process. Nine properties have been identified in the Swannanoa overlay and these meetings included landowners from 8 of the properties involved. The submitter also requested estimates of fees for the rezoning submission to be able to lead a shared cost process with adjoining neighbours.
44. The outcome of the community meetings, (including one where Council staff were able to attend and answer questions about the District Plan Review process on 4 August 2020) was that the majority of property owners were amenable to having their land rezoned, however, felt that if Council wanted the land to be rezoned that Council (and therefore ratepayers) should undertake and pay for the associated technical reporting and rezoning as part of the District Plan review process. The Neighbours felt that even the shared cost (a proportional lesser cost for each property) of making a combined submission was too expensive.
45. Council staff advised at the time that was not possible for Council to undertake the rezoning of identified Rural Residential areas and that Council must also take a consistent approach to overlay areas proposed across the District. Council staff confirmed that a group submission or private plan change process at a later date were the available methods to enable a change in rezoning.
46. Given the extensive neighbourhood consultation undertaken by both Council and the submitter, and despite best efforts by both to encourage a group approach, the submitter has been left as the only committed landowner seeking change. Therefore, this submission has been prepared on the basis that if successful, it does not preclude adjoining neighbours coming together with their private plan change and a new ODP for the remainder of the Residential Large Lot Overlay area at a later date.

6. Statutory Assessment

6.1. Resource Management Act 1991

47. The Resource Management Act (RMA) provides the legislative framework that defines the requirements for submissions to District Plan reviews. As this submission proposes to rezone land, it is appropriate to address these requirements as they relate to the site at 1 Tupelo Place.
48. Schedule 1 of the RMA provides the circumstances and requirements of preparation, change, and review of policy statements and plans. Clause 22 of Schedule 1 provides the requirements for change to the District Plan.
49. Section 74 of the Act sets out the matters to be considered by territorial authorities in the decision making of changes to the District Plan.

74 Matters to be considered by territorial authority.

(1) A territorial authority must prepare and change its district plan in accordance with—

- (a) its functions under section 31; and*
- (b) the provisions of Part 2; and*
- (c) a direction given under section 25A(2); and*

- (d) *its obligation (if any) to prepare an evaluation report in accordance with section 32; and*
 - (e) *its obligation to have particular regard to an evaluation report prepared in accordance with section 32; and*
 - (ea) *a national policy statement, a New Zealand coastal policy statement, and a national planning standard; and*
 - (f) *any regulations.*
- (2) *In addition to the requirements of section 75(3) and (4), when preparing or changing a district plan, a territorial authority shall have regard to—*
- (a) *any—*
 - (i) *proposed regional policy statement; or*
 - (ii) *proposed regional plan of its region in regard to any matter of regional significance or for which the regional council has primary responsibility under Part 4; and*
 - (b) *any—*
 - (i) *management plans and strategies prepared under other Acts; and*
 - (ii) *[Repealed]*
 - (iia) *relevant entry on the New Zealand Heritage List/Rārangi Kōrero required by the Heritage New Zealand Pouhere Taonga Act 2014; and*
 - (iii) *regulations relating to ensuring sustainability, or the conservation, management, or sustainability of fisheries resources (including regulations or bylaws relating to taiapure, mahinga mataitai, or other non-commercial Maori customary fishing); and*
 - (iv) *relevant project area and project objectives (as those terms are defined in section 9 of the Urban Development Act 2020), if section 98 of that Act applies,—*
to the extent that their content has a bearing on resource management issues of the district; and
 - (c) *the extent to which the district plan needs to be consistent with the plans or proposed plans of adjacent territorial authorities.*
- (2A) *A territorial authority, when preparing or changing a district plan, must take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the district.*
- (3) *In preparing or changing any district plan, a territorial authority must not have regard to trade competition or the effects of trade competition.*
50. Section 31 of the RMA outlines the Council functions for giving effect to the Resource Management Act and the Submission has been prepared in accordance with the relevant requirements.
51. Section 32 establishes a procedure to evaluate the appropriateness of the proposed provisions, including objectives, policies, rules and other methods. A detailed Section 32AA assessment is provided in Section 9 of this report.
52. This submission to rezone the site at 1 Tupelo Place from proposed Rural Lifestyle Zone to proposed Large Lot Residential Zone addresses the relevant matters of the RMA, including:
- The purpose and reason for the request.
 - The requirement to have regard to the Canterbury Regional Policy Statement.
 - Any management plans and strategies prepared under other Acts.

- The requirement to take into account any relevant planning document recognised by Te Rununga o Ngāi Tahu lodged with Council.
 - Provisions of the proposed Waimakariri District Plan.
 - Assessment of Environmental Effects (AEE).
 - Related Planning Documents (including Iwi Management Plan, Our Space 2018-2048, Waimakariri Rural Residential Development Strategy, Waimakariri 2048 District Development Strategy).
53. The objectives and policies of the Canterbury Regional Policy Statement and the District Plan generally provide local meaning to the matters found in Part 2 of the Act.
54. The submission to rezone the site has been prepared in accordance with the relevant provisions of the Resource Management Act, as described above.

6.2. National Policy Statements

55. There are five National Policy Statements (NPS) which are currently operative and there are two proposed National Policy Statements. These are:
- New Zealand Coastal Policy Statement
 - Electricity Transmission
 - Renewable Electricity Generation
 - Freshwater Management
 - Urban Development
 - Indigenous Biodiversity (proposed)
 - Highly Productive Land (proposed)
56. The NPS-Freshwater Management (NPSFM) details how local and regional entities govern freshwater under the concept of Te Mana o te Wai. A water race traverses the site from the north eastern corner of the Swannanoa Domain through to Tupelo Place. A water race is not classified as a river, and therefore the NPSFM does not strictly apply. Regardless, the proposed rezoning request will not have an adverse effect on the management and quality of the surface water race. Any future development of the site will be managed by subdivision consent which will address the management of this water race.
57. The National Policy Statements for Coastal Policy Statement, Electricity Transmission and Renewable Electricity Generation are not considered relevant to this Submission.

National Policy Statement on Urban Development 2020

58. The National Policy Statement on Urban Development 2020 (NPS-UD 2020) applies to all local authorities that have all or part of an urban environment within their district or region. Urban areas are classified into Tier 1, 2, and 3. Canterbury Regional Council, Christchurch City Council, Selwyn District Council and Waimakariri District councils are considered Tier 1 local authorities and the entire area classified as a Tier 1 urban environment. As such, the wider Waimakariri District and therefore the submission site is considered to be a Tier 1 urban environments for the purpose of the NPS-UD 2020.
59. Council S.32 for Strategic Directions, Urban Form and Development, and Residential Chapter states that rural residential development (Large Lot) is determined to be urban for the purpose of

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

60. The S.32 report for the Residential Chapter acknowledges that the inclusion of rural residential development as urban in the NPS-UD conflicts with the CRPS definition of urban activities which excludes rural residential activity. The S.32 report states that as the NPS-UD is a higher order document, the directions of the NPS-UD will prevail over the CRPS where there is conflicting direction. Therefore, as per the NPS-UD this proposed rezoning is considered to be "urban" and therefore the NPS-UD applies.
61. The proposed rezoning is consistent with the objectives of the NPS-UD because it will:
- Achieve a well-functioning urban environment for people and communities to provide for their needs and will provide consolidated growth with transport links to Rangiora and Kaiapoi.
 - Enable a supply of rural residential land for development, thus improving housing capacity and housing choice and contributing to the housing market and improving housing affordability and supply.
 - Create an integrated and strategic development that will provide for short to medium term growth.
62. The proposed rezoning would enable a well-functioning urban environment to provide housing supply and housing choice in the District, as consistent with Policy 1 and 2.
63. The proposed rezoning of the site to Large Lot Residential Zone is not yet anticipated by a RMA planning document, however, has been identified in the LLRZ overlay in the proposed Waimakariri District Plan. The site has also been identified in the rural residential strategy. The proposal will also create a well-functioning urban environment and will not have adverse effects on, or contribute to, climate change. Therefore, the proposal is consistent with Policy 6.
64. Policy 8 requires Councils to be responsive to plan changes that significantly add to development capacity and contribute to well-functioning urban environments if they are unanticipated or out-of-sequence. It is considered that this proposed rezoning is not considered unanticipated or out-of-sequence due to the identification of the site in the approved Waimakariri Rural Residential Strategy, and the proposed Large Lot Residential Zone Overlay. The proposal will not provide significant development capacity; however, it will provide additional housing capacity and housing choice in Swannanoa and will provide a well-functioning residential environment.
65. Policies 3, 4, 5, 7, 9, 10 and 11 are not considered relevant to this submission.
66. In conclusion, the proposed rezoning of the site to Large Lot Residential Zone to enable approximately 8 allotments on the site is consistent with the objectives and relevant policies of the National Policy Statement on Urban Development.

Proposed National Policy Statement on Highly Productive Land

67. The Proposed National Policy Statement on Highly Productive Land (PNPS-HPL) discussion document was published in August 2019 as part of the wider consultation on the proposed legislation. The PNPS-HPL proposes to require councils to consider the availability of highly productive land for primary production now and in the future. Of relevance to this Submission, a purpose of the proposed NPS-HPL is to protect highly productive land from inappropriate

subdivision, use and development as urban expansion and the change of land use in rural areas from creating a loss of productive land.

68. The proposed objectives of the NPS-HPL are to recognise, provide for and maintain highly productive land and protect highly productive land from inappropriate subdivision, use and development.
69. Proposed Policy 1, identification of highly productive land, states that prior to regional councils identifying the spatial extent of highly productive land (where this has not yet occurred), the Land Use Capability (LUC) classes 1-3 apply in the interim. The site is identified as LUC Class 2 (Canterbury Maps). However, the site has already been identified by Council and the community in the Waimakariri Rural Residential Strategy for future rural residential use and as such the loss of this productive land has already been considered and anticipated.
70. Proposed Policy 2 requires local authorities to maintain the availability and productive capacity of highly productive land.
71. Proposed Policy 3 states that new urban development must not be located on highly productive land. The proposed rezoning will result in some form of intensification and rural residential development. The site has been identified for rural residential development in the Waimakariri Rural Residential Development Strategy, and a section 32 cost benefit analysis is provided in Section 7 of this report which identifies and balances the costs and benefits of this rezoning, including the impact on productive land.
72. Proposed Policy 4 seeks to avoid the fragmentation of highly productive land through managing rural subdivision. The proposal meets proposed Policy 4 because the site is located adjacent to the existing settlement of Swannanoa and adjoins existing rural zoned land, the rezoning would not create an isolated pocket of intensification, and therefore will not fragment rural land because the site is adjoining existing rural residential uses to the south and to the west.
73. Proposed Policy 5 states that territorial authorities must identify, restrict, and establish methods to manage reverse sensitivity effects with primary production and rural productive land on adjacent residential land. The site context and the surrounding land uses have been carefully considered when designing the ODP. The site has been identified in the Waimakariri Rural Residential Strategy, so the loss of productive land has already been assessed and anticipated. The rural zoned land in Tupelo Place is predominantly 4 hectare allotments with residential dwellings, so is not rural land use for primary production. Therefore, it is considered that it is highly unlikely there will be reverse sensitivity effects.
74. Proposed Policy 6 directly relates to plan changes or rezoning of rural land to "*rural lifestyle use*" which is considered consistent with rural residential land use. Proposed Policy 6 states that local authorities must have regard to the request with statutory and non-statutory plans and policies, the benefits of the proposed land use compared to the benefits of the use for primary production, and alternative options for the proposed use on land that has less value for primary production. The site is identified in the Waimakariri Rural Residential Development Strategy so has already been identified for intensification and rural residential land use, therefore the reduction in the use of the land for productive purposes is already anticipated. In addition to this, the site is just over four hectares in size and will not result in a significant loss of primary productive land. It has also been considered that the site is within close proximity to the existing settlement of Swannanoa and has good links to the Swannanoa Domain and School.
75. The proposed National Policy Statement on Highly Productive Land is only proposed at the time of writing this submission, and therefore little weight should be applied in an overall assessment. The NPS has been considered and assessed for completeness and it is considered that despite

the site having LUC 2 productive soils, that the proposed change in use of the site for rural residential is not considered inappropriate and is not an uncoordinated urban expansion. The site has been identified in the rural residential strategy, so a loss of productive soils has been previously accepted as reasonable for the site. As such it is considered that the rezoning will be consistent with the proposed NPS-HPL.

6.3. National Environmental Standards

76. The following National Environmental Standards (NES) are currently operative:

- Air Quality
- Sources of Drinking Water
- Telecommunication Facilities
- Electricity Transmission Activities
- Assessing and Managing Contaminants in Soil to Protect Human Health
- Plantation Forestry
- Freshwater
- Marine Aquaculture

77. Due to the nature and location of the proposed submission the only National Environmental Standard considered relevant is the NES for Assessing and Managing Contaminants in Soil to Protect Human Health. It is noted that the NES for Air Quality is provided for under existing District and Regional Plans and will not apply to this rezoning. Water supply will be to the reticulated Council network in accordance with the drinking water requirements.

78. The NES for Assessing and Managing Contaminants is considered relevant to this Submission.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

79. The NES for Assessing and Managing Contaminants in Soil to Protect Human Health has been addressed through the Preliminary Site Investigation (PSI) contained in Appendix E and discussed in the Assessment of Environmental Effects in this Submission. The report concludes that the site is suitable for future residential development, and that no Detailed Site Investigation is required and no further assessment of the NESCS is required for the rezoning (change of use). The change of use from rural to rural residential is appropriate and there are no soil contamination constraints for the future of the site.

6.4. Canterbury Regional Policy Statement

80. The Canterbury Regional Policy Statement (CRPS) sets out objectives, policies and methods to resolve resource management issues in Canterbury. The CRPS became operative on 2013, it was republished in 2020 to include the changes made since 2013. An assessment of the CRPS full provisions are provided in Appendix F and a summary provided below. Chapter 5 (Land Use and Infrastructure) and Chapter 6 (Recovery and Rebuilding of Greater Christchurch) are the most relevant to this submission.

81. Chapter 5 – *Land Use and Infrastructure* addresses resource management issues associated with urban and rural residential development across the entire Canterbury region. Within Chapter 5, the objectives and policies that include Greater Christchurch are annotated as 'Entire Region' and those which are not relevant to Greater Christchurch are noted as 'Wider Region'. Chapter

6 – *Recovery and Rebuilding of Greater Christchurch* focuses on urban areas of Greater Christchurch, which is not directly relevant to this submission site. However, the objectives, policies and methods in Chapter 6 take precedence within the Greater Christchurch area, of which the site is located.

82. Chapter 6 of the CRPS was under review as part of the Our Space 2018 – 2048: Greater Christchurch Urban Settlement Pattern Update. Proposed Change 1 was publicly notified on 16 January 2021. Submissions closed on 15 February 2021, a recommendations report to the Minister for the Environment was prepared in March 2021 and the changes made operative on 28 July 2021. The main proposed change to Chapter 6 was the introduction of Future Development Areas which are undeveloped areas within the existing projected infrastructure boundaries. It is considered that the changes within Change 1 to Chapter 6 and the recommendations report to the Minister, are not relevant to this site and therefore not relevant to this submission.
83. Objective 5.2.1 *Location, Design and Function of Development* applies to the entire region. Despite Swannanoa not being a defined urban area under the CRPS, the proposed rural residential rezoning will achieve a consolidated and well-designed future development adjoining the existing rural residential area. The rezoning will enable people and communities to provide for their wellbeing by maintaining the quality of the rural environment and environmental values, avoiding adverse effects, and providing a range of housing choice. The proposed rezoning is considered to meet Objective 5.2.1.
84. Chapter 6 of the CRPS has the purpose of providing a resource management framework for the recovery and rebuilding of Greater Christchurch following the Canterbury Earthquake Sequence. It is now considered that the recovery and rebuilding following the earthquakes has mostly been completed, and now the residential demand is stemming from population growth, rather than specifically related to earthquake recovery. In addition to this, the proposed rural residential rezoning is not considered to be urban development or urban form and is not part of a key activity centre and therefore only particular objectives and policies of Chapter 6 are relevant.
85. The proposal is considered consistent with the relevant parts of Objective 6.2.1. *Recovery Framework*. The proposed rezoning will maintain the character and amenity of the surrounding rural area. The rezoning will intensify the residential density, however, will still maintain the rural character and amenity of the area by maintaining open space and a rural outlook. The proposal will maintain the quantity and quality of groundwater and surface water. The site is not in a high risk natural hazard area and it is considered that the rezoning of the site will not increase any natural hazard risk.
86. Objective 6.2.2 (6) relates to urban and priority areas, and Waimakariri District Council has determined that large lot residential is considered to be urban. The proposed rezoning will provide additional housing capacity and housing choice at a low density. The site is not in or around the Central City, Key Activity Centres, neighbourhood centre, greenfield priority area, future development area, or brownfield site therefore a higher density living environment is not required. The proposed rezoning will not detract from sustainable growth from the other main towns in Waimakariri such as Rangiora, Kaiapoi and Woodend. The proposed rezoning is to rezone land within the rural residential strategy for rural residential use which is outside an identified urban area and priority area, so is consistent with this objective. The submission is considered consistent with Objective 6.2.2.
87. The proposed rezoning and proposed ODP has been designed to ensure healthy, sustainable and functional living environments that is integrated with the existing roading and servicing infrastructure. It is noted that there is no public transport accessible to the site, however a park

and ride is being established in Kaiapoi which will allow Waimakariri residents to drive to Kaiapoi and catch public transport to Christchurch. Therefore, the proposal is consistent with Objective 6.2.3 Sustainability, Objective 6.2.4 Integration of transport infrastructure and land use, Policy 6.3.4 Transport Effectiveness, and Policy 6.3.5 Integration of land use and infrastructure.

88. An ODP has been prepared in accordance with the NZ Urban Design Protocol 2005 and gives effect to the principals of urban design listed in Policy 6.3.2. The proposed ODP has been prepared for the rezoning and future subdivision of the entire site, including providing for infrastructure and servicing, transport connections, effects, and hazards, and is therefore also consistent with Policy 6.3.3.
89. Policy 6.3.9 *Rural Residential Development* is the most relevant policy for this submission. The policy states that further rural residential development shall be in accordance with an adopted rural residential development strategy. The site is identified in the Waimakariri Rural Residential Development Strategy as a rural residential growth direction. The submission and proposed ODP also meet all of the criteria listed in the Policy relating to servicing, access, design, effects, natural hazards, cultural protection and enhancement, sprawl, and outline development plans. Therefore, the site is consistent with Policy 6.3.9.
90. In conclusion, the submission to rezone the site from proposed Rural Lifestyle Zone to proposed Large Lot Residential Zone is consistent with the relevant objectives and policies in Chapters 5 and 6 of the CRPS.

6.5. Proposed Waimakariri District Plan

91. The proposed Waimakariri District Plan (pWDP) was publicly notified for consultation on 18 September 2021. The objectives and policies in the pWDP are considered relevant and have been assessed in Appendix G of this submission. It is noted that some rules have immediate legal effect pursuant to section 86B(3) of the RMA, there are no rules that have immediate legal effect that relate to this submission. A summary of the relevant objectives and policies is provided below.
92. The site is located in the proposed Rural Lifestyle Zone with the proposed Large Lot Residential Zone Overlay and this submission is seeking a change of zone to the Large Lot Residential Zone, and therefore the objectives and policies of the Large Lot Residential Zone chapter are applicable and have been assessed in Appendix G. The Rural and Rural Lifestyle objectives have not been assessed, as it is assumed the current site would be consistent with them, however they are irrelevant to the purpose of the submission.
93. The site is consistent with the relevant parts of SD-O1 as the proposed rezoning is unlikely to have an adverse effect on indigenous ecosystems and habitat and indigenous biodiversity or the coastal environment or freshwater bodies.
94. A change to LLRZ is considered urban development and the proposed rezoning is also consistent with the relevant parts of SD-O2 as the proposal will provide for Large Lot Residential Development in an area that is identified for this density, through the Waimakariri Rural Residential Strategy and density overlay, and has adequate infrastructure to support this rezoning.
95. The submission is consistent with SD-O3 because it is unlikely to impact on strategic infrastructure or regionally significant infrastructure, and any future development can be well integrated and coordinated with the surrounding Swannanoa township.
96. The site is currently proposed to be rezoned Rural Lifestyle zone; however, this submission is seeking Large Lot Residential Zone. The site is in the Waimakariri Rural Residential Strategy, so a loss of rural productive land has already been anticipated, so the proposal is not contrary to SD-O4.

97. The site is consistent with SD-O5 and SD-O6 as the site is unlikely to have an adverse effect on Ngāi Tūāhuriri cultural values and is not in an area with unacceptable risk from natural hazards or other hazards.
98. The site is consistent with the relevant policy in the Urban Form and Development Chapter, UFD-O1. The site is identified in the Waimakariri Rural Residential Strategy and is identified in the Large Lot Residential Zone overlay in the pWDP, so is considered appropriate for a rezoning submission to reflect the intended zone of the site. The site is adjacent to the Swannanoa Domain, opposite Swannanoa School, and is located within close proximity to the existing Large Lot Residential Zone in Swannanoa. The site is not identified as a Development Area in the District's main towns, and is also not located on the direct edges of these main towns. An ODP has been prepared to inform the future development of the site, and it has been demonstrated that the site can be well serviced from both a transportation and servicing perspective. Therefore, the proposed rezoning to Large Lot Residential Zone overlay is considered consistent with UFD-O1.
99. The submission and proposed ODP will enable a high quality, low density residential development. The ODP enables low density sites which creates a predominance of open space. The environment will have low levels of noise, traffic, lighting, odour and dust whilst still providing for agricultural activities that maintains a high quality residential environment. The proposal is consistent with LLRZ-O1.
100. The proposed ODP will enable a low density residential environment, maintain a sense of openness and retain the open character and outlook to adjoining rural areas, as consistent with LLRZ-P1.
101. This submission is also consistent with the other relevant policies in LLRZ chapter. This submission to rezone the site, and the proposed ODP will enable residential and small-scale rural activities within the Large Lot Residential Zone (LLRZ-P2). There is unlikely to be any reverse sensitivity effects of the proposed rezoning (LLRZ-P3) and any future development is likely to maintain amenity values (LLRZ-P4) and be in accordance with the proposed ODP (LLRZ-P5).
102. The proposal meets the relevant general objectives and policies for all Residential Zones. The proposed rezoning and proposed ODP will enable a future sustainable subdivision of the site that will enable greater housing choice and supply and is responsive to the Waimakariri Rural Residential Strategy and to the community's expectations, as consistent with RESZ-O1.
103. The proposal will enable an efficient and sustainable use of the site (RESZ-O2) and will be designed in accordance with best practice urban design principles (RESZ-O3) to achieve a range of housing choice and densities (RESZ-O5).
104. The proposed ODP demonstrates that the future subdivision and development of the site will enable residential development at a low density whilst maintaining areas of open space and providing for people's safety and well-being in accordance with the relevant overall policies of the Residential Chapter.
105. The proposal is also consistent with the relevant proposed objectives and policies of the Subdivision Chapter. The proposed ODP demonstrates that a future subdivision design can integrate land use, development and urban form to achieve the required density of the Large Lot Residential Zone, maintain rural character, support the protection of cultural, heritage and conservation values, and support community resilient to climate change and natural hazard risk. The proposal will be consistent with SUB-O1. The proposed ODP has been designed in accordance with best practice urban design principles, will minimise reverse sensitivity, recognise the cultural values and will support the character and density of the Large Lot Residential Zone,

as consistent with SUB-P1. The rezoning and proposed ODP is considered consistent with the other relevant Subdivision Policies.

106. Based on the assessment above, and the full objective and policy assessment in Appendix G, the proposed rezoning to Large Lot Residential Zone and proposed ODP are consistent with the relevant objectives and policies of the Large Lot Residential Zone, general residential and subdivision chapters. It is therefore considered that the proposed rezoning and ODP are considered appropriate in regard to achieving the objectives and policies of the Proposed Waimakariri District Plan.

7. Section 32AA Assessment

107. The Section 32AA evaluation provided below is in response to Waimakariri District Councils Rural and Residential Section 32 Report. A Section 32AA assessment has been undertaken as an amendment to the chapter is sought by the proposed rezoning of the site at 1 Tupelo Place, Swannanoa, to proposed Large Lot Residential Zone.
108. Section 32AA(1)(b) states that a further evaluation required under this Act must be undertaken in accordance with Section 32(1) to (4).
109. Section 32 requires that the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of the RMA, to achieve the objectives and are at a level of detail corresponding to the scale and significance of the anticipated environmental, economic, social and cultural effects as part of the rezoning.
110. This submission is not proposing any new objectives or rules to be added to the District Plan; therefore, the objective of the proposal is considered to be the purpose of the rezoning. The purpose of the proposal is to rezone the site at 1 Tupelo Place, Swannanoa, from proposed Rural Lifestyle Zone to proposed Large Lot Residential Zone to allow for greater housing supply and housing choice.
111. Two options have been assessed below; keep the proposed Rural Lifestyle Zoning or provide for rezoning to proposed Large Lot Residential Zone.
112. The proposed District Plan objectives and policies are currently at the start of the District Plan Review process; however, no changes are proposed to these as part of the process to rezone the land. The proposed Waimakariri District Plan has identified a proposed Large Lot Residential Zone Overlay to identify areas suitable for rural residential development on sites that have been identified in the Waimakariri Rural Residential Development Strategy.
113. The option to assess the existing provisions of the District Plan is considered to be the purpose of the Submission, to rezone the proposed Rural Lifestyle zoned land to Large Lot Residential zone to allow for integration and coordination of the increased rural residential zoning within the Swannanoa rural residential area to provide for rural residential growth of the District.
114. The alternative option of applying for non-complying resource consent applications for subdivision and land use for the future rural residential development of the site has not been considered. While this is an option, it is not one favoured by the District Council and provides a degree of uncertainty if undertaken in an ad hoc manner. Rezoning requests are considered appropriate and common for the District and provide the best level of certainty for the future use of the site for the owners, neighbours, District Council and wider community. As such this option, of non-complying resource consent development, is not considered further.
115. The Section 32 evaluation requires that the provisions of the proposal are the most appropriate way to achieve the objectives. As part of the assessment the Submission has identified the

benefits and costs of the anticipated effects, including opportunities for economic growth and employment, the effectiveness and efficiency if the provisions and the risks of acting or not acting.

7.1. Option 1: Retain proposed Rural Lifestyle Zoning (status quo)

	Benefit	Cost
Environmental	<ul style="list-style-type: none"> • Maintains the rural character of the site. • No additional capacity for stormwater or wastewater required. • Retains rural productive use. • Consistent with surrounding land. 	<ul style="list-style-type: none"> • A missed opportunity for providing additional residential capacity and residential housing choice. • Does not implement Waimakariri Rural Residential Strategy.
Economic	<ul style="list-style-type: none"> • No cost to the owner or Council to retain the existing zoning. 	<ul style="list-style-type: none"> • No potential increase in development contributions for the wider area. • Less opportunity to integrate infrastructure.
Social	<ul style="list-style-type: none"> • No social benefit recognised. 	<ul style="list-style-type: none"> • Does not contribute to Swannanoa and Waimakariri housing stock or contribute to housing choice. • Does not provide connections between Tupelo Place and Swannanoa Domain.
Cultural	<ul style="list-style-type: none"> • No cultural benefit recognised. 	<ul style="list-style-type: none"> • Does not reduce potential effects on water quality. • Retains on-site effluent and stormwater discharges to ground.

116. Option 1, retaining the land as Rural Lifestyle Zoning, i.e., do nothing, has relatively even benefits and costs. The benefit of this option would be that the rural character of the site and outlook for existing residential properties in Swannanoa would not change, and the ability for productive rural use would continue.
117. The costs of doing nothing and retaining Rural Lifestyle zoning mean that there will be no residential development capacity provided on this site, and therefore there will be no wider benefit to Swannanoa, Waimakariri or Greater Christchurch. This would be a missed opportunity for the Council to demonstrate housing capacity and housing choice and give effect to the Waimakariri Rural Residential Strategy.
118. The Waimakariri Rural Residential Strategy has identified that the site is suitable for rural residential use, and Option 1 would not enable this to occur.
119. However, as detailed below the benefits of Option 1 can be managed effectively and achieved by sensitive design and mitigation when implementing the other option. The costs outweigh the benefits, and Option 1 is the least preferred option.

7.2. Option 2: Rezone to proposed Large Lot Residential Zone

	Benefit	Cost
Environmental	<ul style="list-style-type: none"> • Gives effect to Waimakariri Rural Residential Strategy. • Potential to create well-designed rural residential development. • Provide rural residential allotments to enable housing choice. • Reticulated water supply. 	<ul style="list-style-type: none"> • Loss of rural productive land. • Loss of rural outlook/character. • Increase of sewerage discharge to ground (if septic tank).
Economic	<ul style="list-style-type: none"> • Gives effect to Waimakariri Rural Residential Strategy. • Provides income from the greatest number of development contributions and rateable sections for Council. • Transport connections via Tram Road to Rangiora, Kaiapoi and Christchurch. 	<ul style="list-style-type: none"> • Economic cost for development of urban infrastructure (services and roading) for landowner. • Loss of rural land that could be used for productive use.
Social	<ul style="list-style-type: none"> • An integrated neighbourhood with connections to Swannanoa Domain. • Potential for future connections to Swannanoa School. 	<ul style="list-style-type: none"> • Perceptions of Swannanoa rural character may change due to additional rural residential allotments.
Cultural	<ul style="list-style-type: none"> • Sensitive treatment for drain that runs through the site. 	<ul style="list-style-type: none"> • It is considered that there are no cultural costs. • Additional sewerage discharge to ground (if septic tank).

120. Option 2, rezoning the site to Large Lot Residential Zone has greater benefits than costs and is therefore the preferred option as identified in this submission. Rezoning the site to Large Lot Residential Zone will enable approximately 8 rural residential allotments, which will contribute to housing supply and housing choice in the Waimakariri District.
121. The rural character of the existing site will change to reflect a rural residential character; however, the development design can be sensitive to the natural rural environment of Swannanoa by maintaining the sense of open space and rural outlook.
122. The benefits of rezoning the site to proposed Large Lot Residential Zone are greater than the costs, and therefore Option 2 has been determined as the most appropriate option.

7.3. Efficiency

123. Option 2, rezoning the site to proposed Large Lot Residential Zone has been assessed as the most efficient use of the land and is the most appropriate option when the costs and benefits of all of the options are compared. The benefits of Option 2 outweigh the costs meaning that it is the most efficient option, and therefore the most suitable use of land.

7.4. Effectiveness

124. Option 2 has been assessed as the most efficient option; however, it is also assessed as the most effective option in giving effect to the Waimakariri Rural Residential Strategy and the proposed Waimakariri District Plan.
125. The proposal will enable a future rural residential development which will improve housing supply and housing choice in the Waimakariri District. The proposed ODP demonstrates a sustainable and well-connected development that will not constrain the future development of the other sites within the Large Lot Residential Zone overlay, should they wish to rezone and develop in the future.
126. The proposed rezoning is consistent with Objective 5.2.1 of the Canterbury Regional Policy Statement because it will achieve a consolidated and sustainable residential development which will enable people to provide for their social, economic and cultural well-being and health and safety now and in the future.
127. The proposed rezoning is consistent with the relevant Objectives in Chapter 5 of the CRPS because the proposal will encourage sustainable and consolidated growth of Swannanoa and will provide for a well-designed and well-connected rural residential development adjoining the Swannanoa Domain and the existing township of Swannanoa.
128. The Waimakariri s32 Rural Report stated a key outcome of the chapter was to identify *areas of future Rural Residential Development in the form of overlays applying to identified land within Rural Zones which envisage the potential for land use change from rural use and zoning to future rural residential development in the form of a Large Lot Residential Zone.*
129. The s32 Rural Report also states that potential future locations for rural residential development have been identified in the Rural Residential Development Strategy. This site has been identified in the Rural Residential Development Strategy, and in the Large Lot Residential Overlay, so rezoning the site to Large Lot Residential Zone is the most effective option for giving effect to these strategic and statutory documents while being consistent with residential S.32 for RLLZ.

7.5. Risk of Acting or Not Acting

130. This submission to the proposed Waimakariri District Plan has provided the relevant detailed technical reports to confirm the suitability of the site for the proposed rezoning. The information has been provided in as much detail as reasonably possible, however specific detail such as final engineering and servicing design are not yet known. This poses a small risk of acting. However, any risks will be addressed and appropriately dealt with at subdivision consent, detailed engineering design, and engineering approval stage.
131. There is also a risk of not acting, as detailed in Option 1 costs, in that it would be a missed opportunity for providing additional residential capacity and residential housing choice to the District with a motivated landowner. By not acting, the Council will also not be giving effect to the Waimakariri Rural Residential Development Strategy or the Large Lot Residential Overlay with future costs and uncertain timing for change to occur.

8. Assessment of Actual and Potential Effects on the Environment

132. The assessment of actual and potential effects on the environment (AEE) has been prepared in accordance with the Fourth Schedule of the RMA. The First Schedule, clause 22(2) of the RMA requires 'Where environmental effects are anticipated, the request shall describe those effects, taking into account the provisions of Schedule 4, in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change, policy statement, or plan'.

133. The following actual and potential effects have been considered as part of the Submission to rezone the site at 1 Tupelo Place, Swannanoa from proposed Rural Lifestyle to proposed Large Lot Residential Zone. Effects on:

- Rural amenity and character
- Transport
- Infrastructure and Servicing
- Natural Hazards
- Health of Land
- Tangata Whenua and Cultural
- Reverse Sensitivity
- Positive Effects

8.1. Effects on Amenity Values and Rural Character

134. The site is located in a rural setting, and currently has one existing dwelling and outbuildings and sheds. The site is currently used for rural lifestyle purposes, and not intensive farming or extensive primary production, so does not reflect a typical rural character. The site is located in a cul-de-sac with surrounding rural lifestyle sites all approximately 4 hectares in area.
135. The proposed rezoning to Large Lot Residential Zone will increase the residential density of the site from 1 existing dwelling to approximately 8 dwellings. This will be consistent with the density of the Large Lot Residential Zone, however, may change the current rural character of the site.
136. The site is close to the existing rural residential developed land in Swannanoa, so a development of this density will not be out of character for the area. Swannanoa, and this site in particular, has been identified as an area for proposed rural residential growth so there is the expectation that this site will have an increase in residential density in the future.
137. The site is bounded by Swannanoa Domain to the west, Tram Road to the south, and existing rural properties to the north and east.
138. The surrounding rural zoned land is all approximately 4 hectares in area. Each site has a residential dwelling and is used for rural lifestyle purposes rather than intensive farming or extensive primary production. Therefore, the existing character of the site and surrounds is a blend of rural and residential and additional residential allotments at the low density proposed would not have adverse visual effects or effects on the rural character.
139. Overall, it is considered that the proposed rezoning and future residential development it would enable would have less than minor adverse effects on the amenity values of Swannanoa and the rural character of the existing surrounding rural zoned land.

8.2. Effects on Transport

140. The site has frontage and access to Tupelo Place. The site also has frontage to Tram Road; however, this is an arterial road, and this submission is not proposing access to Tram Road.
141. Tram Road has a speed limit of 100km/hr through Swannanoa, with a 40km/hr speed limit during school hours.
142. The Outline Development Plan identifies the key intersection and roading link that can be provided to enable access through the site.

143. A pedestrian link from Tupelo Place through the site to Swannanoa Domain is also shown on the ODP. This has the potential to improve pedestrian safety as people within the site and within Tupelo Place will be able to access the Domain without having to walk onto and along Tram Road.
144. There is a pedestrian footpath on the opposite side of Tram Road, providing pedestrian access to Swannanoa School. A safer pedestrian connectivity across Tram Road may need to be explored by a traffic engineer at the time of subdivision consent to ensure safe pedestrian access from Tupelo Place or the Domain to the school. It is anticipated a pedestrian refuge island may be appropriate.

8.3. Effects on Servicing

145. An Infrastructure Servicing Report has been prepared and is attached in Appendix C.
146. The report identified that the site is within a restricted water supply connection area so future allotment would require a potable water storage tank.
147. There is an existing water main in Tram Road, which Council have confirmed that there is sufficient capacity for an additional 8 allotments. Further modelling to confirm pipe sizes will be undertaken at subdivision consent and engineering approval stage.
148. The geotechnical assessment, along with the servicing report, confirmed that stormwater can be discharged to ground via private soakage pits. Secondary stormwater flows can be directed through the site via the future road towards Tupelo Place.
149. In regard to wastewater, there are a few options for any future development of the site. The first of these is connecting to a wastewater pressure pipe in Tram Road. WDC are undertaking wastewater modelling to determine if there is capacity for additional wastewater to this pipe. WDC did indicate that there is capacity at the Mandeville pump station to accept the wastewater, however this would require a 3km long pipe which would be an uneconomical option. A third option for wastewater is for each allotment to have its own septic tank and on-site disposal system, which is what the existing dwelling currently has and will retain. The details of the wastewater will be determined at subdivision consent stage however there is capacity for wastewater disposal from the proposed rezoning.
150. A new access will be required from Tupelo Place to access this site. This will either be a road to be vested in Council, or a Right of Way. The detail and design of this access will be determined at subdivision consent stage.
151. Mainpower and Chorus have confirmed that there is capacity for power and telecommunications for the future allotments.
152. In conclusion, the proposed rezoning and future subdivision it would enable can be sufficiently serviced with less than minor adverse effects on the environment.

8.4. Effects from Natural Hazards

153. A Natural Hazards Risk Assessment has been undertaken for the site and is attached in Appendix D.
154. The assessment analysed a range of natural hazards including earthquake fault rupture, flooding, climate change, and a combination of hazards.
155. The Natural Hazards assessment concluded that the risk of natural hazards for the site were acceptable or tolerable and therefore is suitable for future development.

8.5. Effects on Health of Land

- 156. A Preliminary Site Investigation (PSI) has been undertaken for the site and is attached in Appendix E.
- 157. The PSI was based on a review of Councils records, Environment Canterbury records, historical aerial images, and a site walkover in February 2021.
- 158. The PSI concluded that no HAIL activities were identified across the site, and no further contamination investigation or assessment is currently required to support this rezoning submission.
- 159. The PSI stated that it is considered highly unlikely that there would be a risk to human health for the site to be rezoned due to the absence of contaminant sources or any HAIL activities.

8.6. Effects on Tangata Whenua and Cultural Values

- 160. The site is not identified in an area of Wāhi Tapu, Wāhi Taonga, Ngā Wai, Ngā Reporepo, or Ngā Tūranga Tūpūna overlay as shown on the proposed Waimakariri District Plan. The site is not identified in a statutory acknowledgement area, silent file area, or rūnanga sensitive area as specified on Canterbury Maps.
- 161. The site is in the Waimakariri catchment, and a full assessment of the Mahaanui Iwi Management Plan (IMP) is provided below in Section 9.1.
- 162. The proposed rezoning and future subdivision and development that this submission will enable is unlikely to have any adverse effects on water quality, and therefore less than minor adverse effects on tangata whenua and cultural effects.
- 163. Overall, this submission for rezoning and proposed ODP will have less than minor adverse cultural effects and effects on Tangata Whenua.

8.7. Effects on Reverse Sensitivity

- 164. The potential for reverse sensitivity effects occurs when a change in land use is incompatible with, and causes new conflicts with, existing activities nearby. Typical reverse sensitivity effects are typically noise, odour, and dust. The change to rural residential use as a result of the rezoning request needs to consider the reverse sensitivity effects related to the site's proximity to the rural zoned land.
- 165. The site is bounded by Swannanoa Domain, Tram Road, Tupelo Place, and surrounding rural zoned land.
- 166. The rural zoned land in and around Tupelo Place is predominantly 4 hectare allotments each with a residential dwelling, and there are no rural production or intensive farming uses.
- 167. It is considered that the proposed rezoning to Large Lot Residential Zone is in keeping with the rural character in Swannanoa, being predominantly rural allotments with residential dwellings and lifestyle blocks, rather than rural production land.
- 168. It is also noted that there is an existing rural residential development in Swannanoa located on the corner of Two Chain Road and Tram Road which has residential allotments ranging from approximately 7,000m² – 1.13 hectares which is similar to what is being proposed in this submission.
- 169. It is considered highly unlikely that there would be any reverse sensitivity effects on the proposed rezoning and future residential development it would enable, due to the existing land uses in

Swannanoa and particularly the land uses in Tupelo Place. Any effects of reverse sensitivity would be less than minor.

8.8. Positive Effects

170. The submission and proposed rezoning would enable further rural residential land in Swannanoa to be available. This will increase the housing supply and housing choice in Swannanoa, with benefits to the wider Waimakariri District.
171. The rezoning of this site would provide for future rural residential allotments in close proximity to Swannanoa, including the Swannanoa Domain and Swannanoa School. The efficient location of the site also has good transport links to Rangiora, Kaiapoi, and Christchurch.
172. The proposed residential intensification would be managed effectively through the proposed ODP which ensures safe access to the site, and a pedestrian link to the Swannanoa Domain which could be used by the future allotments within the site and other residents in Tupelo Place.
173. The proposed rezoning will also give effect to the Waimakariri Rural Residential Strategy, and the proposed Large Lot Residential Zone overlay in the proposed Waimakariri District Plan. This is a positive effect as this proposed rezoning is an opportunity for Council to enable additional residential land in Swannanoa to come forward to enable future residential supply and housing choice in Swannanoa and Waimakariri.

9. Consistency with other Relevant Planning Documents

174. Sections 74 and 75 of the RMA require regard to be had to a number of planning documents. In accordance with the RMA the Submission to rezone the site at 1 Tupelo Place, Swannanoa, has been considered in light of other relevant plans or proposed plans, as well as other matters which were considered relevant and reasonably necessary for the assessment of the proposal. As such the proposal has been assessed with regards to the following planning documents:

9.1. Mahaanui Iwi Management Plan

175. The Mahaanui Iwi Management Plan (IMP) was lodged with the relevant Councils on the 1st March 2013, including the Waimakariri District Council. The Resource Management Act contains a number of provisions in regard to Maori interests, including the principles of the Treaty of Waitangi, and gives statutory recognition to Iwi Management Plans.
176. The Mahaanui Iwi Management Plan 2013 is a written document, it is an expression of kaitiakitanga which is fundamental to the relationship between Ngāi Tahu and the environment. The IMP sets out how to achieve the 'protection of natural and physical resources according to Ngai Tahu values, knowledge and practices' (IMP section 5.1). It identifies a number of issues and associated policies, including subdivision and development guidelines. This promotes early engagement at various levels of the planning process to ensure certain outcomes are achieved within the development.
177. The Mahaanui IMP 2013 has been prepared by the six Papatipu Rūnanga of the takiwā:
 - Ngāi Tūāhuriri Rūnanga
 - Te Hapū o Ngāti Wheke (Rāpaki)
 - Te Rūnanga o Koukourārata
 - Ōnuku Rūnanga
 - Wairewa Rūnanga

- Te Taumutu Rūnanga

178. The site is located within the area covered by the Mahaanui Iwi Management Plan 2013 (IMP) and as such it is considered appropriate to assess the application under the IMP, as required under Section 74(2A) of the RMA, to assess any potential effects on Tāngata Whenua values.

179. The relevant sections and policies to the application are addressed as follows;

Section 5.1 Kaitiakitanga

180. The objectives of this section of the IMP acknowledge that the Mahaanui IMP 2013 is a manawhenua planning document for the six Papatipu Rūnanga in the region. It is acknowledged that there is a relationship that the Ngāi Tūāhuriri Rūnanga have with the land and water, kaitiakitanga and Treaty of Waitangi. This section of the IMP provides an overarching policy statement on kaitiakitanga and is relevant to all other sections of the IMP.

Section 5.2 Ranginui

181. This section of the IMP addresses objectives and policies for air and provides guidance to the protection and use of air in a manner that respects the life supporting capacity and ensures that it is passed onto the next generation in a healthy state.

182. Air discharges will be changed from rural to rural residential in nature. This will result in less burn offs and less rural machinery, however an increase in car emissions from an increase in residents and possible heating sources from log burners. It is considered that the proposed rezoning will change the nature of the air discharges, but any adverse effects will be less than minor. Additional heating sources are required to achieve low emissions, with restrictions on open fires becoming more common and new heat pumps and fires having lower emissions than previous heating sources.

183. Climate Change is also addressed in the IMP and policy R3.3 states that local authorities recognise and provide for the potential effects of climate change and support the reduction of emissions. Due to the rural residential nature of the proposal and the rural nature of Swannanoa, walking and cycling connections are limited and public transport connections are not yet available. Walking and cycling provisions have been accommodated in the proposed ODP through the future subdivision and to the adjoining Swannanoa Domain. There are no public transport connections to or from the site, however a park and ride system will operate from Kaiapoi in the near future that residents can use.

Section 5.3 Wai Maori

184. Section 5.3 addresses objectives and policies for fresh water and provides guidance to freshwater management in a manner consistent with Ngai Tahu cultural values and interests. It is recognised that Ngai Tahu and Rūnanga have interests and a relationship with freshwater resources.

185. The proposed rezoning and future subdivision land will obtain water supply from the Council reticulated network.

186. A water race is located within the site. It is noted that WM6.17 requires stringent and enforceable controls for subdivision and development adjacent to water ways. The future subdivision and development of the site will be dealt with at subdivision consent stage and controls will be put in place to minimise any adverse effects on the water race during development.

187. Discharges from the proposed new road will be discharged to ground and will be naturally filtered by the underlying alluvial soils.

188. Stormwater from individual allotments will discharge to ground within each site which is consistent with best practice, the Ngai Tahu Subdivision and Development Guidelines and avoiding the discharges to surface water.
189. It is considered that the application is consistent with the Wai Maori section of the IMP.

Section 5.4 Papatuanuku

190. This section of the IMP addresses objectives and policies of issues of significance in regard to the land. It recognises the relationships and connections between land, water biodiversity and the sea.
191. The site is not in any known site or place of importance to tangata whenua, there are no protected places on the site, no archaeological sites or any other protection, as identified on the Waimakariri District Planning Maps, the New Zealand Archaeological Association website, the New Zealand Historic Places Trust list or in the IMP.
192. The assessment of environmental effects concluded that there will be less than minor adverse effects of the proposed rezoning of the land.

Section 6.4 Waimakariri

193. This section of the IMP addresses issues of particular significance to the lands and water of the Waimakariri catchment. The submission site is located in Waimakariri District and issues around water quality and quantity and the potential effects of subdivision and development are relevant considerations as part of this submission. The issues and policies focus on discharges to surface water, discharges to groundwater, subdivision and development, and cultural landscapes. The rezoning of the site and any future subdivision development will manage and mitigate any potential effects on groundwater and on the surface water body and reduce any potential effects on the environment and cultural values of the wider areas.

Summary

194. The proposed change of zoning from proposed Rural Lifestyle Zone to proposed Large Lot Residential Zone is considered to have less than minor adverse effects on the natural and cultural environment and is considered to be consistent with the provisions of the Mahaanui Iwi Management Plan 2013 and is therefore consistent with Tangata Whenua values.

9.2. Our Space 2018 – 2048: Greater Christchurch Settlement

195. Our Space 2018 – 2048: Greater Christchurch Settlement Pattern Update Whakahangai O Te Horapa Nohoanga (Our Space Update) has been prepared by the Greater Christchurch Partnership. The partnership includes;

- Christchurch City Council
- Environment Canterbury
- Selwyn District Council
- Waimakariri District Council
- Iwi – Te Runanga O Ngai Tahu
- Waka Kotahi New Zealand Transport Agency
- Canterbury District Health Board
- Greater Christchurch Group – the Department of Prime Minister and Cabinet

196. The Our Space Update has been prepared to respond to the changes needed for growth and development of the region and complements the Urban Development Strategy (UDS) with addressing the National Policy Statement Urban Development Capacity 2016. The Our Space Strategy has not been updated since the NPS-UD 2020 has been released, and any changes not yet integrated within the document. As part of the process the report identifies key strategic issues across a number of planning documents. It provides the high-level guidance about future changes needed to accommodate future growth and development in a sustainable and integrated manner.
197. The Our Space strategy identifies the housing development, targets and sufficiency of capacity for Christchurch, Selwyn and Waimakariri. Mandeville is included within Greater Christchurch. The proposed rezoning is within the Greater Christchurch area as defined by Map A, however the site is not in a priority area, it is not located within a projected infrastructure boundary area and it does not provide residential capacity.
198. However, the Strategy is focused on providing and managing urban development and residential growth in and around existing urban centres, and the proposed rezoning to rural residential is considered by WDC to be urban development in relation to the NPS-UD. Therefore, the Our Space Strategy 2018 – 2048 is of limited relevance.

9.3. Waimakariri District Development Strategy

199. The Waimakariri District Development Strategy 2018 *"sets out broad directions for growth and development, acting as a platform to inform decision making within the context of a long-term view"*. The strategy is part of the ongoing growth management within Waimakariri and Greater Christchurch context.
200. For rural residential development, this Strategy proposes an approach that has a primary focus on creating new rural residential areas, with a secondary focus on enabling large lot intensification within existing rural residential areas where there is sufficient community support and servicing available.
201. The Strategy's vision is *"Our District – the very best of town and country"* which is achieved by the seven principles identified throughout the strategy.
202. The proposed rezoning is consistent with the principle of Our Environment because it will achieve the strategic aim of being environmentally rich and sustainable. The natural environment will be managed to ensure that there will be minimal adverse effects on resources such as groundwater, surface water, and soil health. The site is not identified in any areas of unacceptable natural hazard risk, or biodiversity or significant flora and fauna areas.
203. The Growing Communities principle aims to achieve consolidated and integrated urban growth that provides housing choice. The rural residential rezoning is considered urban growth and it is considered that the proposed rezoning and future use will be consolidated with the Swannanoa and provide a variety of housing choice.
204. The Rural Area and Small Settlement Principle is the most relevant to the proposed rezoning and future rural residential development. One of the strategic aims is to retain the character of small settlements and towns, such as Swannanoa. The proposed rezoning is small enough in scale that it will provide future rural residential development whilst still retaining the rural character and rural outlook of Swannanoa. The second strategic aim is to keep the character and productivity of the rural environment. Whilst providing some residential intensification, the proposal will keep the character of the rural environment. The productivity of the existing site will be lost; however, this

is already anticipated by the inclusion of the site in the Rural Residential Strategy and is not being used for production.

205. The Connections principle has the strategic aim of well-connected through infrastructure. The proposed rezoning and ODP demonstrates that the future development can be well-connected and efficiently serviced. Water supply, stormwater, and wastewater has all been assessed in the attached Infrastructure Servicing Report (Appendix C), which determined that the site is able to be serviced. In addition to servicing, the proposal provides efficient transport networks with vehicle access from Tupelo Place and pedestrian and cycling access through to Swannanoa Domain. The proposal will also have good transport connections to the wider District via Tram Road.
206. The Community Spaces and Places principle has the strategic aim of community facilities and green space that meet community needs. The proposed ODP does not seek to create a new community facility or green space, however it proposes to provide a green link pedestrian connection to the adjoining Swannanoa Domain.
207. The Economy and Centres Principles are not considered relevant to the proposed rezoning.
208. It is therefore considered that the proposed rezoning and proposed ODP is consistent with the Waimakariri 2048 District Development Strategy (2018).

9.4. Waimakariri Rural Residential Development Strategy

209. The Waimakariri Rural Residential Development Strategy, 2019, provides the framework for the future provision of land currently zoned for rural residential purposes or identified for future areas in the Waimakariri District. The strategy identifies growth locations for rural residential development across the whole Waimakariri District. It is estimated by Council that there will be demand for approximately 385 rural residential properties over the next 10 years.
210. The Rural Residential Development Strategy identified four areas for rural residential growth, being Swannanoa, Oxford, Ashley/Loburn and Gressons Road (North of Woodend). The growth areas were determined by examining key environmental, social and infrastructure constraints and opportunities.
211. The Swannanoa rural residential growth direction has been shown as being north of Tram Road in the vicinity of the Swannanoa Domain, and to the west of Tram Road. Many strengths were identified for enabling further development of rural residential land in Swannanoa including; potential connectivity to reticulated services, close proximity to the school and domain, no known natural hazards or constraints, outside of the Ashley River breakout flood modelling, and good support through submissions on the draft strategy.
212. General constraints for further growth in the Swannanoa area were identified as; localised low to medium flood hazard, high groundwater, medium soil drainage, and restrictions on versatile soils and intensive farming located to the south. The constraints identified that are relevant to the site at 1 Tupelo Place have been detailed in the Infrastructure Servicing Report and Natural Hazards Assessment attached to this report. These support the rezoning as being suitable and appropriate with no geotechnical or hazard constraints.
213. The proposed rezoning at 1 Tupelo Place has been identified in the Waimakariri Rural Residential Development Strategy (2019) and therefore the proposed rezoning is consistent, and anticipated by, the strategy.

9.5. Other policies/bylaws

Climate Change Policy

214. The Climate Change Policy (2020) details four policy objectives.

- To enhance the Council's preparedness to respond to climate change challenges in an appropriate, co-ordinated, timely, cost-effective, and equitable way.
- To enable the Council to provide transformational leadership that will ensure the long-term wellbeing, sustainability and resilience of the District's communities and businesses.
- To provide for a planned approach to mitigating and reducing emissions, including minimising activities, that contribute to climate change.
- To work collaboratively with the community and other organisations to adaptively plan for, and increase resilience to, climate change effects on the District's social, cultural, environmental and economic wellbeing.

215. It is anticipated that there will be an increase in emissions from an increase in residents and private car use, and possible heating sources from log burners. It is considered that the proposed rezoning will change the nature of the air discharges, but any adverse effects will be less than minor. It is further noted that the increased use of electric vehicles and the government policy to reduce petrol/diesel vehicles will lead to reduced vehicle emissions overtime. Additional heating sources are required to achieve low emissions, with restrictions on open fires becoming more common and new heat pumps and fires having lower emissions than previous heating sources.

216. It is considered that the proposed rezoning and future development will not adversely affect or prevent Council from achieving its roles and responsibilities under the Climate Change Policy.

Bylaws

217. The Waimakariri District Council Vehicle Crossing Bylaw is not considered relevant to this rezoning submission. Vehicle crossings, or culverts, will be required at Building Consent stage if relevant.

218. The Stormwater Drainage and Watercourse Protection Bylaw 2018 is relevant to the proposal. The acceptance of stormwater and land drainage water will be addressed at future subdivision stage.

219. The proposed rezoning will not compromise the Water Supply Bylaw 2018 or the Wastewater Bylaw 2015.

Canterbury Regional Land Transport Strategy 2012-2042

220. The Canterbury Regional Land Transport Strategy 2012-2042 indicates the role of people's modes of transport in the rural environment as increasing cycling and public transport. The proposed rezoning will not compromise the Canterbury Regional Land Transport Strategy 2012-2042.

Other Policies and Strategies

221. The Environment Canterbury Waimakariri District Flood Hazard Strategy relates to work being undertaken by Environment Canterbury for the flood risk from Waimakariri and Ashley River. The site is not located in the Waimakariri or Ashley River breakout areas, so this strategy is not considered relevant.

222. The Community Development Strategy Implementation Plan 2020/2021 is not considered relevant to the proposed rezoning.

10. Part 2 of the Resource Management Act 1991

223. Section 74 of the Act requires the Plan Change Requests to be assessed under the provisions of Part 2 of the Act. Part 2 sets out the purpose and principles of the Act.
224. Section 5 of the RMA outlines that the purpose of the RMA is the promotion of sustainable management of natural and physical resources. Sustainable management is defined as the management of:
- (2) [...] the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while –*
 - (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
 - (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.*
225. The proposed rezoning will provide for people and communities social, economic and cultural wellbeing by providing a well-designed and sustainable rural residential development with transportation, infrastructure and servicing connections. The site has been assessed as a suitable option for rural residential development and can promote the sustainable management of natural and physical resources. It is considered that any adverse effects can be avoided, remedied or mitigated therefore resulting in less than minor adverse effects on the environment.
226. Section 6 identifies matters of national importance to be recognised and provided for. It is considered that none of these matters are relevant to the proposed rezoning.
227. Section 7 relates to 'other matters' which persons must have particular regard to. This submission for rezoning has given particular regard to (a) Kaitiakitanga, (b) the efficient use and development of natural and physical resources, (c) the maintenance and enhancement of amenity values and (f) maintenance and enhancement of the quality of the environment. The submission to rezone the site has had regard to these matters through the well-designed proposed Outline Development Plan, which has incorporated the natural features of the site, such as the water course, to ensure the maintenance of the quality of the environment and the amenity values.
228. Section 8 requires persons to take into account the principles of the Treaty of Waitangi. An assessment of the Mahaanui Iwi Management Plan has been undertaken in Section 11 of this report. It is considered that the proposed rezoning is consistent with the principles of the Treaty of Waitangi.
229. Overall, the submission to rezone the site is considered to achieve the principle and purpose of Part 2 of the RMA.

11. Conclusion

230. Pete and Lizzy Anderson ('the Submitters') are making a submission on the proposed Waimakariri District Plan. The submission is to rezone the site at 1 Tupelo Place, Swannanoa from the proposed Rural Lifestyle Zone to proposed Large Lot Residential Zone.
231. The purpose of this submission is to rezone the proposed Rural Lifestyle zoned land to Large Lot Residential zone to allow for integration and coordination of the increased rural residential zoning within the Swannanoa rural residential area to provide for rural residential growth of the District.

232. No changes are proposed to the Waimakariri District Plan objectives, policies. Changes are requested for minor amendments to some rules, and a change to the Planning Maps to show the site as Large Lot Residential Zone and to include a new Development Area with an Outline Development Plan.
233. The Section 32AA assessment in Section 7 of this report demonstrates that rezoning the land to proposed Large Lot Residential Zone is the most effective and efficient option for this site when considering the costs and benefits of the other option.
234. The assessment of environmental effects in Section 8 of this report identifies that adverse effects from the proposed rezoning and future rural residential development can be mitigated through detailed design at the time of subdivision consent and engineering approval and will be less than minor. The assessment also identifies that there are positive effects that would result from the proposal.
235. An assessment of the relevant National Policy Statements, CRPS, proposed District Plan and other statutory and non-statutory documents has been undertaken in accordance with Section 74 of the RMA which demonstrates that the proposal gives effect to all provisions. The proposal provides for the logical, integrated provision of rural residential growth in Swannanoa, and provides housing choice with respect to location and typology in the Waimakariri District and gives effect to the Large Lot Residential Zone overlay, whilst not precluding nearby land in the overlay from coming forward at a later date. The proposal is an efficient and effective use of the site, is able to be serviced, can mitigate potential adverse effects, can contribute positively to the amenity and housing choice in Swannanoa, and is consistent with Part 2 of the RMA in providing for sustainable use of resources for future generations.

In conclusion, for the reasons detailed throughout this report, the relief sought is rezone the submission site at 1 Tupelo Place, Swannanoa, to proposed Large Lot Residential Zone, to amend the planning maps to include the area as proposed Large Lot Residential Zone and insert the new ODP.

Appendix A. Outline Development Plan and Proposed Rule Changes



KEY



Road access point
Fixed location



Pedestrian link / route
Location may vary



No access to Tram Road
through this boundary



Existing waterway or drain



Existing house
To be retained



Sport and Active
Recreation Zone



Rural Lifestyle Zone



Large Lot Residential Zone

RE-ZONING SUBMISSION
1 TUPELO PLACE
500741

eliot
sinclair

Summary of Proposed Rule Changes

LLRZ-R3 Minor Residential Unit

Activity Status: Permitted

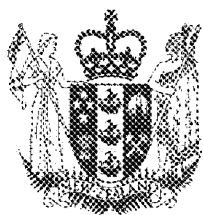
Where:

- access to, the minor residential unit shall be achieved from the same vehicle crossing as the principal residential unit on the site;
- the maximum GFA of the minor residential unit shall be ~~80m²~~ 120m² (~~excluding~~ including any area required for a car vehicle garage or carport up to a maximum of 40m²);
- there shall be only one minor residential unit per site; and
- a minor residential unit may only be established on a site where the average density of any minor residential unit and principal residential unit achieves an average site density of one residential unit per 5,000m² of site area.

LLRZ-BFS1 Site Density


1. Site density shall be a maximum of:
 - a. One residential unit per 5,000m² of net site area; or
 - b. One residential unit on any site less than 5,000m² for a residential unit existing before DATE (date the district plan becomes operative).
2. Rule does not apply to minor unit.

Appendix B. Record of Title



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **274737**
Land Registration District **Canterbury**
Date Issued 30 November 2007

Prior References

252787

Estate	Fee Simple
Area	4.7484 hectares more or less
Legal Description	Lot 16 Deposited Plan 367645

Registered Owners

Elizabeth Margaret Anderson and Peter Carl Anderson

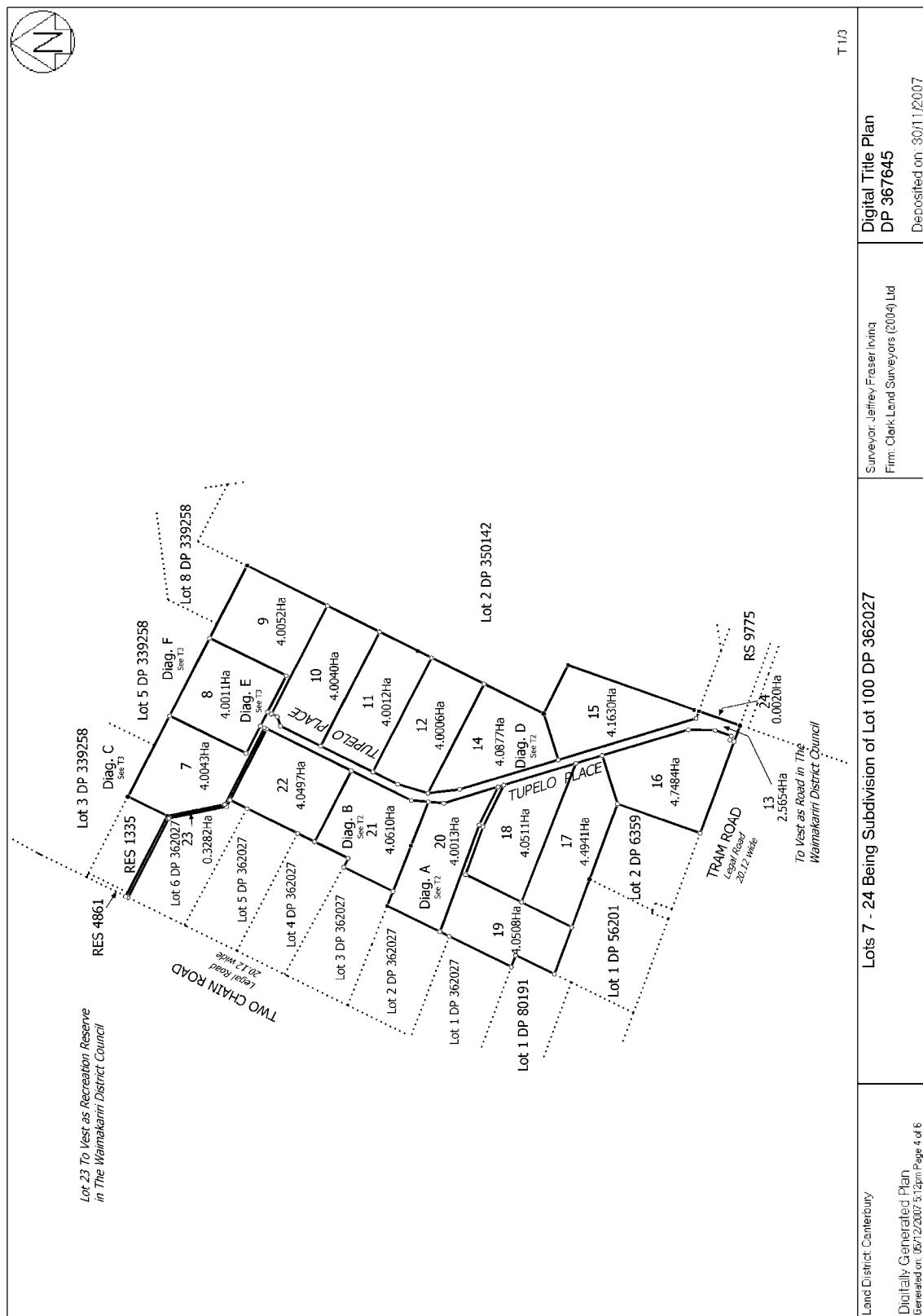
Interests

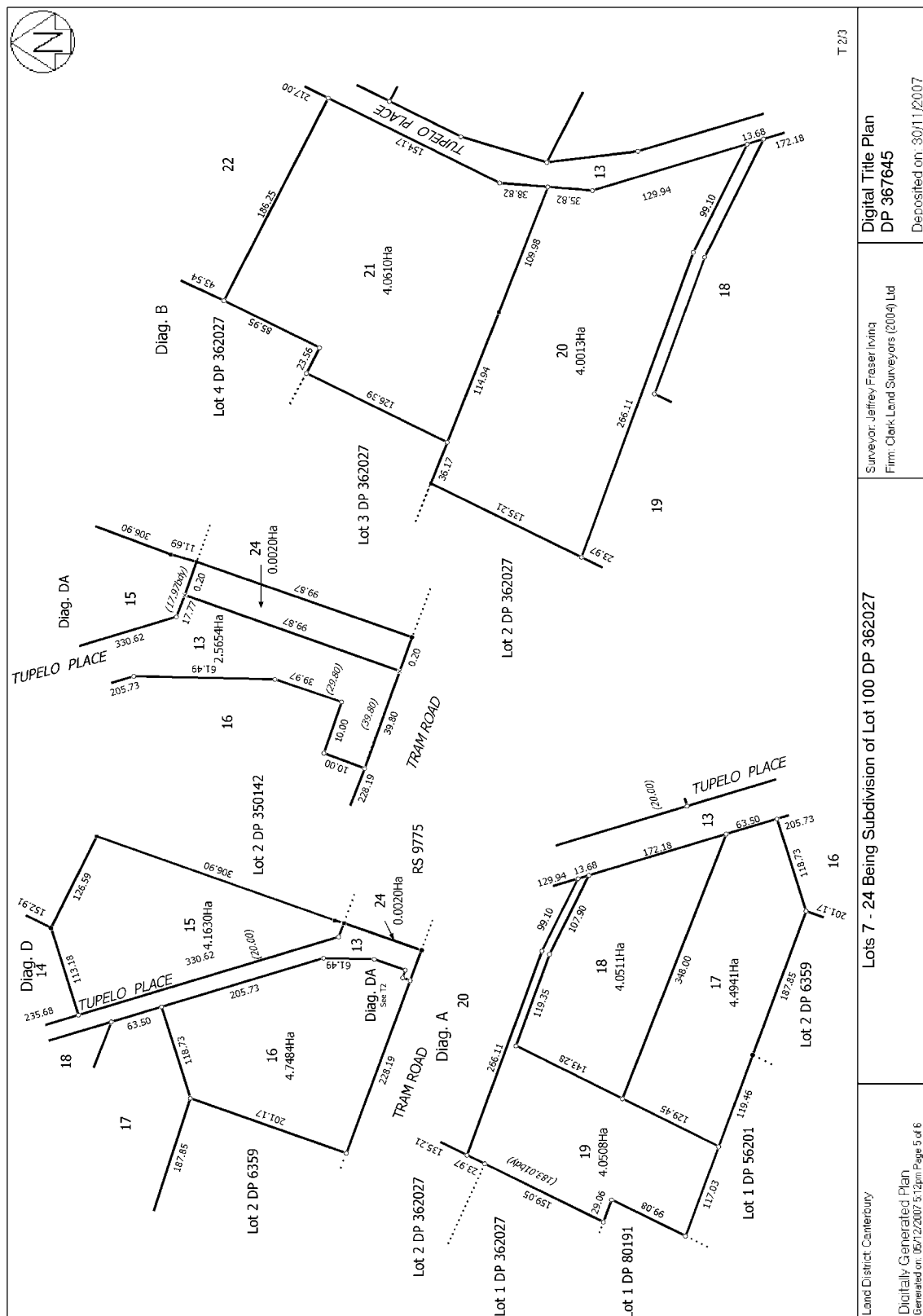
7020835.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 7.9.2006 at 9:00 am

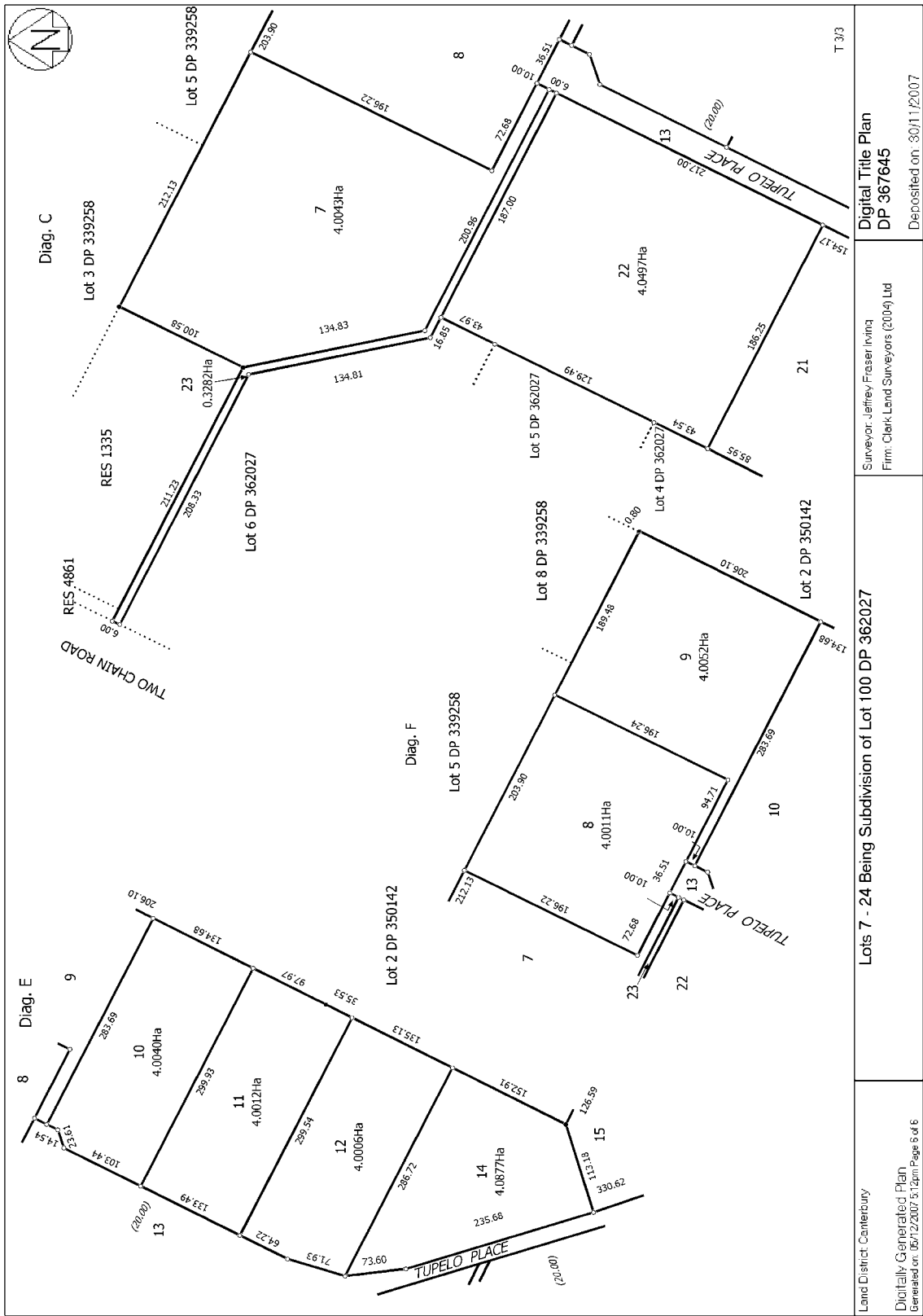
7637875.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 30.11.2007 at 9:00 am

Land Covenant in Easement Instrument 7637875.5 - 30.11.2007 at 9:00 am

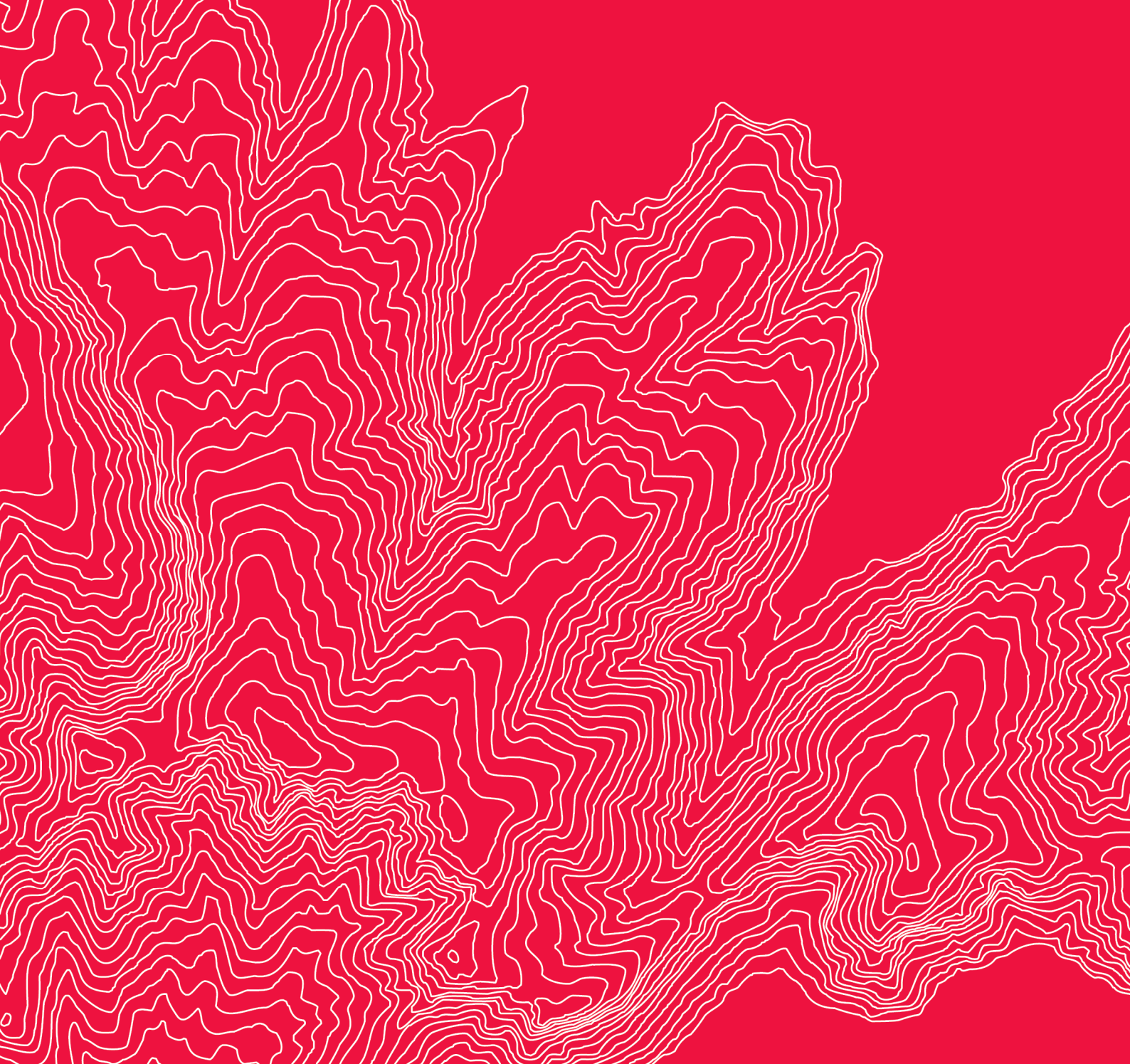
10885768.3 Mortgage to New Zealand Home Lending Limited - 1.9.2017 at 2:28 pm







Appendix C. Infrastructure Servicing Report



Infrastructure Servicing Report

**eliot
sinclair**

1 Tupelo Place, Swannanoa
Prepared for Pete and Lizzy Anderson
500741

Infrastructure Servicing Report

1 Tupelo Place, Swannanoa

Prepared for Pete and Lizzy Anderson

500741

Quality Control Certificate

Eliot Sinclair & Partners Limited

eliotsinclair.co.nz

Action	Name	Signature	Date
Prepared by:	Duncan Kemsley Civil Engineer BE(Hons) Civil CMEngNZ CPEng (Structural)		24 March 2021
Reviewed by:	Justin Finlay Civil Engineer BEng (Hons)		24 March 2021
Directed and approved for release by:	Claire McKeever Resource Management Planner Associate BSurv(Hons) MS+SNZ MNZPI		24 March 2021
Status:	Final		
Release date:	24/3/2021		
Reference no:	500741		
Distributed to:	Pete and Lizzy Anderson		

Limitations

This report has been prepared for Pete and Lizzy Anderson according to their instructions and for the particular objectives described in this report. The information contained in this report should not be used by anyone else or for any other purposes.

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1. Introduction

Eliot Sinclair has been engaged by Pete and Lizzy Anderson to prepare a submission to the Proposed Waimakariri District Plan, to request re-zoning of 1 Tupelo Place (the 'Site') from Rural to Rural-Residential zone. As part of this submission, Eliot Sinclair has investigated the serviceability of the Site for a theoretical rural residential subdivision in accordance with the relevant zone rules.

2. Existing Site

The Site is bordered by Tram Road to the south, Tupelo Place to the east, Swannanoa Domain to the west and a 4.5 hectare rural residential property to the north. The Submission Site is Lot 16 DP 367645 with a total area of 4.75 hectares. Refer to Figure 1 below.



Figure 1: Aerial imagery illustrating extents of the site for the proposed land change.

Our geotechnical Desktop Investigation indicates that the geology in this area comprises alluvial soils with groundwater encountered at around 8 metres to 10 metres below ground level.

There is an existing house on the site. A water race traverses the Site from the north eastern corner of the Swannanoa Domain through to Tupelo Place.

3. Potential for Development

The submission proposal has assessed a theoretical subdivision layout that involves separating the existing house onto an allotment of approximately 1.4 hectares.

The remaining land could be subdivided into 7 or 8 allotments ranging in size from 2500m² to 7000m² depending on the final selected layout and District Plan rules for zone density. A Road or Right of Way (ROW) would likely be formed off Tupelo Place to serve the lots. A pedestrian/cycle path would likely be formed off the end of the road to provide access to the Swannanoa Domain.

The water race that traverses the Site from the north eastern corner of the Swannanoa Domain through to Tupelo Place will be retained in its current state.

4. Earthworks and Clearing

A detailed topographical survey of the Submission Site has not been undertaken to-date. However, we have referred to publicly available LiDAR data and note that the Site is generally flat and slopes to the east at a grade of around 1:150.

Earthworks are likely to be undertaken to ensure all future allotments will drain towards the Road/ROW at a grade of 1/500. Soils required to raise ground levels will predominantly be sourced from the cuts required to form the roads or from the installation of services.

Earthworks will likely consist of stripping the turf layer and disposing off-site, followed by removing the topsoil layer onto a clean in situ subgrade. Once the subgrade has been approved by a suitability qualified Engineer, further cutting or filling can commence to meet the design levels. All earthwork areas will be finished with a layer of topsoil and seeded with grass to provide long term stability.

All earthworks will need to be undertaken in accordance with NZS 4431:1989 – Code of Practice for Earth Fill for Residential Development.

Accidental discovery protocols will be in place should any unexpected uncontrolled fill or contamination be encountered. Deeper localised excavations may also be instructed by the Inspection Engineer to remove unsuitable soils such as large tree roots or stumps.

An erosion, sediment, and dust management plan will be prepared and implemented in accordance with best practice and the recommendations from ECan's *"Erosion & Sediment Control Toolbox for Canterbury"*. The appropriate consents will be obtained from ECan should they be required for discharging of any stormwater for the construction phase in conjunction with subdivision and earthworks consents and engineering approvals from Waimakariri District Council.

5. Water Supply

The Site is in a restricted connection area and connections are limited to 2,000 litres/day. All lots would require a potable water storage tank on site designed in accordance with WDC's Engineering Code of Practice (ECP).

The existing network comprises a 150mm uPVC pipe along Tram Road and a 63mm PE submain along Tupelo Place. WDC have carried out preliminary modelling to investigate the feasibility of connecting an additional 7 or 8 lots to the main in Tupelo place which indicated that there is sufficient capacity.

The potable water supply network will need to be designed in accordance with the WDC ECP and SNZ PAS 4509:2008 New Zealand Fire Service Fire Fighting Water Supplies Code of Practice. The firefighting water supply classification will be FW2 in keeping with a residential area. Fire hydrants will be placed at no more than 135m intervals in accordance with this standard.

For WDC's water modelling purposes, we anticipate a water demand of 25.2 l/s based on the following calculations:

- Peak design flow as per section 7.5.4 of Chapter 7 of WDC's ECoP: 2m³/day or 0.023l/s/lot.
- Assuming 8 lots, this equates to approximately 0.19 l/s.
- For firefighting purposes, we assume a flow of 25 l/s in accordance with a FW2 fire water category to SNZ PAS 4509.
- 0.18 l/s + 25 l/s = 25.2 l/s.

We consider since there is only likely to be one water main connecting into the development from the existing WDC network, the full flow of 25.2 l/s needs to be considered from this proposed connection.

Other considerations:

- Pipe diameter: 63mm.
- Pipe roughness k_s : 0.06mm
- Full bore discharge velocity: 1.18 m/s.

We anticipate the above assumptions and considerations will aid WDC's water modelling and enable WDC to confirm pipe sizes for a proposed subdivision development once the final subdivision layout is confirmed.

In conclusion, WDC's preliminary modelling indicates that adequate capacity is available in their water supply to service the site.

6. Stormwater

Our geotechnical Investigation indicates that the geology in this area comprises alluvial soils with groundwater encountered at around 8 metres to 10 metres below ground level. This generally allows for disposal of stormwater to ground, as is common within the wider area.

The development will be designed to ensure secondary flows can be directed through the Site via the roading networks, likely towards Tupelo Place.

Stormwater from individual lots can be discharged via private soak pits constructed in accordance with the New Zealand Building Code and approved via the Building Consent process. Private soak pits within lots will be required to be designed to accommodate a 10% AEP 1hr event.

Discharge of stormwater from the Road/ROW and other hardstand areas outside of private lots will be via soak pits constructed as part of the subdivision construction for flows up to an AEP of 2% 1 hr event plus any additional discharge from individual soak pits where they have exceeded their capacity (i.e., a 2% AEP event minus a 10% AEP event). Sumps and pipes will be sized to ensure they meet the capacity demands. A consent from Environment Canterbury will be obtained to discharge stormwater to ground from the roads and other hardstand areas and will be transferred to WDC at the end of the Defects Notification Period specified by future subdivision consent and/or Engineering Approval issued by WDC. If required by ECan or WDC, treatment systems or proprietary devices could be specified and installed prior to the stormwater being discharged to the soakpit.

The site is suitable for soakage disposal of stormwater, the details of which can be determined at subdivision consent stage.

7. Sewer

The existing dwelling has its own septic tank and disposal field. This would remain in place when the subdivision is completed.

There is an existing 90mm PE wastewater pressure pipe on the southern side of Tram Road. A theoretical subdivision proposal could involve subdividing the site into an additional 7 or 8 allotments ranging in size from 2500m² to 7000m².

WDC are currently undertaking wastewater modelling to determine whether the existing pressure pipe will have capacity to accommodate any additional load. If the modelling indicates that the existing pipe does not have capacity, WDC have indicated that there is capacity at the Mandeville pump station to accept the wastewater discharge from the subdivision. However, as this would require

installation of a pipe approximately 3 kilometres in length, it is unlikely to be an economic option for a subdivision of this size.

The alternative is for each allotment to have its own septic tank and on-site disposal system. The systems would be installed when each house is constructed on the individual allotments. ECan Consents will need to be obtained by individual property owners for the discharge of the treated effluent to ground.

In conclusion, sewer servicing of the Site can be provided in accordance with Council standards or to the requirements of Building Consent and ECan Consent and does not pose an impediment to rezoning of the Site.

8. Roading

A new access is likely to be required along the Tupelo Place site frontage. The exact location of this access would need to satisfy the requirements of the District Plan and WDC Engineering Code of Practice (ECP). Traffic Engineering input may be required if the requirements of the District Plan and WDC ECP cannot be met at subdivision consent stage.

The subdivision will be accessed with either a Road (to be vested in Council as part of future subdivision consents) or ROW which will be designed and constructed in accordance with the WDC ECP. Specific detailing, such as a change in roading surface, may be adopted during detailed design to indicate a change in road hierarchy and/or to add visual amenity.

If a road to be vested in WDC is the preferred option, it would be a cul-de-sac road designed to the rural cul-de-sac requirements in Table 8.3 of WDC ECP Part 8: Roading, with a road reserve width of 20m and two 3m lanes. No provision will be made for on street parking, or on or off-road cycle/pedestrian facilities within the road reserve.

Provision for pedestrian and cycle access to Swannanoa Domain can be formed off the end of the new Road/ROW. Specific requirements for this can be agreed in consultation with WDC prior to starting detailed design. This access would provide convenient and safer access to the Swannanoa Domain and the Swannanoa School.

Roading access to the Site does not pose an impediment to rezoning of the Site and the detail for this can be confirmed at the time of a future subdivision consent.

9. Common Services (Power / Telecommunications / Gas)

Power and telecommunications services will be provided to service all allotments in accordance with utility company and industry standards at the time of development. All cables and ducts will be placed below ground, and kiosks will be placed within individual allotments.

Installation of reticulated gas services will not be provided.

Mainpower have provided a Capacity Letter confirming that their High Voltage Reticulation in the vicinity of the Site has the capacity to supply the proposed subdivision.

Chorus have confirmed that they:

'have infrastructure in the general land area that you are proposing to develop. Chorus will be able to extend our network to provide connection availability.'

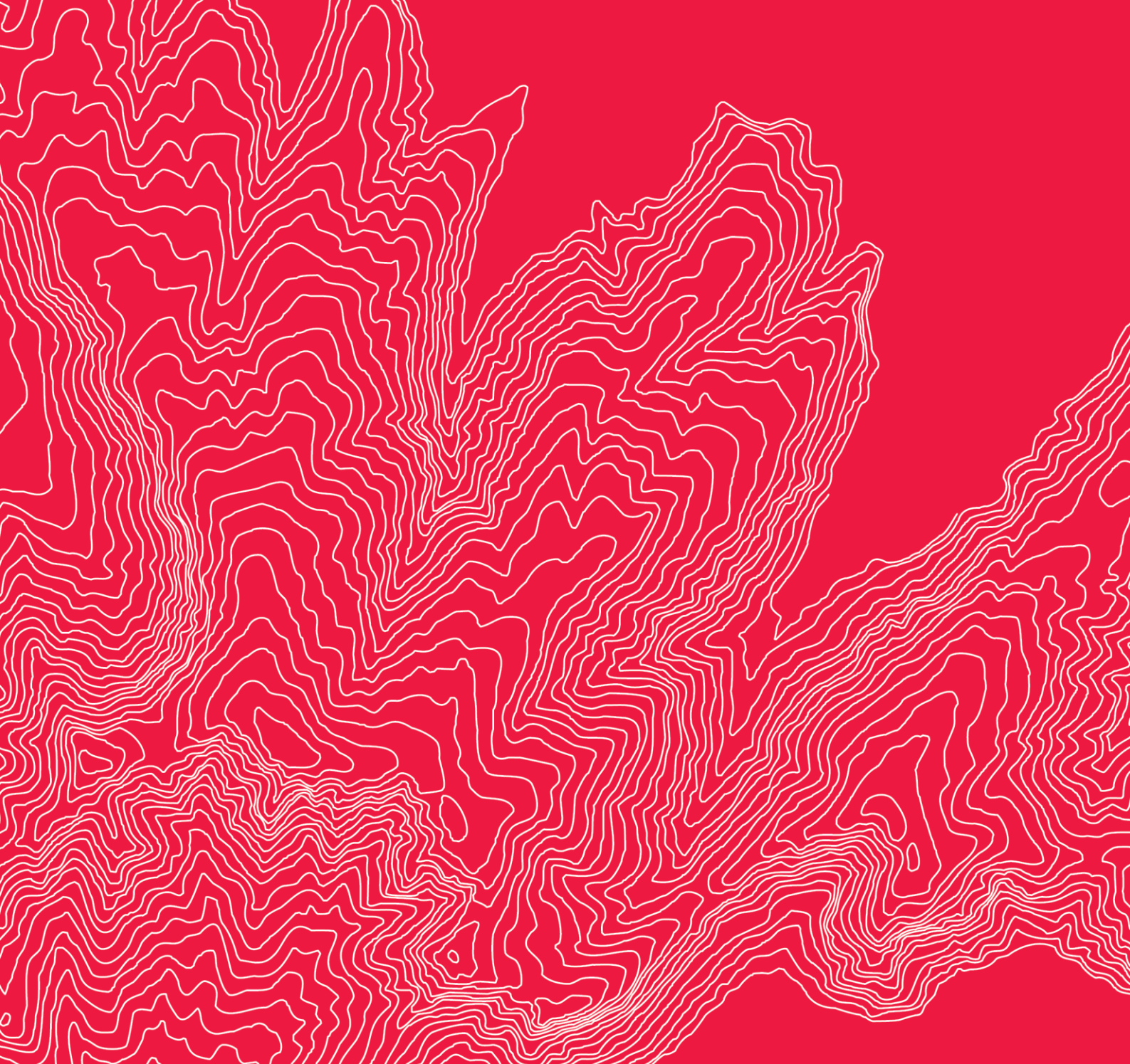
Common service designs will be provided to WDC for their approval and comment as part of the Engineering Approval process for the subdivision.

In conclusion, the Site can be serviced with communications and electricity. Reticulated gas will not be provided to the Site.

10. Conclusion

The site is able to be serviced for wastewater, stormwater, potable water, communications, and electricity subject to preliminary and detailed design in conjunction with appropriate Council consents being obtained. On this basis the submission for rezoning the land for additional rural-residential housing is able to be supported in respect of infrastructure and servicing capacity.

Appendix D. Natural Hazards Assessment



Natural Hazards Risk Assessment

**eliot
sinclair**

1 Tupelo Place, Swannanoa

Prepared for Pete and Lizzy Anderson

500741

Natural Hazards Risk Assessment

1 Tupelo Place, Swannanoa


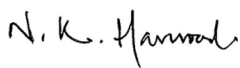
Prepared for Pete and Lizzy Anderson

500741

Quality Control Certificate

Eliot Sinclair & Partners Limited

eliotsinclair.co.nz

Action	Name	Signature	Date
Prepared by:	Will Keay Geotechnical Engineering Technician MSc (Geography) CAPM		3 May 2021
Directed and approved for release by:	Nick Harwood Geotechnical Engineer Principal BE(Hons) MSc DIC MInstD CMEngNZ CPEng		3 May 2021
Status:	Final Rev B		
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Appendix A. Flood Hazard Maps

1. Introduction

Eliot Sinclair & Partners Ltd was engaged by Pete and Lizzy Anderson to assess the risk of natural hazards at 1 Tupelo Place, Swannanoa [Lot 16 DP 367645] (the Site) and to report on the geotechnical suitability of the land for the proposed re zoning for rural-residential purposes.

The report is intended to be used as technical supporting documentation to support the Anderson's submission as part of the Waimakariri District Plan review process to confirm the site is not constrained in respect of future development at a higher density of housing associated with a successful rezoning submission.

We have also undertaken a PSI¹ at the site to assess potential contaminating land activities associated with the proposed rural residential zoning.

2. Reporting Requirements

The scope of the report is governed by the need to address the relevant requirements of the following documents:

- RMA, 1991; Section 106 – Natural Hazards²
- Ministry of Business, Innovation and Employment (MBIE), 2012: Repairing and Rebuilding Houses Affected by the Canterbury Earthquakes – Part D: Subdivisions³
- EQC / MBIE / Ministry for the Environment (MfE), 2017: Planning and Engineering Guidance for Potentially Liquefaction Prone Land⁴
- MfE, 2017: New matters to consider for resource consents and designations - Fact Sheet 10 re natural hazards⁵
- Waimakariri District Plan Rule 27⁶: Natural Hazards.
- Waimakariri District Council⁷: Engineering Code of Practice.

¹ Preliminary Site Investigation (PSI) for 1 Tupelo Place, Swannanoa prepared by Eliot Sinclair, ref 500741

² NZ Legislation <https://www.legislation.govt.nz/act/public/1991/0069/latest/DLM234389.html>

³ MBIE <https://www.building.govt.nz/building-code-compliance/canterbury-rebuild/repairing-and-rebuilding-houses-affected-by-the-canterbury-earthquakes/>

⁴ EQC / MBIE / MfE <https://www.building.govt.nz/building-code-compliance/b-stability/b1-structure/planning-engineering-liquefaction-land/>

⁵ MfE <https://www.mfe.govt.nz/publications/rma/resource-legislation-amendments-2017-fact-sheet-series>

⁶ Waimakariri District Council Plan – Retrieved in February 2021 from <https://waimakariri.isoplan.co.nz/eplan/#Rules/0/35/1/0>

⁷ Waimakariri District Council Engineering Code of Practice – Retrieved in February 2021 from <https://www.waimakariri.govt.nz/building-services/engineering-code-of-practice>

3. Scope of Work

The scope of work for this assessment comprised:

- Review available data from the New Zealand Geotechnical Database⁸ (NZGD), Canterbury Maps⁹ and the Institute of Geological & Nuclear Sciences (GNS) Active Faults Database¹⁰.
- A walkover inspection of the site.
- Assess the risk of material damage from potential natural hazards.
- Prepare a Natural Hazards Risk Assessment report to comment on the hazards using Section 106 of the Resource Management Act 1991, as a guide to summarise the general geotechnical conditions encountered across the site and assess the suitability of the re-zoning from a natural hazard perspective.

4. Proposed Activity

It is proposed to rezone the land from Rural Lifestyle Zone to proposed Large Lot Residential Zone.

5. Site Description

5.1. General

The site is located in Swannanoa. It comprises a total area of around 4.7 hectares. The property is accessed from Tupelo Place. The site is bounded by Tram Road to the south and existing rural property to the east and west (Figure 1). The site lies between the Ashley River (north) and the Eyre and Waimakariri Rivers (south).

5.2. Engineering Geology

The published geology for the area¹¹ indicates the site is underlain by brownish-grey river alluvium (Q2a).

The GNS Active Fault Database¹² indicates there are several active faults in the environs of the site, but no active faults at the site.

5.1. Land Classification

The MBIE residential technical category of the site is recorded as "N/A Rural & Unmapped". Properties in rural areas or beyond the extent of land damage mapping, and properties in parts of the Port Hills and Banks Peninsula have not been given a Technical Category.

The ECan liquefaction hazards mapping¹³ describes the site to have low liquefaction susceptibility.

⁸ New Zealand Geotechnical Database (NZGD) - <https://www.nzgd.org.nz/>

⁹ Canterbury Maps - <https://mapviewer.canterburymaps.govt.nz>

¹⁰ GNS Active Faults Database - <http://maps.gns.cri.nz/website/af/viewer.htm>

¹¹ GNS 250K geological units map New Zealand Geotechnical Database, retrieved February 2021.

¹² Geological and Nuclear Sciences (2004). Active Faults Database. Retrieved February 2021 from <http://maps.gns.cri.nz/website/af/viewer.htm>

¹³ <https://apps.canterburymaps.govt.nz/CanterburyLiquefactionHazards/>

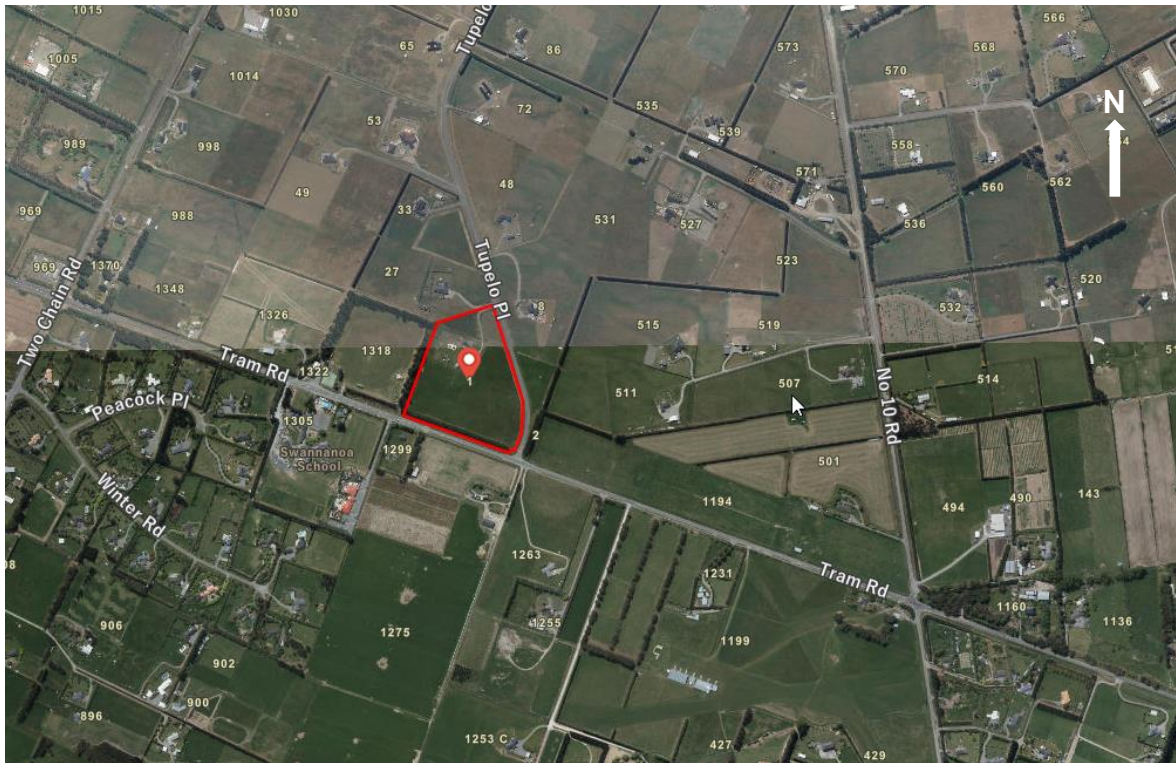


Figure 1: Site Location Plan, Source Canterbury Maps, 4 March 2021.

6. Site Inspection

A site walkover was conducted on 4th February 2021. The site has a water race located on the accessway to the property north of the residential dwelling. The residential dwelling has several structures including a barn, a chicken run and a children's playground. The areas surrounding the residential dwelling are fenced and lightly grazed paddocks.



Figure 2. Photo from the site visit on 4th February 2021 looking at the water race that runs underneath the main access way to the existing residential dwelling.



Figure 3. Some of the additional structures (4 February 2021)

7. Natural Hazards Risk Assessment

7.1. Introduction

Eliot Sinclair & Partners Ltd were engaged by Pete and Lizzy Anderson to assess the risk of Natural Hazards at 1 Tupelo Place, Swannanoa ('the site') and to report on the geotechnical suitability for the proposed rezoning to rural-residential land.

This report addresses the risk of natural hazards as they relate to the subdivision consent application under Section 106 of the Resource Management Act (RMA) as a guide to land suitability for re-zoning. An assessment of the risk from natural hazards requires a combined assessment of:

- The **likelihood** of natural hazards occurring (whether individual or in combination); and
- The **consequences** (material damage) that would result from natural hazards to land where the consent is sought, other land, or structures; and
- Any **likely subsequent use** of the land where the consent is sought that would **accelerate, worsen, or result in material damage**.

Decision-makers are required to consider the magnitude of risk of natural hazards, including natural hazards that have a high impact but low probability of occurrence. This will align assessments with the definition of 'effect' in Section 3 of the RMA.

The RMA defines natural hazards as:

Any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslide, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment¹⁴.

7.2. Risk assessment method

7.2.1. Principles

The natural hazards risk assessment is based on GNS's risk-based land use planning toolbox¹⁵. We have adapted the toolbox for the scale of the proposed rural - residential rezoning and for the purposes of the RMA s106 reporting requirements. We have also considered Section 71 of the Building Act (2004), which includes a consent 'test' of whether land is *likely* to be subject to damage from a natural hazard.

The approach taken for this risk assessment considers whether land is *likely to be subject to material damage from a natural hazard*, where "likely" has been determined to be a 1 in 100-year return period event, rather than an extreme event with a low probability of occurrence. There are inevitable inconsistencies in the definitions used by different agencies and in this instance, we note that GNS refers to a 1 in 100-year return period event as a "possible" event.

The GNS toolbox report notes that many land use planning objectives, policies, rules, and decisions are based around a likelihood assessment of a natural hazard, such as the 1 in 100-year return period event. Where information exists that enables us to consider other relevant levels of likelihood, we have included additional commentary e.g., for different design earthquake scenarios.

¹⁴ <https://www.mfe.govt.nz/publications/rma/resource-legislation-amendments-2017-fact-sheet-series>

¹⁵ <https://www.gns.cri.nz/Home/RBP/Risk-based-planning/A-toolbox>

7.2.2. Risk calculation

In accordance with GNS's approach the risk is calculated as the product of the *consequence* and the *likelihood*, with the two inputs drawn from the Consequence Table (GNS Figure 3.4) and the Likelihood Scale (GNS Figure 3.5), as presented below.

We have applied judgement and interpretation in the application of GNS's table to the scale and nature of the proposed re zoning.

For this assessment there are no social/cultural buildings to consider and the economic impacts are deemed not applicable. We use the 'Buildings' column as the basis to assess effects on integrity of building/s (i.e., their amenity and life-safety function), and the 'Lifelines' column as the basis to assess the effects on utilities servicing the building/s.

GNS Science Miscellaneous Series 07

Severity of Impact	Built				Economic	Health & Safety
	Social/Cultural	Buildings	Critical Buildings	Lifelines		
Catastrophic (V)	≥25% of buildings of social/cultural significance within hazard zone have functionality compromised	≥50% of affected buildings within hazard zone have functionality compromised	≥25% of critical facilities within hazard zone have functionality compromised	Out of service for > 1 month (affecting ≥20% of the town/city population) OR suburbs out of service for > 6 months (affecting < 20% of the town/city population)	> 10% of regional GDP	> 101 dead and/or > 1001 inj.
Major (IV)	11-24% of buildings of social/cultural significance within hazard zone have functionality compromised	21-49% of buildings within hazard zone have functionality compromised	11-24% of buildings within hazard zone have functionality compromised	Out of service for 1 week – 1 month (affecting ≥20% of the town/city population) OR suburbs out of service for 6 weeks to 6 months (affecting < 20% of the town/city population people)	1-9.99% of regional GDP	11 – 100 dead and/or 101 – 1000 injured
Moderate (III)	6-10% of buildings of social/cultural significance within hazard zone have functionality compromised	11-20% of buildings within hazard zone have functionality compromised	6-10% of buildings within hazard zone have functionality compromised	Out of service for 1 day to 1 week (affecting ≥20% of the town/city population people) OR suburbs out of service for 1 week to 6 weeks (affecting < 20% of the town/city population)	0.1-0.99% of regional GDP	2 – 10 dead and/or 11 – 100 injured
Minor (II)	1-5% of buildings of social/cultural significance within hazard zone have functionality compromised	2-10% of buildings within hazard zone have functionality compromised	1-5% of buildings within hazard zone have functionality compromised	Out of service for 2 hours to 1 day (affecting ≥20% of the town/city population) OR suburbs out of service for 1 day to 1 week (affecting < 20% of the town/city population)	0.01-0.09 % of regional GDP	≤ 1 dead and/or 1 – 10 injured
Insignificant (I)	No buildings of social/cultural significance within hazard zone have functionality compromised	< 1% of affected buildings within hazard zone have functionality compromised	No damage within hazard zone, fully functional	Out of service for up to 2 hours (affecting ≥20% of the town/city population) OR suburbs out of service for up to 1 day (affecting < 20% of the town/city population)	<0.01% of regional GDP	No dead No injured

Figure 3.4 Consequence table.

Level	Descriptor	Description	Indicative frequency
5	Likely	The event has occurred several times in your lifetime	Up to once every 50 years
4	Possible	The event might occur once in your lifetime	Once every 51 – 100 years
3	Unlikely	The event does occur somewhere from time to time	Once every 101 - 1000 years
2	Rare	Possible but not expected to occur except in exceptional circumstances	Once every 1001 – 2,500 years
1	Very rare	Possible but not expected to occur except in exceptional circumstances	2,501 years plus

Figure 3.5 Likelihood scale.

To take a risk-based approach, the consequences and likelihood need to be quantified to provide a level of risk. To achieve this, a matrix is used that incorporates the relevant risk level, expressed as the consequences multiplied by likelihood (GNS Figure 3.8). The risk then ranges from 1 (extremely low) to 25 (extremely high).

Likelihood	Consequences				
	1	2	3	4	5
5	5	10	15	20	25
4	4	8	12	16	20
3	3	6	9	12	15
2	2	4	6	8	10
1	1	2	3	4	5

Figure 3.8 Colour-coding the matrix based on level of risk (adapted from Saunders, 2012b).

GNS then suggests the treatment of the activity can be presented as follows (GNS Figure 3.9):

Level of risk	Consent
Acceptable	Permitted
Acceptable	Controlled
Tolerable	Restricted Discretionary
Tolerable	Discretionary
Intolerable	Non complying, prohibited

Figure 3.9 Level of risk and associated consent status (adapted from Saunders, 2012b).

GNS recommends that when assessing consequences, the final level of impact is assessed on the 'first past the post' principle, in that the consequence with the highest severity of impact applies.

7.3. Risk assessment

7.3.1. Earthquake shaking hazard

The earthquake shaking hazard is as defined in the New Zealand National Seismic Hazard Model (NSHM)¹⁶. The NSHM is a model that calculates the likelihood and strength of earthquake shaking occurring in different parts of New Zealand. The model is used by a variety of end-users to estimate the likely impact of earthquakes on New Zealand land, buildings, and infrastructure. This helps to understand the impact of earthquake hazard on society and increase resiliency.

Earthquake shaking can cause land instability and structural damage. The strength of earthquake shaking is incorporated into industry design guidance such as NZS1170, NZS3604 and NZGS/MBIE Module 6.

¹⁶ <https://www.gns.cri.nz/Home/Our-Science/Natural-Hazards-and-Risks/Earthquakes/National-Seismic-Hazard-Model-Programme>

The levels of earthquake shaking, and their associated likelihood considered in residential land and building developments are defined as:

- Serviceability Limit State (SLS) 1 in 25-year return period event = *Likely (5)*
- Intermediate Limit State (ILS) 1 in 100-year return period event = *Possible (4)*
- Ultimate Limit State (ULS) 1 in 500-year return period event = *Unlikely (3)*

For the proposed rezoning for residential usage and for the scenario with a newly designed and built residential building in place we determine the following for the 1 in 100-year return period event:

Consequence to Buildings Moderate (3)

Consequence to Services (lifelines) Moderate (3)

Consequence to H&S Minor (2)

Consequence (3) x Likelihood (4) = 12 i.e., the level of earthquake shaking risk is deemed tolerable.

Looking at a conservative scenario for proposed Lot 1 with its existing older building and for the ULS shaking scenario the risk is assessed as:

Consequence (5) x Likelihood (3) = 15 i.e., the level of earthquake shaking risk is deemed tolerable.

Note: the CES subjected thousands of residential buildings to ULS levels of shaking with no fatalities so we adopt an insignificant to minor H&S consequence i.e., maximum risk rating of 10.

Overall, the natural hazard risk due to earthquake shaking to the land, other land and structures is determined to be tolerable.

7.3.2. Earthquake fault rupture

Active faults are mapped on GNS's Active Faults Database¹⁷. The nearest mapped active fault is the Ashley Fault is located ~13km to the north of the property and the Cust Fault located ~15km to the northwest of the property.

Based on available data the site is located outside the minimum 20m fault avoidance zone that is recommended by the Ministry for the Environment¹⁸.

Consequences of a fault rupture through the site = Catastrophic (5).

Likelihood = Very rare (1).

Risk level = 5 (Acceptable)

¹⁷ <https://data.gns.cri.nz/af/>

¹⁸ <https://www.mfe.govt.nz/publications/rma/planning-development-land-or-close-active-faults-guideline-assist-resource>

7.3.3. Tsunami

Tsunami hazard mapping is provided by ECan¹⁹. The property is not located in a tsunami evacuation zone. According to ECan this means that in the event of a tsunami occupants:

- do not need to evacuate in a long or strong earthquake,
- do not need to evacuate during a warning from Civil Defence,
- may wish to open your home to family or friends who need to evacuate.

Consequences of a tsunami in Pegasus Bay = Insignificant (1).

Likelihood = Possible (4)

Risk level = 4 (Acceptable)

7.3.4. Erosion and sedimentation

Currently, there are no areas of material erosion or sedimentation at the site. Given the topography and soils of the site the risk of erosion and sedimentation is low.

The consequence for this risk assessment is assessed for a 1 in 100-year return period event storm event. Typically, stormwater capacity design on a residential site caters for a 1 in 50-year return period event storm event, so we are interested in the effects of the stormwater overland flow over and above the 1 in 50-year event.

Consequences of erosion or sedimentation assuming normal good practice design and development controls are implemented = Minor (2)

Likelihood = Possible (4).

Risk level = 8 (Acceptable)

7.3.5. Land Slippage

No evidence of land slippage was observed during our inspection and the site topography is flat. The site is not in a mapped mass movement area or vulnerable to rockfall or cliff collapse.

Consequences of land slippage assuming normal good practice design and development controls are implemented = Insignificant (1)

Likelihood = Rare (2)

Risk level = 2 (Acceptable)

7.3.6. Flooding

The site has very low gradient of fall to the east. The WDC flood hazard mapping for the site (see Appendix A) shows a few small areas of the property are considered a 'low' hazard in a 200-year flood event. The majority of the property is determined to be a 'very low' hazard area (Appendix A).

Flooding hazard categories can be classified as the following (as per the WDC description):

High Hazard: Extremely high depth and/or water velocity. Potential for significant damage to buildings due to scour, flotation and debris impact. Possible danger to personal safety. Evacuation by trucks and/or wading difficult. High potential for water ingress into buildings.

Medium Hazard: Depth greater than 0.3m. Evacuation by light vehicles difficult due to flotation. Wading generally possible. Small likelihood of damage to structures. Potential for water ingress into buildings.

¹⁹ <https://www.ecan.govt.nz/your-region/your-environment/natural-hazards/tsunamis/tsunami-evacuation-zones-and-warnings/>

Low Hazard: Depth less than 0.3m. Evacuation by all vehicles generally possible. Wading possible. Some potential for water ingress into sheds and other structures with floor levels at or near ground level.

WDC localised flood depth data suggests that in a 200-year event that depths will range from ~0.10m to ~0.55m on the site.

Data is also available on the WDC flood hazard map for a 500-year flood event. The patterns observed at the property for the 500-year event do not differ drastically in comparison to a 200-year event.

Consequences of flooding in the 'low' hazard areas assuming normal good practice design and development controls are implemented = Minor (2)

Likelihood = Unlikely (3)

Risk level = 6 (Acceptable)

Considering the potential flood hazard of this property, the site can be developed with suitable building platforms and floor levels to be confirmed at subdivision stage.

7.3.7. Subsidence

The site is predominately located on flat ground with alluvial derived soils. There were no areas of uncontrolled fill or unsuitable soils, such as peat or landfill materials observed or encountered in our site visit.

The ECan liquefaction hazards mapping²⁰ describes the site to have low liquefaction susceptibility.

Consequences of land subsidence assuming normal good practice design and development controls are implemented = Minor (2)

Likelihood = Unlikely (3).

Risk level = 6 (Acceptable)

Volcanic activity

There are currently 12 monitored active volcanic areas in the North Island that could potentially be a source of volcanic ash at the site.

Consequences of volcanic activity at the site = Catastrophic (5).

Likelihood = Very rare (1).

Risk level = 5 (Acceptable)

Consequences of volcanic ash deposition from North Island volcanic source = assumed Minor (2)

Likelihood = Unlikely (3).

Risk level = 6 (Acceptable)

7.3.8. Geothermal activity

Geothermal activity is not a recognised hazard in the Waimakariri district. We assess the risk to be acceptable for the purposes of land use planning.

²⁰ <https://apps.canterburymaps.govt.nz/CanterburyLiquefactionHazards/>

7.3.9. Climate change effects

The following is a summary of forecast climate change effects for Canterbury²¹:

- Sea level will rise.
- Seasonal mean minimum and maximum temperatures are projected to increase.
- Much of Canterbury is projected to experience a considerable increase in annual hot days per year.
- Canterbury is generally projected to observe moderate changes in future annual rainfall.
- The number of snow days reduces.
- Drought potential is projected to increase.
- Increases in annual mean wind speed are typically projected.
- Minimal change to annual mean relative humidity is generally projected.

7.3.10. Combinations of hazards

Common hazard combinations for a development of this nature include:

1. Flood + erosion + sedimentation + landslip
2. Earthquake + landslip
3. Earthquake + tsunami
4. Wind + fire
5. Wind + fire + drought

Specific comments on these common hazard combinations are as follows:

1. As discussed above, if normal good practice design and development controls are implemented then the combined hazard of flood, erosion, sedimentation and landslip (or sub-sets of these) are deemed to be acceptable.
2. To cater for earthquake-induced land instability, retaining walls should be designed in accordance NZGS/MBIE Module 6 *Earthquake resistant retaining wall design*²².
3. The tsunami risk at the site is assessed as acceptable irrespective of the location of the tsunami or earthquake source.
4. With the forecast climate change effects (see above) comes the expectation of increased fire hazard. It would be prudent for site development to include for water storage for fire suppression purposes.
5. As for Comment 4.

²¹ NIWA (2020) report at <https://www.ecan.govt.nz/your-region/your-environment/climate-change/climate-change-in-canterbury/>

²² <https://www.building.govt.nz/building-code-compliance/b-stability/b1-structure/module-6-earthquake-retaining-wall-design/>

8. Conclusions

We have conducted a natural hazard risk assessment to assess the risks of re-zoning the site. The natural hazards have been assessed with risk levels found to be acceptable or tolerable.

Providing normal good practice design and development controls are implemented at the time of further development we have found no risks from natural hazards that would prevent the rezoning of the site to Rural-Residential.

9. Disclaimer

Comments made in this report are based on information shown on the NZGD, Canterbury Maps, GNS's Active Faults Database, our inspection of the site and geotechnical testing, and the Ministry of Business, Innovation and Employment's (MBIE) December 2012 guidelines.

Whilst every care was taken during our interpretation of the subsurface conditions, there may be subsoil strata and features that were not detected. Additionally, on-going seismicity in the general area may lead to deterioration or additional ground settlement that could not have been anticipated at time of writing of this report. The exposure of such conditions, or occurrence of additional strong seismicity, or any future update of MBIE's guidelines may require review of our recommendations or further investigations. Eliot Sinclair should be contacted if this occurs to confirm the recommendations of this report remain valid.

This report has been prepared for the benefit of Pete and Lizzy Anderson (the property owner) and the Waimakariri District Council. This report is specifically prepared to support the submission for the rezoning of the site and should not be used to support any future consent application without prior review and approval by Eliot Sinclair.

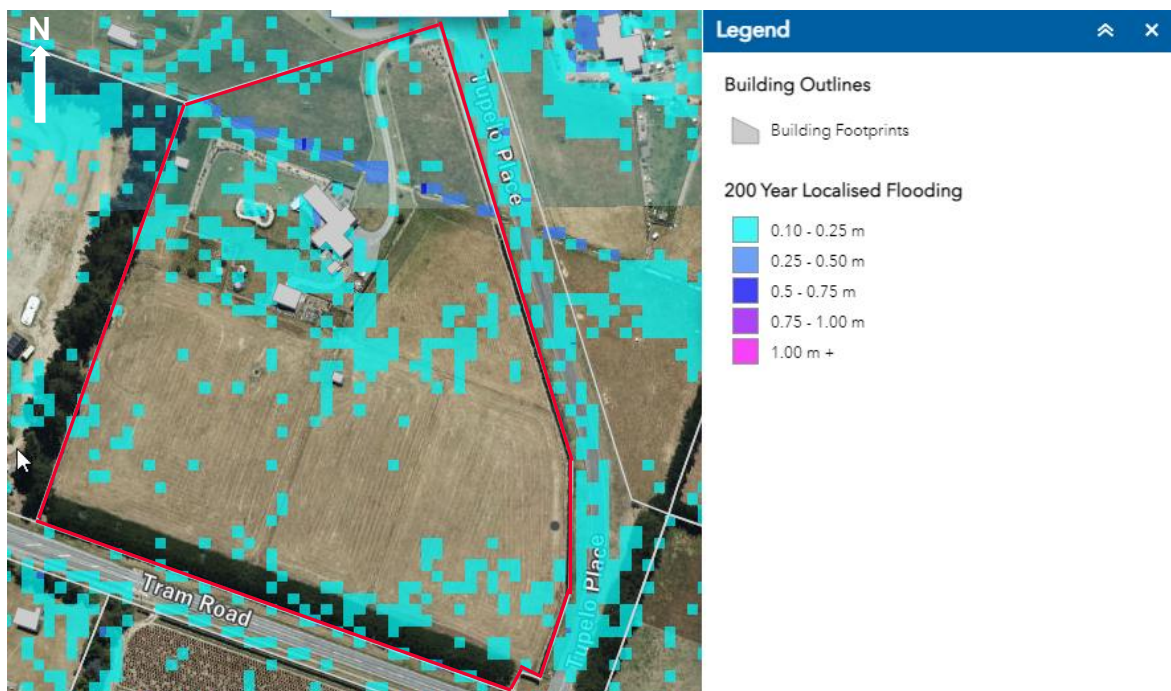
No liability is accepted by this company or any employee of this company with respect to the use of this report by any other party or for any other purpose other than what is stated in our scope of work.

Appendix A. Flood Hazard Maps

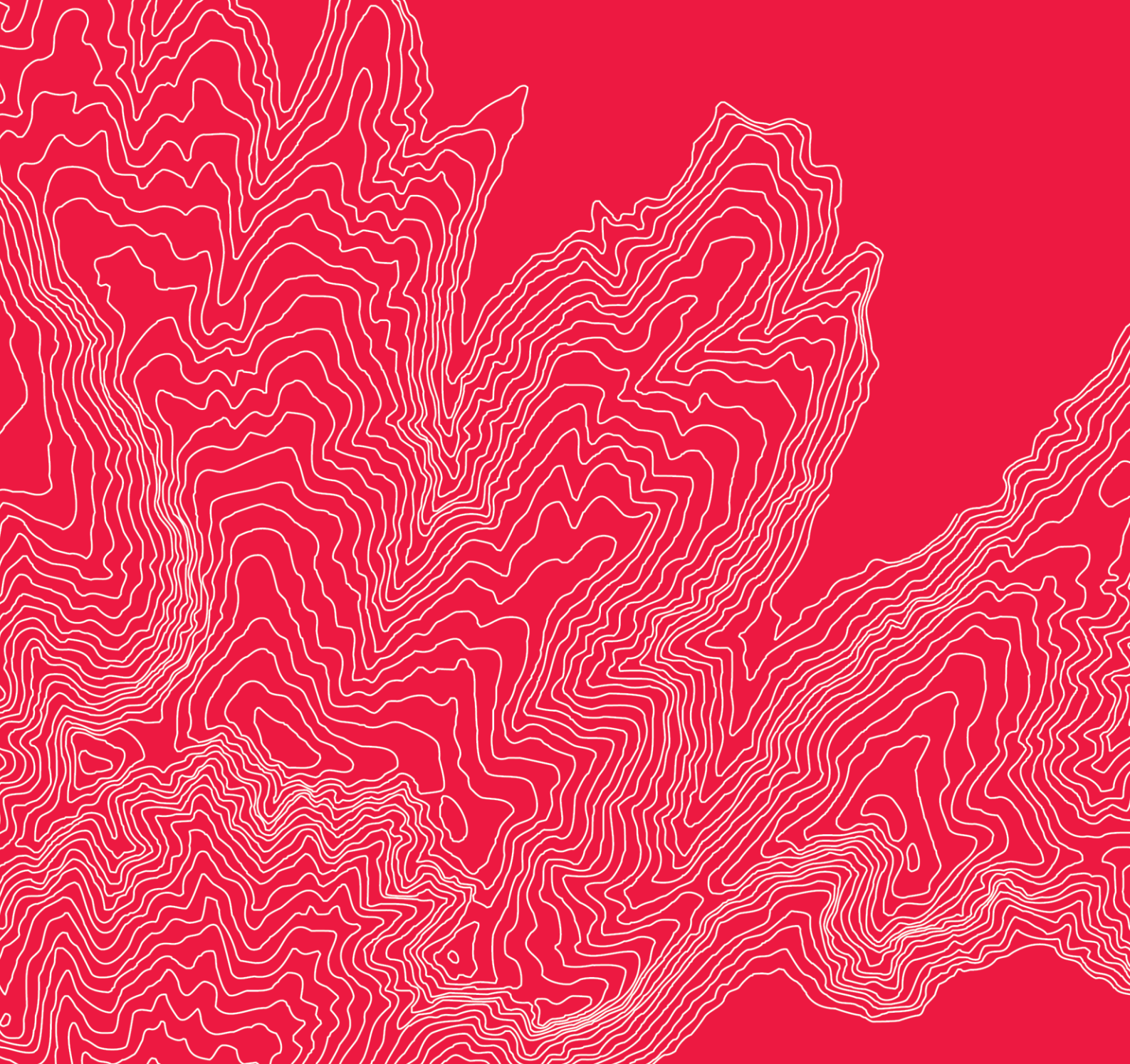
A) 200 Year Flooding Hazard Map (Source: Waimakariri District Council).



B) 200 Year Localised Flood Depth Map (Source: Waimakariri District Council).



Appendix E. Preliminary Site Investigation



Preliminary Site Investigation (PSI)

**eliot
sinclair**

1 Tupelo Place, Swannanoa

Prepared for Pete and Lizzy Anderson
500741

Preliminary Site Investigation (PSI)

1 Tupelo Place, Swannanoa

Prepared for Pete and Lizzy Anderson

500741

Quality Control Certificate

Eliot Sinclair & Partners Limited

eliotsinclair.co.nz

Action	Name	Signature	Date
Prepared by:	Will Keay Geotechnical Engineering Technician MSc (Geography) CAPM		3 May 2021
Reviewed by:	Kristel Franklin Engineering Geologist MSc (HAZM) BSc (Geology) CMEngNZ PEngGeol SQEP		3 May 2021
Directed and approved for release by:	Nick Harwood Geotechnical Engineer Principal BE(Hons) MSc DIC MInstD CMEngNZ CPEng		3 May 2021
Status:	Final Rev B		
Release date:	5 November 2021		
Reference no:	500741		
Distributed to:	Pete and Lizzy Anderson		

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Executive Summary

Site Address	1 Tupelo Place, Swannanoa
Legal Description	Lot 1 DP 367645
Site Area	~4.7 hectares
Local Authority	Waimakariri District Council
Owner	Pete and Lizzy Anderson
Proposed Activity	Rural Residential Re-zone Request as part of Waimakariri District Plan Review.
Historical and current land uses	Rural residential and rural
Current Zoning	Rural Zone
Proposed Zoning	Rural Residential
Adopted NESCS land use scenario	Rural Residential (25% produce)
HAIL activities identified during site history review, site inspection and owner interview	No HAIL activities identified
Conclusions and Recommendations	<p>This PSI is based on a review of Council records, Environment Canterbury records, historical aerial images, and Eliot Sinclair's site walkover inspection in February 2021.</p> <ul style="list-style-type: none">• No HAIL activities have been identified across the site.• No further contamination investigation or assessment is currently required under the NESCS for the proposed activity.• We consider it highly unlikely that there will be a risk to human health given the intended land use (rezoning) due to the absence of a contaminant source or any HAIL activities.• It is recommended that if any unusual or contaminated materials are encountered during any future site works that the requirements of the Accidental Discovery Protocol provided in this report are followed.

1. Introduction

Eliot Sinclair & Partners Ltd was engaged by Pete and Lizzy Anderson to undertake a Ground Contamination Assessment: Preliminary Site Investigation (PSI) at 1 Tupelo Place, Swannanoa.

The purpose of the PSI is to support a zone change application.

We have also undertaken a natural hazards risk assessment¹ at the site as part of the technical supporting documentation for the proposed rezoning.

2. Objective and Scope

The objective of the investigation was to prepare in accordance with MfE's Contaminated Land Management Guidelines (CLMG) No. 1 and 5², and the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health, Regulations 2011 (NESCS).

The scope comprises:

- Reviewing Environment Canterbury's (ECan) Listed Land Use Register (LLUR) and resource consent database.
- Reviewing historical and recent aerial images of the area taken between 1940 and 2018.
- Reviewing information from the Waimakariri District Council (WDC) property file.
- Conducting a site walk over.
- Compilation of the findings in accordance with the NESCS and MfE's Contaminated Land Management Guidelines 1 and 5.

3. Site Identification

Site identification details are provided in Table 1.

Table 1: Site Identification

Details	
Street address	1 Tupelo Place, Swannanoa
Legal description	Lot 1 DP 367645
Locality map	Refer to Figure 1 below.
Current site plan	Refer to Figure 2 below.

The site is located to the west of Kaiapoi township. It comprises a total area of around 4.7 hectares. The property is accessed from Tupelo Place. The site is bounded by Tram Road to the south and existing rural property to the east and west (Figure 1). The site lies between the Ashley River (north) and the Eyre and Waimakariri Rivers (south).

¹ Natural Hazards Risk Assessment for 1 Tupelo Place, Swannanoa prepared by Eliot Sinclair, ref 500741.

² Ministry for the Environment (MfE) 2011. Contaminated Land Management Guidelines No. 1. Reporting on Contaminated Sites in New Zealand. No. 5: Site Investigation and Analysis of Soils (Revised 2011).

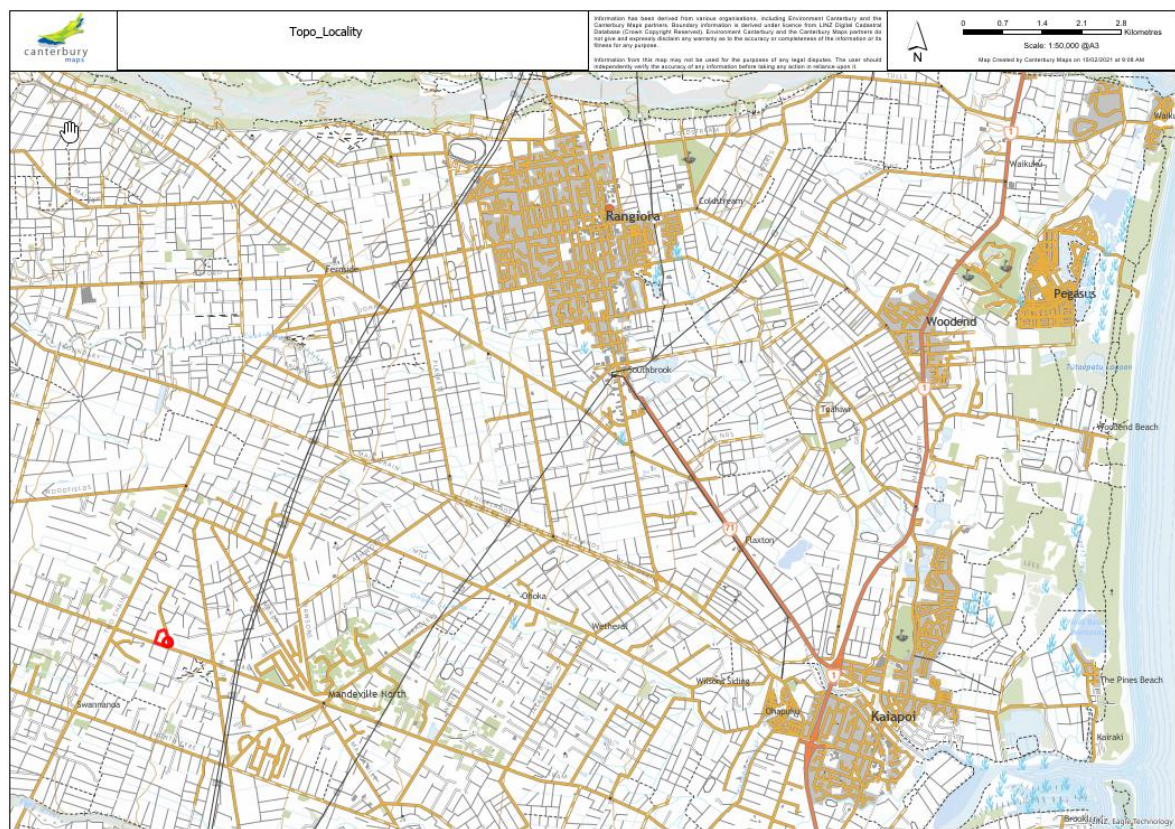


Figure 1. Topographic locality map with property depicted in red (located near bottom left). Source: Canterbury Maps (February 2021).



Figure 2. Current site plan showing the property boundary (red) and existing buildings/dwellings. Source: Canterbury Maps (February 2021).

4. Site Condition and Surrounding Environment

A dwelling is located near the northern end of the site and outbuildings/sheds are present to the south of the dwelling. A water race is located on the accessway to the property. The areas surrounding the property are fenced and hedged.

The environmental setting of the site is summarised in Table 2.

Table 2: Environmental setting

1 Tupelo Place, Swannanoa

Current land use	Rural residential
Neighbouring land use	Rural
District plan zoning	Rural
Adopted NESCS land use scenario	Rural residential (25% produce)
Geology	Brownish-grey river alluvium (Q2a)
Surface water	Drain present immediately north of the residential dwelling. This can be seen on the aerial and in site images.
Groundwater	~8-10m depth to groundwater interpreted from information available from Canterbury Maps
Topography	Flat

5. Proposed Activity

It is proposed to rezone the land from Rural Lifestyle Zone to proposed Large Lot Residential Zone.

6. Site History

6.1. Review of Waimakariri District Council (WDC) Information

The WDC property file was reviewed in March 2021. The property file contained consents, plans and inspection files for the construction of the existing residential dwelling (files dated 2011-2012) and the addition of a shed in 2017.

No HAIL activities were identified.

6.2. Review of Environment Canterbury information

6.2.1. Listed Land Use Register (LLUR)

The LLUR is a database containing records of contaminated, potentially contaminated and remediated (previously contaminated) sites in Canterbury. It is not an exhaustive database, i.e., an unregistered site does not confirm that there have never been any HAIL activities undertaken on the site in the past.

The property is not listed on the LLUR.

6.2.2. Resource consents database

The site and neighbouring properties have resource consents allowing for wastewater septic tank discharges from the residential dwellings.

No HAIL activities were identified.

6.3. Review of aerial photographs

Aerial images from the ECan GIS were reviewed to identify previous land-uses and potential HAIL activities between 1940 and 2018. The reviewed images are attached in Appendix A and the observations are summarised in Table 3

Table 3: Reviewed aerial images (source: ECan GIS).

Aerial date	Land use, site features, identified HAIL area(s)
1940-2004	Farmland with no visible changes.
2010-2015	Residential buildings and roading infrastructure become visible.
Latest	Further structures added on property.

6.4. Site observations

The site was visited on 4th February 2021 by Eliot Sinclair Environmental Scientists. The following was noted:

- A waterway/water race to the north of the residential dwelling.
- The other structures (aside from the residential dwelling) on the property appear to be a barn, an aviary, and a playground.
- The land beyond the residential dwelling is currently primarily used for sheep grazing.
- An organic stockpile was observed that may periodically be burned – no rubbish or treated timber observed and accordingly is assessed as non-HAIL.

Representative photographs taken during the site visit are attached in Appendix B.

6.5. Owner interview

No HAIL activities were identified by the current site owners.

7. Conceptual Site Model

A conceptual site model helps to identify whether or not a complete exposure pathway exists. An exposure pathway must include a contaminant source, a transport mechanism and a receptor. If one of these components does not exist, or can be removed, then the exposure pathway is incomplete. If the exposure pathway is incomplete, then there is little risk to human health at the specified location.

A desktop review of the site history and walkover revealed that due to the absence of a contaminant source the exposure pathway is incomplete, and no further assessment required.

8. Conclusion and Recommendations

This PSI is based on a review of Council records, Environment Canterbury records, historical aerial images, and Eliot Sinclair's site walkover inspection on 4th February 2021.

- No HAIL activities have been identified across all the proposed allotments.
- No further contamination investigation or assessment is currently required under the NESCS for the proposed activity.
- We consider it highly unlikely that there will be a risk to human health given the intended activity (rezoning) due to the absence of a contaminant source or any HAIL activities.
- It is recommended that if any unusual or contaminated materials are encountered during any future site works that the requirements of the Accidental Discovery Protocol provided in this report are followed.

9. Accidental Discovery Protocol

If any of the following materials are encountered during any future earthworks, then we recommend the actions be followed.

- Stained or odorous soil (e.g. black, green, grey; or smells of rotting organic material, petroleum hydrocarbons or solvents)
- Slag, ash, charcoal
- Rubbish comprising putrescible waste, or hardfill, or treated timber, or agrichemicals, etc
- Potential asbestos containing-material (for example fragments from cement fibre sheets, or loose fibres from insulation, etc.)

Recommend actions:

- Excavation and earthworks cease, the site secured to stop people entering the area where potential contamination was encountered, and then:
- Contact a contaminated land specialist for further advice. If required, **Eliot Sinclair (03) 379 4014** can inspect the area, assess the material determine if it is contaminated or hazardous, and then determine a practical course of action.

This report does not relieve contractors and landowners of their responsibilities under the Health and Safety at Work Act 2015.

10. Limitations

The comments made in this report are based on a desktop review, site walkover inspection in February 2021 and discussions with the current site owner. It is possible these information sources may not provide a complete or accurate assessment of the entire site. As a result, Eliot Sinclair provides this information on the basis that it does not guarantee that the information is complete or without error and accepts no liability for any inaccuracy in, or omission from, this information.

All reasonable effort has been made to ensure that the conclusions drawn in this report are correct at the time of reporting. However, the activities described on the HAIL may change in the future as knowledge about potentially hazardous activities develops over time.

It is possible there may be unidentified subsoil conditions that are not obvious from the information obtained by our investigations and site inspection, and that differ from the conclusions of this report. Should unusual geotechnical conditions be encountered during future earthworks such as historical uncontrolled fill materials, then Eliot Sinclair should be advised. They can review any new information and to advise if the recommendations of this report are still valid.

This report has been prepared for the benefit of Pete and Lizzy Anderson. No liability is accepted by this company or any employee of this company with respect to the use of this report by any other party or for any other purpose other than what is stated in our scope of work.

This report does not relieve contractors of their responsibilities under the Health and Safety at Work Act 2015. Site conditions relevant to construction works should be assessed by contractors who can make their own interpretation of the factual data provided. They should perform any additional tests as necessary for their own purposes, at their own expense.

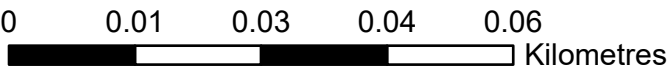
Appendix A. Historical Aerial Images



Canterbury Maps

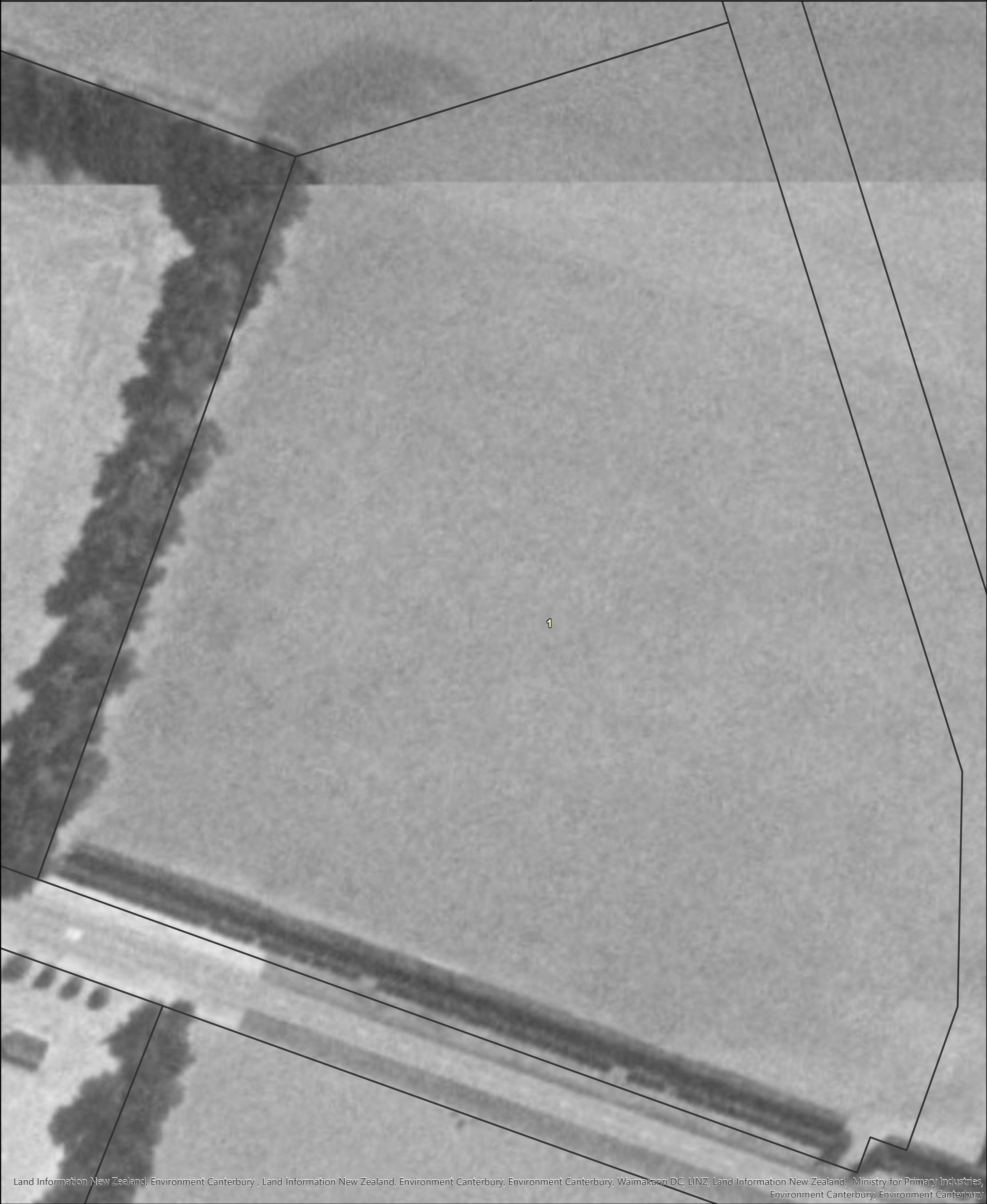
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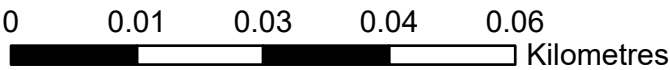




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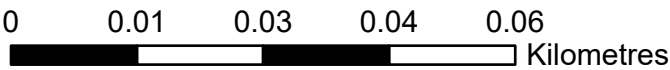




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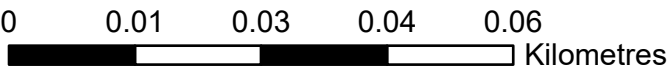




Canterbury Maps

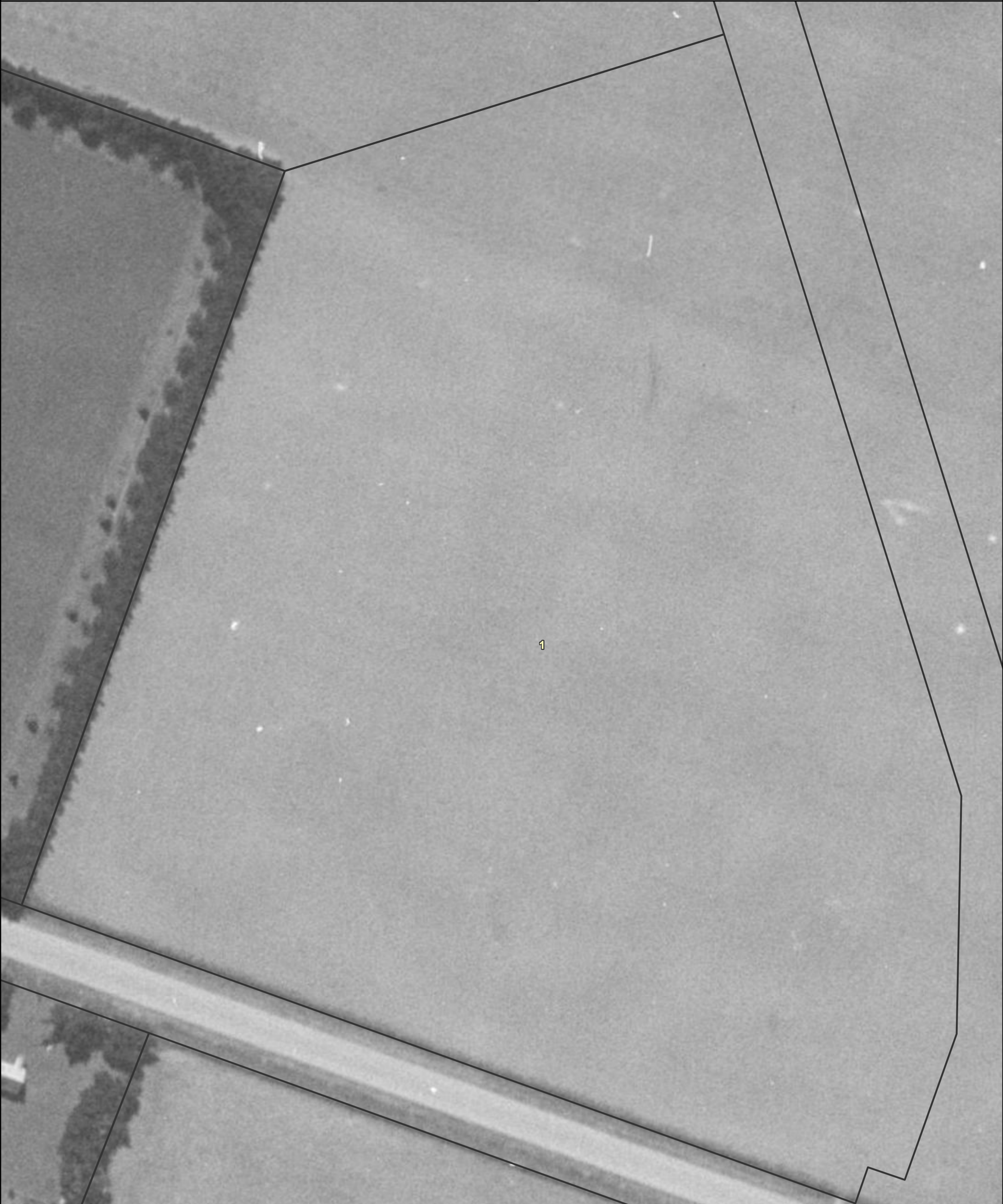
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Appendix B. Site Photographs (4 February 2021)



A) Image of the site looking south/south west showing a farm shed in the foreground and a chicken coop/aviary in the background.



B) Image of the site looking in a westerly direction. The chicken coop/aviary to the left and the children's play area to the right. The property boundary is near the taller trees in the background.



C) Image of the of the site looking south east. The property boundary and main access road is located near the red brick entrance way in the background.

Appendix F. Assessment of Canterbury Regional Policy Statement

The Canterbury Regional Policy Statement sets out objectives, policies and methods to resolve resource management issues in Canterbury. Chapter 5 (Land Use and Infrastructure) and Chapter 6 (Recovery and Rebuilding of Greater Christchurch) are most relevant to this Submission.

Chapter 5 – Land Use and Infrastructure, address resource management issues associated with urban and rural-residential development across the entire Canterbury region. Within Chapter 5, the objectives and policies that include Greater Christchurch are notated as 'Entire Region' and those which are not relevant to Greater Christchurch are noted as 'Wider Region'.

Chapter 6 – Recovery and Rebuilding of Greater Christchurch focuses on metropolitan areas of Greater Christchurch and the rural areas between Rangiora, Rolleston and Lincoln. The objectives, policies and methods in Chapter 6 take precedence within the Greater Christchurch area. Chapter 6 provides a resource management framework for the recovery of Greater Christchurch, to enable and support earthquake recovery and rebuilding, including restoration and enhancement, for the area through to 2028. The purpose of Chapter 6 is to enable recovery by providing for development in a way that achieves the purpose of the Resource Management Act 1991.

Chapter Summary

CRPS 2013 Chapters	Assessment of re-zoning 1 Tupelo Place
Chapter 1 – Introduction	Chapter 1 does not contain any objectives or policies
Chapter 2 – Issues of Resource Management Significant to Ngāi Tahu	The proposal recognises that Te Rūnanga o Ngāi Tahu is the iwi authority and Ngāi Tūāhuriri are recognised mana whenua of Waimakariri District. Assessments of relevant documents have not identified that the submission site contains wahi tapu and other taonga.
Chapter 3 – Resource Management Processes for Local Authorities	This chapter discusses the working relationship of the Regional Council and the District Council. The proposal does not undermine the ability for these matters to be achieved.
Chapter 4 – Provision for Ngāi Tahu and their relationship with resources	This chapter sets out the tools and processes that the Canterbury Regional Council will use to engage with Ngāi Tahu as tangata whenua in the management of natural and physical resources. The proposal does not undermine the ability for these matters to be achieved.

CRPS 2013 Chapters

Assessment of re-zoning 1 Tupelo Place

Chapter 5 – Land use and infrastructure	<p>The proposed rural residential rezoning will achieve a consolidated and well-designed future development adjoining the existing township. The proposal will enable people and communities to provide for their wellbeing by maintaining the quality of the rural environment and environmental values, avoiding adverse effects, and providing a range of housing choice.</p> <p>A more detailed assessment of Chapter 5 is provided in the separate table below.</p> <p>The submission is consistent with the relevant Objective of this Chapter.</p>
Chapter 6 – Recovery and Rebuilding of Greater Christchurch	<p>The proposal is located in Greater Christchurch as shown on Map A of Chapter 6. The proposal is consistent with the relevant objectives and policies.</p> <p>A more detailed assessment of Chapter 6 is provided in the separate table below.</p>
Chapter 7 – Fresh Water	<p>The proposed rezoning will not impact upon water flow, groundwater levels or allocation regimes and does not impact on providing sufficient quantities of water in water bodies.</p> <p>The submission is consistent with this Chapter.</p>
Chapter 8 – The Coastal Environment	<p>The submission site is not located in a coastal environment.</p>
Chapter 9 – Ecosystems and Indigenous Biodiversity	<p>The site is located in the Ecological District Low Plains as shown on the proposed Waimakariri District Plan. The site is predominantly grassed and has no ecosystems or indigenous biodiversity. Chapter 9 is not considered relevant.</p>
Chapter 10 – Beds of rivers, lakes and their riparian zones	<p>The water race running through the site will not be adversely affected by the proposed rezoning and future subdivision.</p> <p>The submission is consistent with this Chapter.</p>
Chapter 11 – Natural Hazards	<p>Natural hazards associated with the submission site have been assessed as part of the Geotechnical Report supporting this application. The site is considered suitable for the rezoning from a geotechnical and natural hazards perspective.</p> <p>The submission is consistent with this Chapter.</p>

CRPS 2013 Chapters

Assessment of re-zoning 1 Tupelo Place

Chapter 12 – Landscape	<p>The site is not located within or identified as an outstanding natural feature or landscape.</p> <p>The submission is consistent with this Chapter.</p>
Chapter 13 – Historic Heritage	<p>The proposed rezoning will not cause the loss of any historical or heritage sites, buildings, places and areas.</p>
Chapter 14 – Air Quality	<p>The proposal will not cause a deterioration of ambient air quality.</p>
Chapter 15 – Soils	<p>The proposal will not result in soil erosion, sedimentation of water bodies or the loss of significant vegetation cover.</p>
Chapter 16 – Energy	<p>There are currently no public transport routes near the site. Good urban design will provide efficient use of the site and vehicular connectivity to Waimakariri and Greater Christchurch.</p>
Chapter 17 – Contaminated Land	<p>The application site has been investigated and is not considered to be contaminated. The proposed rezoning will not introduce activities that will cause contamination of natural resources.</p>
Chapter 18 – Hazardous Substances	<p>The Hazardous Substances chapter is not considered relevant.</p>
Chapter 19 – Waste Minimisation and Management	<p>The Waste Minimisation and Management chapter is not considered relevant.</p>

Chapter 5 – Land Use and Infrastructure

CRPS 2013 Chapter 5 Relevant Objectives and Policies

Assessment of re-zoning 1 Tupelo Place

Objective 5.2.1 Location, Design and Function of Development (Entire Region)

Development is located and designed so that it functions in a way that:

1. Achieves consolidated, well designed and sustainable growth in and around existing urban areas as the primary focus for accommodating the region's growth; and
2. Enables people and communities, including future generations, to provide for their social, economic and cultural well-being and health and safety; and which:
 - 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 continued safe, efficient and effective use of regionally significant infrastructure;
 - g. Avoids adverse effects on significant natural and physical resources including regionally significant infrastructure, and where avoidance is impracticable, remedies or mitigates those effects on those resources and infrastructure;
 - h. Facilitates the establishment of papakāinga and marae; and
 - i. Avoids conflicts between incompatible activities.

Despite Swannanoa not being a defined urban area as per the CRPS, the proposed rural residential rezoning will achieve a consolidated and well-designed future development adjoining the existing township.

The proposal will enable people and communities to provide for their wellbeing by maintaining the quality of the rural environment and environmental values, avoiding adverse effects, and providing a range of housing choice.

The proposal will not enable the current rural activity of the site to continue, however it is noted that the site is not currently used for primary production.

Chapter 6 – Recovery and Rebuilding of Greater Christchurch

CRPS 2013 Chapter 6 Relevant Objectives and Policies

Objective 6.2.1 Recovery Framework

Recovery, rebuilding and development are enabled within Greater Christchurch through a land use and infrastructure framework that:

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;
6. Maintains or improves the quantity and quality of water in groundwater aquifers and surface waterbodies, and quality of ambient air;
7. Maintains the character and amenity of rural areas and settlements;
8. Protects people from unacceptable risk from natural hazards and the effects of sea-level rise;
9. Integrates strategic and other infrastructure and services with land use development;
10. Achieves development that does not adversely affect the efficient operation, use, development, appropriate upgrade, and future planning of strategic infrastructure and freight hubs;
11. Optimises use of existing infrastructure; and
12. Provides for development opportunities on Maori Reserves in Greater Christchurch.

Objective 6.2.2 Urban form and settlement pattern

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

Assessment of re-zoning 1 Tupelo Place

The proposed rural residential rezoning is not considered to be urban development and is not part of a key activity centre.

It is also considered that the recovery and rebuild following the Canterbury Earthquake Sequence is no longer relevant to this site and this proposed rezoning.

The proposed rezoning will maintain the character and amenity of the surrounding rural area. The rezoning will intensify the residential density, however, will still maintain the rural character and amenity of the area by maintaining open space and a rural outlook.

The proposal will maintain the quantity and quality of groundwater and surface water. The site is not subject to any obvious risks from natural hazards, so people will be protected from unacceptable risk.

The proposal is considered consistent with the relevant parts of this objective.

Objective 6.2.2 discusses urban form and urban development in the Greater Christchurch area. Waimakariri District Council has determined that large lot residential is considered to be urban, and therefore Objective 6.2.2 applies.

The proposed rezoning will provide additional housing capacity and housing choice at a low density. The site is not in or around the Central City, Key

CRPS 2013 Chapter 6 Relevant Objectives and Policies

and intensification of urban areas, and avoids unplanned expansion of urban areas, by:

1. Aiming to achieve the following targets for intensification as a proportion of overall growth through the period of recovery:
 - a. 35% averaged over the period between 2013 and 2016
 - b. 45% averaged over the period between 2016 to 2021
 - c. 55% averaged over the period between 2022 and 2028;
2. 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, Future Development Areas and brownfield sites;
3. Reinforcing the role of the Christchurch central business district within the Greater Christchurch area as identified in the Christchurch Central Recovery Plan;
4. Providing for the development of greenfield priority areas, and of land within Future Development Areas where the circumstances set out in Policy 6.3.12 are met, 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;
5. Encouraging sustainable and self-sufficient growth of the towns of Rangiora, Kaiapoi, Woodend, Lincoln, Rolleston and Prebbleton and consolidation of the existing settlement of West Melton;
6. Managing rural residential development outside of existing urban and priority areas; and
7. Providing for development opportunities on Maori Reserves.

Objective 6.2.3 Sustainability

Recovery and rebuilding is undertaken in Greater Christchurch that:

1. Provides for quality living environments incorporating good urban design;
2. Retains identified areas of special amenity and historic heritage value;
3. Retains values of importance to Tangata Whenua;
4. Provides a range of densities and uses; and

Assessment of re-zoning 1 Tupelo Place

Activity Centre, neighbourhood centre, greenfield priority area, future development area or brownfield site. Therefore, a higher density living environment is not required.

The proposed rezoning will not detract from sustainable growth from the other main towns in Waimakariri such as Rangiora, Kaiapoi and Woodend.

The proposed rezoning is to rezone land within the rural residential strategy for rural residential use which is outside an identified urban area and priority area, so is consistent with this Objective.

The submission is considered consistent with Objective 6.2.2.

The proposed rezoning and ODP has been designed to ensure quality living environments that is healthy, environmentally sustainable, functional and prosperous. The proposal provides a housing choice by providing rural-residential sections.

There have been no areas of special amenity, historic heritage or of cultural significance identified within or near the site.

CRPS 2013 Chapter 6 Relevant Objectives and Policies

Assessment of re-zoning 1 Tupelo Place

5. Is healthy, environmentally sustainable, functionally efficient, and prosperous.

The proposal is consistent with Objective 6.2.3.

Objective 6.2.4 Integration of transport infrastructure and land use
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:

Proposed access will be from Tupelo Place, with walking and cycling connections provided through to the adjoining Swannanoa Domain.

Tupelo Place adjoins Tram Road, which provides a good transport connection.

1. Managing network congestion;
2. Reducing dependency on private motor vehicles;
3. Reducing emission of contaminants to air and energy use;
4. Promoting the use of active and public transport modes;
5. Optimising use of existing capacity within the network; and
6. Enhancing transport safety.

Objective 6.2.5 Key activity and other centres.

6.2.5 does not relate to this submission.

Objective 6.2.6 Business land development

6.2.6 does not relate to this submission.

Policy 6.3.1 Development within the Greater Christchurch area

In relation to recovery and rebuilding for Greater Christchurch:

The site is not located within an identified priority area for development within Greater Christchurch and is not located within the infrastructure boundary as detailed in Map A.

The proposed rezoning to rural-residential is not considered to be an urban activity or urban development, so Policy 6.3.1 does not apply.

1. 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;
2. 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;
3. Enable development of existing urban areas and greenfield priority areas, including intensification in appropriate locations, where it supports the recovery of Greater Christchurch;
4. 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;
5. Provide for educational facilities in rural areas in limited circumstances where no other practicable options exist within an urban area;

6. Provide for commercial film or video production activities in appropriate commercial, industrial and rural zones within the Christchurch District;
7. Provide for a metropolitan recreation facility at 466-482 Yaldhurst Road; and
8. Avoid development that adversely affects the function and viability of, or public investment in, the Central City and Key Activity Centres.

Policy 6.3.2 Development form and urban design

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:

1. Turangawaewae – 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.
2. 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.
3. Connectivity – the provision of efficient and safe high quality, barrier free, multimodal 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
4. 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.
5. 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.

The proposed rural residential rezoning, proposed ODP, and any future subdivision will give effect to the principles of good urban design and the NZ Urban Design Protocol 2005.

The proposed ODP and any future subdivision will incorporate the concept of Turangawaewae by having a design that maintains the rural character and rural outlook of the site and its surrounds.

The proposed rezoning will be well integrated and connected with connections through to the adjoining Swannanoa Domain, and vehicle access from Tupelo Place.

Principles of CPTED have been incorporated into the proposed ODP plan to ensure a sense of open space and passive surveillance of the walkway.

The proposal will provide a housing choice by providing rural-residential allotments. The design will be environmentally sustainable by managing stormwater and wastewater discharges to not adversely effect groundwater and surface water bodies or ecosystems.

The proposal is considered consistent with Policy 6.3.2.

6. 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.
7. 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.

Policy 6.3.3 Development in accordance with outline development plans

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:

1. Be prepared as:
 - a. A single plan for the whole of the priority area; or
 - b. Where an integrated plan adopted by the territorial authority exists for the whole of the priority area and the outline development plan is consistent with the integrated plan, part of that integrated plan; or
 - c. A single plan for the whole of a rural residential area; and
2. Be prepared in accordance with the matters set out in Policy 6.3.2;
3. To the extent relevant show proposed land uses including:
 - a. Principal through roads, connections with surrounding road networks, relevant infrastructure services and areas for possible future development;
 - b. Land required for community facilities or schools;
 - c. Parks and other land for recreation;
 - d. Land to be used for business activities;
 - e. The distribution of different residential densities, in accordance with Policy 6.3.7;
 - f. Land required for stormwater treatment, retention and drainage paths;
 - g. Land reserved or otherwise set aside from development for environmental, historic heritage, or landscape protection or enhancement;

An Outline Development Plan has been provided with this rezoning request submission. The proposed ODP has been prepared as a single plan for the submission site and has been created in accordance with Policy 6.3.2.

The proposed ODP and indicative lot layout shows the principal roads, future connections, land required for stormwater management, green links, and pedestrian walkways and cycleways.

The infrastructure and servicing of the future development has been proven to be achieved (attached Infrastructure Servicing Report) and will be confirmed at subdivision stage.

No significant cultural, natural or heritage features and values have been identified on the site.

Provision has been made for vehicular transport in and out of the site and through the site, as well as pedestrian links through the site.

The potential adverse effects on the environment can be mitigated and managed to be less than minor. It is unlikely that there will be adverse effects arising from Natural Hazards.

The proposal is considered consistent with the relevant aspects of Policy 6.3.3.

-
- h. Land reserved or otherwise set aside from development for any other reason, and the reasons for its protection from development;
 - i. Pedestrian walkways, cycleways and public transport routes both within and adjoining the area to be developed;
4. Demonstrate how Policy 6.3.7 will be achieved for residential areas within the area that is the subject of the outline development plan, including any staging;
 5. Identify significant cultural, natural or historic heritage features and values, and show how they are to be protected and/or enhanced;
 6. Document the infrastructure required, when it will be required and how it will be funded;
 7. Set out the staging and co-ordination of subdivision and development between landowners;
 8. Demonstrate how effective provision is made for a range of transport options including public transport options and integration between transport modes, including pedestrian, cycling, public transport, freight, and private motor vehicles;
 9. 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;
 10. Show how other potential adverse effects on the environment, including the protection and enhancement of surface and groundwater quality, are to be avoided, remedied or mitigated;
 11. Show how the adverse effects associated with natural hazards are to be avoided, remedied or mitigated as appropriate and in accordance with Chapter 11 and any relevant guidelines; and
 12. Include any other information that is relevant to an understanding of the development and its proposed zoning.
-

Policy 6.3.4 Transport Effectiveness

Ensure that an efficient and effective transport network that supports business and residential recovery is restored, protected and enhanced so that it

The proposed development is located of Tupelo Place which intersects with Tram Road, an Arterial Road, and in close proximity to Two Chain Road which provides a good transport connection to the rest of the Waimakariri District.

maintains and improves movement of people and goods around Greater Christchurch by:

1. Avoiding development that will overload strategic freight routes;
2. 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;
3. Providing opportunities for travel demand management;
4. Requiring integrated transport assessment for substantial developments; and
5. Improving road user safety.

Policy 6.3.5 Integration of land use and infrastructure

Recovery of Greater Christchurch is to be assisted by the integration of land use development infrastructure by:

1. Identifying priority areas for development to enable reliable forward planning for infrastructure development and delivery;
2. 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:
 - a. Optimise the efficient and affordable provision of both the development and the infrastructure;
 - b. Maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure;
 - c. Protect investment in existing and planned infrastructure;
 - d. Ensure that new commercial film or video production facilities are connected to reticulated water and wastewater systems; and
 - e. Ensure new development does not occur until provision for appropriate infrastructure is in place;
3. 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;
4. Only providing for new development that does not affect the efficient operation, use, development, appropriate upgrading and safety of

The site is identified in the Waimakariri Rural Residential Strategy for rural residential development.

The proposed rezoning and any future subdivision will optimise the efficient and affordable provision of infrastructure by developing the whole site at once. The Infrastructure Servicing Report confirmed that there is sufficient capacity for the water supply to be extended to the site, stormwater is able to discharge to ground, and that although potentially uneconomical there is capacity at the Mandeville pump station, or the ability for each allotment to have a septic tank.

Therefore, it is considered that the site can be efficiently serviced and be consistent with the relevant aspects for Policy 6.3.5.

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 enabling commercial film or video production activities within the noise contours as a compatible use of this land; and

5. 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.

Policy 6.3.6 Business Land

Policy 6.3.6 is not relevant to this submission.

Policy 6.3.7 Residential location yield and intensification.

The proposal is not considered residential development, so Policy 6.3.7 is not relevant.

1. In relation to residential development opportunities in Greater Christchurch:
 2. 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.
 3. 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.
 4. 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):
 5. 10 household units per hectare in greenfield areas in Selwyn and Waimakariri District;
 6. 15 household units per hectare in greenfield areas in Christchurch City;
 7. Intensification development within Christchurch City to achieve an average of:
 8. 50 household units per hectare for intensification development within Christchurch City;
-

9. 30 households units per hectare for intensification development elsewhere.
10. Provision will be made in district plans for comprehensive development across multiple or amalgamated sites.
11. 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.

Policy 6.3.8 Regeneration of brownfield land

Policy 6.3.8 is not relevant to this submission.

Policy 6.3.9 Rural residential development

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 accordance with an adopted rural residential development strategy prepared in accordance with the Local Government Act 2002, subject to the following:

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 Roadings Powers Act 1989;
5. The location and design of any proposed rural residential development shall:
 - a. Avoid noise sensitive activities occurring within the 50 dBA Ldn air noise contour surrounding Christchurch International Airport so as not

Policy 6.3.9 states that further rural residential development shall be in accordance with an adopted rural residential development strategy. The site is identified in the Waimakariri Rural Residential Development Strategy as a rural residential growth direction. Therefore, the site is consistent with Policy 6.3.9.

1. The site is not within Christchurch City area
2. The location is outside a greenfield priority area and existing urban area.
3. Reticulated sewer and water supply connections are available with capacity, and stormwater is appropriate to discharge to ground.
4. The site has legal and physical access to a sealed road, Tupelo Place.
5.
 - a) site is not within 50dba
 - b) site is not within CC drinking water
 - c) site is not within primary and secondary stopbank
 - d) not in landscape character or Port Hills
 - e) will not compromise operational capacity of the military camp or airfields listed.
 - f) The infrastructure near the site will be extended, and access to emergency services will be provided.
 - g) The proposed ODP proposes design measures to mitigate reverse sensitivity with surrounding rural use
 - h) site avoids significant natural hazard areas

CRPS 2013 Chapter 6 Relevant Objectives and Policies

Assessment of re-zoning 1 Tupelo Place

<p>to compromise the future efficient operation of Christchurch International Airport or the health, well-being and amenity of people;</p> <p>b. Avoid the groundwater protection zone for Christchurch City's drinking water;</p> <p>c. Avoid land between the primary and secondary stop banks south of the Waimakariri River;</p> <p>d. Avoid land required to protect the landscape character of the Port Hills;</p> <p>e. Not compromise the operational capacity of the Burnham Military Camp, West Melton Military Training Area or Rangiora Airfield;</p> <p>f. Support existing or upgraded community infrastructure and provide for good access to emergency services;</p> <p>g. Avoid significant reverse sensitivity effects with adjacent rural activities, including quarrying and agricultural research farms, or strategic infrastructure;</p> <p>h. Avoid significant natural hazard areas including steep or unstable land;</p> <p>i. Avoid significant adverse ecological effects, and support the protection and enhancement of ecological values;</p> <p>j. Support the protection and enhancement of ancestral land, water sites, wahi tapu and wahi taonga of Ngai Tahu;</p> <p>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</p> <p>l. Avoid adverse effects on existing surface water quality.</p> <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>i) will avoid ecological effects</p> <p>j) no adverse effects on water or cultural</p> <p>k) site will be consolidated and integrated with Swannanoa. Site is in adjacent to the domain and opposite Swannanoa school.</p> <p>l) will avoid adverse effects on surface water quality.</p> <p>6. An outline development plan has been prepared and included with this submission.</p> <p>7. The site is not a transition to full urban development.</p>
Policy 6.3.10 Maori Reserves	Policy 6.3.10 is not relevant to this submission.
Policy 6.3.11 Monitoring and Review	Policy 6.3.11 is not relevant to this submission.

Appendix G. Assessment of Proposed Waimakariri District Plan

The proposed Waimakariri District Plan was publicly notified for consultation on 18 September 2021. The objectives and policies in the proposed District Plan have been considered for the assessment of this rezoning submission.

Relevant Objectives and Policies

Assessment of rezoning at 1 Tupelo Place

SD-O1 Natural Environment

Across the District:

1. there is an overall net gain in the quality and quantity of indigenous ecosystems and habitat, and indigenous biodiversity;
2. the natural character of the coastal environment, freshwater bodies and wetlands is preserved or enhanced, or restored where degradation has occurred;
3. outstanding natural features and outstanding natural landscapes are identified and their values recognised and protected;
4. people have access to a network of natural areas for open space and recreation, conservation and education, including within riparian areas, the coastal environment, the western ranges, and within urban environments; and
5. land and water resources are managed through an integrated approach which recognises the importance of ki uta ki tai to Ngāi Tahu and the wider community, and the inter-relationships between ecosystems, natural processes and with freshwater.

The site is not in an area of natural character or has indigenous ecosystems or indigenous biodiversity. The submission and proposed ODP will enable people to have access to open space being the adjoining Domain.

The proposal will be consistent with the relevant aspects of SD-O1.

SD-O2 Urban Development

Urban development and infrastructure that:

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;

The proposed rezoning is to Large Lot Residential Zone, which is not strictly considered Urban Development.

Sub-part 9 is the only relevant part of SD-O2. This proposal will provide for Large Lot Residential Development in an area identified for this density (identified in the Waimakariri Rural Residential Strategy) and has adequate infrastructure.

Relevant Objectives and Policies

Assessment of rezoning at 1 Tupelo Place

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:
 - a. the primary centres for community facilities;
 - b. the primary focus for retail, office and other commercial activity; and
 - c. the focus around which residential development and intensification can occur.
6. provides opportunities for business activities to establish and prosper within a network of business and industrial areas zoned appropriate to their type and scale of activity and which support district self-sufficiency;
7. provides people with access to a network of spaces within urban environments for open space and recreation;
8. supports the transition of the Special Purpose Zone (Kāinga Nohoanga) to a unique mixture of urban and rural activities reflecting the aspirations of Te Ngāi Tūāhuriri Rūnanga;
9. provides limited opportunities for Large Lot Residential development in identified areas, subject to adequate infrastructure; and
10. recognise and support Ngāi Tūāhuriri cultural values through the protection of sites and areas of significance to Māori identified in SASM-SCHED1.

SD-O3 Energy and infrastructure

Across the District:

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:

The proposed rezoning is not likely to impact on strategic infrastructure or regionally significant infrastructure. The proposed ODP demonstrates that any future development of this site can be well integrated and coordinated with the surrounding Swannanoa township.

Relevant Objectives and Policies

Assessment of rezoning at 1 Tupelo Place

- a. is able to operate efficiently and effectively; and
- b. is enabled, while:
 - i. managing adverse effects on the surrounding environment, having regard to the social, cultural and economic benefit, functional need and operational need of the infrastructure; and
 - ii. managing the adverse effects of other activities on infrastructure, including managing reverse sensitivity;
- 3. the nature, timing and sequencing of new development and new infrastructure is integrated and coordinated; and
- 4. encourage more environmentally sustainable outcomes as part of subdivision and development, including through the use of energy efficient buildings, green infrastructure and renewable electricity generation.

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:

- 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.

The proposed rezoning to Large Lot Residential Zone will convert currently rural zoned land to a residential zone. However, the site is identified in the Waimakariri Rural Residential Strategy as an area of future rural residential growth, so a loss of rural productive land has already been anticipated.

SD-05 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:

- 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;

The site is not located in an identified area of significance to Ngāi Tūāhuriri. However, this rezoning submission and any future subdivision and development that this may enable is unlikely to have an adverse effect on Ngāi Tūāhuriri cultural values.

Relevant Objectives and Policies

Assessment of rezoning at 1 Tupelo Place

2. the values of identified sites and areas of significance to Ngāi Tūāhuriri are protected;
3. Ngāi Tūāhuriri can retain, and enhance access to sites of cultural significance;
4. Māori land is able to be occupied and used by Ngāi Tūāhuriri for its intended purposes and to maintain their relationship with their ancestral land;
5. recognised customary rights are protected;
6. Ngāi Tūāhuriri are able to carry out customary activities in accordance with tikanga; and
7. Te Ngāi Tūāhuriri Rūnanga are able to actively participate in decision-making and exercise kaitiakitanga.

SD-O6 Natural hazards and resilience

The District responds to natural hazard risk, including increased risk as a result of climate change, through:

1. avoiding subdivision, use and development where the risk is unacceptable; and
2. mitigating other natural hazard risks.

The site is not in an area with unacceptable risk from natural hazard or other hazards. Therefore, the proposed rezoning is consistent with SD-O6.

UFD-P3 Identification/Location and extension of Large Lot Residential Zone areas

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;

The site is identified in the Waimakariri Rural Residential Strategy and identified in the Large Lot Residential Zone overlay in the proposed District Plan.

The site is not attached to an existing Large Lot Residential Zone as it is adjacent to the Swannanoa Domain and opposite Swannanoa School, however it is located within close proximity to existing Large Lot Residential Zone in Swannanoa.

The site is not located within an identified Development Area in the District's main towns and is not on the direct edges of the main towns. The proposed rezoning and future development can be well serviced by transport infrastructure and servicing.

An ODP is also proposed to inform the future development.

Relevant Objectives and Policies

Assessment of rezoning at 1 Tupelo Place

- 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.

Therefore, the proposal is consistent with UFD-P3.

SUB-O1 Subdivision design

Subdivision design achieves an integrated pattern of land use, development, and urban form, that:

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

The proposed ODP demonstrates a future subdivision design that will integrate land use, development and urban form that will achieve the density of the Large Lot Residential Zone, maintains rural residential character, supports the protection of cultural, heritage and conservation values, and supports community resilience to climate change and natural hazard risk. The proposal is consistent with SUB-O1.

SUB-O2 Infrastructure and transport

Efficient and sustainable provision, use and maintenance of infrastructure; and a legible, accessible, well connected transport system for all transport modes.

The proposed ODP demonstrates an efficient, sustainable and well connected transport system for vehicular and active transport modes. The proposal is consistent with SUB-O2.

SUB-O3 Esplanade reserves and esplanade strips

There will be no esplanade reserve or strip required. SUB-O3 is not considered relevant.

Relevant Objectives and Policies

Assessment of rezoning at 1 Tupelo Place

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.

The proposed ODP has been designed in accordance with best practice urban design principles, minimises reverse sensitivity, recognises the cultural values of mana whenua and supports the character and density of the Large Lot Residential Zone. The proposal is consistent with SUB-P1.

SUB-P2 Allotment layout, size and dimension

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;
2. in Rural Zones:
 - a. retains the ability for rural land to be used for primary production activities; and
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.

The proposed rezoning to Large Lot Residential Zone will enable a variety of allotments sizes and the proposed ODP has been designed with best practice urban design principles. The proposal is consistent with SUB-P2.

SUB-P3 Sustainable design

Ensure that subdivision design:

1. maximises solar gain, including through:

The proposed ODP is designed to ensure that the future subdivision will enable allotments to maximise solar gain, support walking and cycling, and sustainable design.

Relevant Objectives and Policies

- 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.

Assessment of rezoning at 1 Tupelo Place

The proposed ODP and future subdivision can be consistent with SUB-P3, and the subdivision design will be determined at subdivision consent stage.

The proposed ODP has been designed to ensure integration and connectivity throughout the future subdivision and to Swannanoa. A pedestrian link has been provided from the proposed ODP through to the adjoining reserve.

Further detail on the subdivision layout will be confirmed at subdivision consent stage.

The proposed ODP and rezoning to Large Lot Residential Zone will provide for housing choice in the District whilst achieving the minimum site size for the zone. The proposal is consistent with SUB-P5.

Relevant Objectives and Policies

SUB-P6 Criteria for Outline Development Plans

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

1. be prepared as a single plan; and
2. be prepared in accordance with the following:
 - a. identify principal roads, connections and integration with the surrounding road networks, relevant infrastructure and areas for possible future development;
 - b. any land to be set aside:
 - i. for community facilities or schools;
 - ii. parks and land required for recreation or reserves;
 - iii. for business activities;
 - iv. the distribution of different residential densities;
 - v. for the integrated management of water systems, including stormwater treatment, secondary flow paths, retention and drainage paths;
 - vi. from development for environmental or landscape protection or enhancement; and
 - vii. from development for any other reason, and the reasons for its protection.
 - c. for new Residential Development Areas demonstrate how each ODP area will achieve a minimum net density of at least 15 lots or households per ha, unless there are demonstrated constraints then no less than 12 households per ha;
 - d. identify any cultural, natural, and historic heritage features and values and show how they are to be enhanced or maintained;

Assessment of rezoning at 1 Tupelo Place

This submission to rezone the site to proposed Large Lot Residential Zone is accompanied by a proposed ODP.

The proposed ODP has been prepared as a single plan, and has identified principal roads and connections, and connections to relevant infrastructure and servicing.

Due to the size and scale of the ODP, no land is required to be set aside for community facilities, schools, reserves, business, different densities etc.

The proposed ODP will achieve the minimum allotment size required in the Large Lot Residential Zone (not 15hh/ha).

No cultural, natural or historic heritage features have been identified.

The infrastructure servicing report attached with this submission details the required infrastructure and servicing required for the future subdivision and development of the site.

The proposed ODP has been designed to enable the future subdivision to be undertaken at once or staged. This will be determined at subdivision consent stage.

The proposed ODP demonstrates effective provision for a range of transport options, including a green link for a pedestrian walkway and cycleway through to the adjoining Swannanoa Domain.

The adjoining Swannanoa Domain is within 500m of all new proposed allotments with a green link provided from the proposed ODP to the domain.

There is not anticipated to be any adverse effects from the proposed rezoning on strategic infrastructure, on the natural environment, or on reverse sensitivity.

The proposed rezoning and proposed ODP is consistent with SUB-P6.

Relevant Objectives and Policies

Assessment of rezoning at 1 Tupelo Place

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- e. indicate how required infrastructure will be provided and how it will be funded;
 - f. set out the phasing and co-ordination of subdivision and development;
 - g. demonstrate how effective provision is made for a range of transport options, including public transport systems, pedestrian walkways and cycleways, both within and adjoining the ODP area;
 - h. for new Residential Development Areas, demonstrate how open space, playgrounds or parks for recreation will be provided within a 500m radius of new residential allotments including:
 - i. transport connectivity for active, public and other transport modes;
 - ii. connection to any other open space or community facility and other zones; and
 - 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.
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Relevant Objectives and Policies

Assessment of rezoning at 1 Tupelo Place

SUB-P7 Requirement of Outline Development Plans

Ensure that subdivision is in accordance with the fixed or flexible elements of any relevant ODP.

This will be determined at subdivision consent stage.

SUB-P8 Infrastructure

Achieve integrated and comprehensive infrastructure with subdivision by ensuring:

1. upgrade of existing infrastructure where the benefit is solely for the subdivision and subsequent development, or otherwise provide for cost-sharing or other arrangements for any upgrade, such as financial contributions, that are proportional to the benefit received;
2. adequate infrastructure provision and capacity to service the scale and nature of anticipated land uses, including:
 - a. wastewater disposal that will maintain public health and minimise adverse effects on the environment, while discouraging small-scale standalone community facilities;
 - b. water supply;
 - c. stormwater management;
 - d. phone, internet and broadband connectivity can be achieved, with new lines being underground in urban environments, except within the Special Purpose Zone (Kāinga Nohoanga);
 - e. electricity supply, with new lines being underground in new urban environments except within the Special Purpose Zone (Kāinga Nohoanga);
3. where reticulated wastewater disposal is available, that any new site is to be provided with a means of connection to the system; and
4. where a reticulated wastewater system is not available, ensure that onsite treatment systems will be installed.

The infrastructure servicing report supporting this rezoning submission and proposed ODP demonstrates that future subdivision and development of the site can be serviced. The details of this will be determined at future subdivision consent and engineering approval stage.

SUB-P9 Access to, protection and enhancement of the margins of water bodies

It is not anticipated that there will be any adverse effects on water bodies. This will be determined at subdivision consent stage.

Relevant Objectives and Policies

Assessment of rezoning at 1 Tupelo Place

During subdivision development:

1. ensure the protection and enhancement of the margins of water bodies; and
2. maintain the diversity, quality and quantity of any resources valued for mahinga kai through protection or restoration.

SUB-P10 Esplanade reserves and esplanade strips

Provide for the creation of esplanade reserves or esplanade strips in areas where there is an actual or potential benefit for access, recreation, conservation or natural hazard mitigation by:

1. identifying water bodies where such reserves or strips will be provided, regardless of subdivision site size;
2. recognising that provision of other areas that provide public benefit will be desirable; and
3. providing for minimum site sizes to be calculated as if any esplanade reserve resulting from the subdivision was part of the overall subdivision area.

No esplanade reserves or esplanade strips are required. Policy SUB-P10 is not considered relevant.

RESZ-O1 Residential growth, location and timing

Sustainable residential growth that:

1. provides more housing in appropriate locations in a timely manner according to growth needs;
2. is responsive to community and district needs; and
3. enables new development, as well as redevelopment of existing Residential Zones.

The proposed rezoning to Large Lot Residential Zone will enable future subdivision and development of the site which will enable greater housing supply and housing choice.

The site has been identified in the Waimakariri Rural Residential Strategy and will be responsive to this strategy, and to the community's needs and expectations.

The proposal is consistent with RESZ-O1.

RESZ-O2 Residential sustainability

Efficient and sustainable use of residential land and infrastructure is provided through appropriate location of development and its design.

The proposed rezoning will enable an efficient and sustainable use of the site.

Relevant Objectives and Policies

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

A form, scale and design of development that:

1. achieves a good quality residential environment that is attractive and functional;
2. supports community health, safety and well-being;
3. maintains differences between zones; and
4. manages adverse effects on the surrounding environment.

RESZ-O4 Non-residential activities

Small-scale non-residential activities that take place in residential areas support the function of local communities.

RESZ-O5 Housing choice

Residential Zones provide for the needs of the community through:

1. a range of residential unit types; and
2. a variety of residential unit densities.

RESZ-P1 Design of development

New development in residential areas is well designed and laid out, including by:

1. ensuring that the bulk, scale and location of buildings on sites is consistent with the environment anticipated for the zone, and that impacts in relation to dominance, privacy and shadowing are minimised, while recognising the ability for larger sites in the General Residential Zone and Medium Density Residential Zone to absorb greater height;
2. ensuring that the combination of buildings, paved surface, and landscaped permeable surface coverage retain a landscaped component for residential sites and provide opportunity for on-site stormwater infiltration, and where this is reduced that it is offset by suitable planting, other green surface treatment, and stormwater attenuation;

Assessment of rezoning at 1 Tupelo Place

The proposed ODP has been designed in accordance with best practice principles. The proposed rezoning will enable a future subdivision to be consistent with RESZ-O3.

The proposed rezoning is not proposing any non-residential activities.

The proposed rezoning will enable a lower density residential environment which will provide housing choice and variety. The proposal is consistent with RESZ-O5.

The proposed ODP will enable future subdivision and residential development. The details of the bulk, scale and location of buildings is not yet known. However, the ODP has been designed in a way to ensure a low density as expected in the Large Lot Residential Zone, and appropriate green links and connection through to the adjoining domain.

The further detail of residential dwellings and design will be addressed at subdivision consent stage.

Relevant Objectives and Policies

Assessment of rezoning at 1 Tupelo Place

3. maintaining streetscapes in Residential Zones where garaging and buildings are set back from the street, and where these setbacks are reduced, that sufficient space is still available for vehicle manoeuvring and impacts of dominance on the streetscape are minimised;
4. facilitating passive surveillance and active residential frontages through controls on glazing, avoidance of blank facades, provision of habitable rooms and front door entrances to residential units facing the street, and consider modification of those controls only where other active design features such as verandas are incorporated;
5. minimising the adverse impact of high fences on streetscape character and public safety; and
6. ensuring that residential activities are provided with sufficient on-site outdoor living space for residents through access to outdoor living space that complements the housing typology, or where not directly provided, take into account alternative arrangements for open space (either within the site or within close proximity to the site).

RESZ-P2 Multi-unit residential development

Promote and manage the development of multi-unit residential development in the Medium Density Residential Zone and General Residential Zone, including the use of amalgamated or multi-site redevelopment, by:

- 1.

This submission is not proposing multi-unit residential development. Policy RESZ-P2 is not considered relevant.

RESZ-P3 Safety and well-being

Provide for safety and well-being by:

1. taking into account the following CPTED principles in the design of structures, residential units, outdoor areas and public open spaces:
 - a. access – safe movement and connections;
 - b. surveillance and sightlines – see and be seen;
 - c. layout - clear and logical orientation;
 - d. activity mix – eyes on the street;

The proposed ODP is not proposing the design of structure, residential units, outdoor areas or public open spaces. However, the ODP has been designed to ensure safe movement and connections and sightlines through the ODP. The ODP will also enable a future pleasant living environment.

Relevant Objectives and Policies

Assessment of rezoning at 1 Tupelo Place

- e. sense of ownership – showing a space is cared for;
 - f. quality environments - well designed, managed and maintained environments;
 - g. physical protection – using active security measures; and
2. providing for peaceful and pleasant living environments which enable limited opportunities for signs, appropriately manage the impacts of on-site traffic generation to minimise impacts on neighbouring properties and road networks, and minimise adverse effects of noise and light, particularly in night time hours.

RESZ-P4 Sustainable design

In relation to design of buildings in Residential Zones, encourage and advocate for:

- 1. minimisation of energy and water use, and the use of low impact design such as optimal site layout, passive solar design, solar power and water heating, and rainwater collection, detention and use; and
- 2. universal design which provides for all stages of life development, size, and abilities, in particular in relation to retirement village living and minor residential units.

The submission and proposed ODP is not proposing residential buildings. RESZ-P4 is not considered relevant.

RESZ-P5 Residential Commercial Precinct

Enable additional commercial activity to establish in the Residential Commercial Precinct where:

- 1. it assists the supply of commercial space for Rangiora town centre; and
- 2. effects on any adjacent residential activity are minimised.

The submission and proposed ODP is not proposing commercial activity. RESZ-P5 is not considered relevant.

RESZ-P6 Non-residential activities

Non-residential activities are provided for in a manner that:

The submission and proposed ODP is not proposing non-residential activities. RESZ-P6 is not considered relevant.

RESZ-P7 Commercial activity in the General Residential and Medium Density Residential Zones

The site is not within the General Residential or Medium Density Residential Zones. RESZ-P7 is not considered relevant.

Relevant Objectives and Policies

Assessment of rezoning at 1 Tupelo Place

RESZ-P8 Housing Choice

Enable a range of residential unit types, sizes and densities where:

1. good urban design outcomes are achieved; and
2. development integrates with surrounding residential areas and infrastructure.

This submission and proposed ODP will provide additional housing capacity and housing choice which will integrate with the surrounding township of Swannanoa. The proposal is consistent with RESZ-P8.

RESZ-P9 Commercial activity in Settlement Zones

RESZ-P9 is not considered relevant.

RESZ-P10 Retirement villages

RESZ-P10 is not considered relevant.

RESZ-P11 Minor residential units

RESZ-P11 is not considered relevant.

RESZ-P12 Outline development plans

Use and development of land subject to an ODP shall:

1. be in accordance with the development requirements and fixed and flexible elements in the relevant ODP, or otherwise delivers equivalent or better outcomes while achieving an efficient, effective and consolidated urban form, except relation to any interim use and development addressed in (3);
2. ensure that development:
 - a. contributes to a strong sense of place, and a coherent, functional and safe neighbourhood;
 - b. contributes to residential areas that comprise a diversity of housing types;
 - c. retains and supports the relationship to, and where possible enhances, recreational, historic heritage and ecological features and values; and
 - d. achieves a high level of visual and landscape amenity;
3. interim use and development of land subject to an ODP shall not compromise the timely implementation of, or outcomes sought by, the ODP.

This submission is proposed an ODP to be included within the District Plan. Any further subdivision and development of the site, and assessment of this Policy will be determined at subdivision consent stage.

Relevant Objectives and Policies

Assessment of rezoning at 1 Tupelo Place

RESZ-P13 Location of higher density development

This submission and proposed ODP is not proposing higher density development.

RESZ-P14 Development density

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

1. in new Development Areas, achieve a minimum net density of 15 households per ha averaged across the whole of the residential Development Area within the relevant ODP, unless that are demonstrated constraints then no less than 12 households per ha.
2. In new Large Lot Residential Zone Overlays, achieve a net density of 1 to 2 households per ha.

The proposed ODP will achieve a net density of 1 to 2 households per hectare. The proposal is consistent with RESZ-P14.

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:

1. Is of low density detached residential units set on generous sites;
2. Has a predominance of open space over built form;
3. Is an environment with generally low levels of noise, traffic, outdoor lighting, odour and dust; and
4. Provides opportunities for agriculture activities where these do not detract from maintaining a quality residential environment, but provides limited opportunities for other activities.

The submission and proposed ODP will enable a high quality, low density residential development. The ODP enables low density sites which creates a predominance of open space. The environment will have low levels of noise, traffic, lighting, odour and dust whilst still providing for agricultural activities that maintains a high quality residential environment. The proposal is consistent with LLRZ-O1.

LLRZ-P1 Maintaining the qualities and character

Maintain the qualities and character of the Large Lot Residential Zone by:

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 low density residential character of the zone; and

The proposed ODP will enable a low density residential environment, maintain a sense of openness, and retain the open character and outlook to adjoining rural areas. The proposal will be consistent with LLRZ-P1.

Relevant Objectives and Policies

Assessment of rezoning at 1 Tupelo Place

4. Retaining the open character and outlook from sites to rural areas through managing boundary fencing including the style of fencing, their height and visual permeability.

LLRZ-P2 Managing activities

Managing activities within the zone to maintain the character and amenity values of the zone including by;

1. Enabling residential activities and activities ancillary to residential activities, where the scale of activity does not dominate the residential use of the site;
2. Providing for agricultural activities, and activities that support agricultural activities 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 activities 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.

This submission and proposed ODP will enable residential and small-scale rural activities within the Large Lot Residential Zone. The details of the specific land use for each site will be addressed at consenting stage.

LLRZ-P3 Reverse sensitivity

Minimise reverse sensitivity effects within the Large Lot Residential Zone or on an existing activity in an adjacent zone by:

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.

The proposed ODP and future subdivision is likely to have any reverse sensitivity effects.

LLRZ-P4 Amenity Values

Maintain amenity values within the Large Lot Residential Zone through:

1. low levels of noise, outdoor lighting, signs, dust, odour and traffic; and

This submission and proposed ODP is for low density residential consistent with the Large Lot Residential Zone. Any future subdivision and development of the site is likely to be consistent with LLRZ-P4.

Relevant Objectives and Policies

Assessment of rezoning at 1 Tupelo Place

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.

This submission includes an ODP which has been developed in accordance with SUB-P6 and is to be incorporated into the District Plan. The proposal is consistent with LLRZ-P5.