

APPENDIX 5 – ASSESSMENT OF MATTERS THAT DO NOT IMPACT ACHIEVABLE DENSITY

1. District Wide Matters

1.1 Energy, infrastructure and transport

1.1.1 Major electricity distribution lines

The PDP contains a requirement for activities and structures to be set back by up to 10m from ‘major electricity distribution lines’ (Energy and Infrastructure rules EI-54, EI-55, EI-56). These are defined as the 33kV/66kV electricity distribution lines in Waimakariri District and are owned and operated by Mainpower NZ Ltd. These exist adjacent to a small part of the GRZ in north Rangiora. Any new residential development adjacent to these major electricity distribution lines will need to comply with this setback. Retaining this setback is necessary to give effect to the NPSET, NESETA and RPS. However, Mainpower in its submission on the PDP considered the proposed 10m setback to be onerous, and requested it be reduced to 6m which will reduce this potential constraint on future residential development. GIS analysis indicates such a 6m setback would have no effect on density of residential development. The major electricity distribution lines are on the opposite side of the road to the GRZ in north Rangiora and the road width is more than 6m.

1.1.20 Transport – Transport Design Standards

The PDP contains a range of transport design standards that manage the transport related aspects of development and subdivision such as vehicle crossings and accessways. The transport design standards are applicable throughout the District, including in those parts of the MRZ adjacent to the TCZ, NCZ and LCZ in Rangiora, and Kaiapoi (including Woodend and Pegasus). The transport design standards are based on nationally-accepted standards and are required to enable a safe and well-functioning environment. Density of development can be planned to accommodate transport design standards where required.

As such, these provisions will have no impact on the achievement of the anticipated density under the MDRS and NPS Policy 3 and can continue to apply without the need for a qualifying matters assessment.

1.2 Hazards and risks

1.2.1 Hazardous substances

The hazardous substances provisions include rules such as sensitive activities (e.g. residential units) located within a major hazard facility. As there are no existing major hazard facilities in the Waimakariri District in the general or medium density areas of Rangiora, Kaiapoi or Woodend (only one is located in the Rural Lifestyle Zone), the rules do not impact on the density anticipated in the MDRS.

As such, these provisions will have no impact on the achievement of the anticipated density under the MDRS and NPS Policy 3 and can continue to apply without the need for a qualifying matters assessment.

1.2.2 Contaminate land

There are no rules contained in the Proposed District Plan Contaminated Land Chapter. Therefore, this chapter does not have any impact on the density anticipated in the MDRS. As such, these provisions will have no impact on the achievement of the anticipated density under the MDRS and NPS Policy 3 and can continue to apply without the need for a qualifying matters assessment.

1.3 Historic and Cultural

1.3.1 Sites and areas of significance to Maori

The sites and areas of significance to Maori relates to the management of sites and areas of cultural significance to Ngāi Tūāhuriri, who hold mana whenua status over the area within the District. It recognises and provides for the relationship of Ngāi Tūāhuriri mana whenua with their ancestral lands, water, sites, wāhi tapu and other taonga, in the future development of the District.

Rules that relate to these sites manage earthworks and land disturbance. As such these provisions will have no impact on the achievement of the anticipated density under the MDRS and NPS Policy 3.

1.4 Natural features and landscapes

1.4.1 Significant Natural Areas (SNA's) and Outstanding Natural Landscapes and Features (ONL's and ONF's)

The Council has determined that areas of the district identified as SNAs or ONLs / ONFs do not occur in urban areas. As such, the NPS-UD and MDRS will not apply and the provisions do not need to be justified as a qualifying matter. These are not further assessed within this s32.

2. General District Wide Matters

2.1 Coastal Environment

The PDP contains an identified coastal environment and specific provisions applying that were justified as part of developing the PWDP. The majority of the Coastal Environment is not located within urban areas and is zoned Natural Open Space. However, isolated areas of the coastal environment (such as at Waikuku (SETZ) and Kairaki (SPZ(PBKR)) overlap with existing urban areas which are zoned Settlement Zone on the PDP.

Development within the coastal environment can affect the values of the coastal environment. The chapter contains the following specific building restrictions:

- Setbacks from coastal natural character areas (20m)
- Maximum building GFA (75m²)
- Maximum building height (4m)

It is proposed that specific building restrictions continue to apply after the adoption of the MDRS and NPS-UD as these are justified in the Coastal Environment.

As set out in Part A, the Settlement Zone is expressly not within the scope of the MDRS and as such all the specific provisions can continue to apply without qualifying matters assessments.

2.2 Earthworks

The earthworks provisions include limits on the amount of earthworks that can be undertaken within a site, with different limits applying depending on the zone. The earthworks provisions do not alter the MDRS or specify a reduced level of density anticipated under the MDRS or the NPS-UD Policy 3. As such, these provisions will have no impact on the achievement of the anticipated density under the MDRS and NPS Policy 3 and can continue to apply without the need for a qualifying matters assessment.

2.3 Light

Rules in the Proposed District Plan Light chapter manage lighting through standards such as light spill limits, but do not have an impact on density. As such, these provisions will have no impact on the

achievement of the anticipated density under the MDRS and NPS Policy 3 and can continue to apply without the need for a qualifying matters assessment.

2.4 Noise

The noise provisions include limits on the amount of noise that can be generated within a site, with different limits applying depending on the zone. They also apply to specified noisy activities such as helicopters. In addition, the provisions specify indoor design levels which are required to be delivered by the building envelope. The noise provisions do not alter the MDRS or specify a reduced level of density anticipated under the MDRS or the NPS-UD Policy 3. As such, these provisions will have no impact on the achievement of the anticipated density under the MDRS and NPS Policy 3.

2.5 Signs

The signage provisions apply to both onsite and offsite signs. These provisions relate solely to signs and do not affect the height and density standards applying to buildings. As such, these provisions will have no impact on the achievement of the anticipated density under the MDRS and NPS Policy 3.

2.6 Temporary Activities

Rules in the Proposed District Plan Temporary activities chapter manage temporary activities through standards such as duration, but do not have an impact on density. As such, these provisions will have no impact on the achievement of the anticipated density under the MDRS and NPS Policy 3 and can continue to apply without the need for a qualifying matters assessment.

2.7 Financial contributions

Variation 2 - Financial Contributions is being notified concurrently with this variation. In general terms, financial contributions are required to cover the proportioned cost of the provision of infrastructure and/or to offset adverse effects of development that cannot be otherwise avoided, remedied or mitigated e.g.: natural hazard mitigation. However, they will not impact density and will have no impact on achieving the anticipated density under MDRS and NPS Policy 3.

3. Area Specific Matters

3.1 Zones

3.1.1 Special Purpose Zones

There are a number of special purpose zones in the PDP as follows:

- Special Purpose Zone (Kāinga Nohoanga)
- Special Purpose Zone (Kaiapoi Regeneration)
- Special Purpose Zone (Pines Beach and Kairaki Regeneration)
- Special Purpose Zone (Pegasus Resort)
- Special Purpose Zone (Museum and Conference Centre)
- Special Purpose Zone (Hospital)

None of these zones are within scope of the MDRS and NPS-UD Policy 3 and as such these provisions will remain unchanged and do not require a qualifying matters assessment.

3.1.2 Residential character

In the context of residential environments, character is what makes one neighbourhood distinctive from another. It is the way a place 'looks and feels'. The character of an area is generally derived from a grouping of physical elements that communities can easily identify with. Elements such as a groups

of buildings with consistent form, scale and architectural detailing can contribute to the definition of an area's character. All streets, neighbourhoods and towns have character of one kind or another.

The character of an area can be sensitive to change including the redevelopment of buildings and sites and intensification through subdivision and infill development. The change can be both beneficial and detrimental depending on the nature of the existing character and whether it is positive or negative respectively.

Areas of special character will often be characterised by the coherence and homogeneity of elements and contain both built form and landscape elements. These areas contain character values for communities that live within them or are familiar with them.

Although not currently present in the Waimakariri District character areas have been identified in other regions around the country including Christchurch. In simplistic terms character areas are geographic areas, blocks or even streets within residential neighbourhoods that are distinctive from their surroundings and are considered to have a special character worthy of retention. In the Christchurch District Plan these areas are identified and specific provisions are provided to maintain the integrity of their character.

Character elements may be broadly divided into two areas; landscape character elements and built character elements. In turn, these two areas may be comprised of dominant and secondary elements. The dominant elements can be described as key indicators of the character, with the secondary elements being those that support and reinforce the character, rather than being an overt contributor to it. For example, a collection of houses of a particular architectural style within an area may be the dominant character element, with the landscape response to the open spaces around the collection of houses being the secondary element. The character elements become highly interrelated in the resultant character.

The Council undertook a residential character assessment in 2018 to support the DPR. The assessment included a documentation review, mapping of spatial data, review of character elements for each zone, and site appraisals. The study concluded that:

- Residential character across the districts residential zones contain some similarities with the majority of residential development in standalone single storey houses with a wide range of styles, ages and building designs.
- However there are some subtle variations between zones with key differences relating to density, site size, separation of buildings, setbacks and gardens sizes.
- Some large scale global consents particularly within the Residential 2 Zone have resulted in intrusive character and urban design outcomes, significant increases in density, site coverage and building bulk and location effects.
- None of the focus areas assessed within this study exhibit special character and therefore they do not warrant provision in the District Plan in terms of character areas or other such mechanisms for their specific management.

Given the conclusions in the residential character assessment the Council has determined that there are no character and amenity reasons which would justify excluding certain areas from the application of the MDRS. As such, no qualifying matters assessment is required.

3.2 Designation

The PDP contains a number of sites that have been designated for specific purposes. It is proposed that these designations continue to apply after the adoption of the MDRS and NPS-UD Policy 3. It is understood that designated sites are excluded from the application of MDRS and Policy 3 of the NPS-UD. As such, they do not need to be justified and carried forward as qualifying matters.