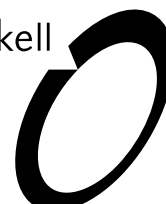


5 March 2020

Samantha Kealey
Waimakariri District Council

By email: samantha.kealey@wmk.govt.nz

Boffa Miskell



Dear Samantha

REQUEST FOR FURTHER INFORMATION - PRIVATE PLAN CHANGE 29 - SUMMERSET VILLAGES (RANGIORA) LIMITED, 141 SOUTH BELT, RANGIORA

Thank you for your letter dated 25 February 2020 seeking additional information and clarification in relation to the private plan change request by Summerset Villages (Rangiora) Ltd. We appreciate the opportunity to provide greater clarity around the areas of the application that you and your team are unclear on and thank you for further clarification when we met with you on 27 February.

Firstly, we would like to reiterate a key point in relation to this plan change application, being the difference between a plan change and a resource consent application, which is a fundamental issue in understanding the necessary content of this application. The purpose of a plan change is to deal with anticipated use and activities at a zoning level. A plan change seeks to establish what activities can appropriately be undertaken and not how they will operate. Such an application needs to be supported with sufficient information to prove that options are available to appropriately deal with adverse effects, service any future use of the land, etc. The information provided does not need to be detailed as all design details will be managed through subsequent subdivision or resource consents (for subdivision and servicing, land use, earthworks, etc.) The plan change provides the parameters within which future development is to be designed and future consents considered, it does not provide for any specific project or development of the land.

We set out below in tabular form, a set of responses to each of the points you raised in your letter:

ISSUE RAISED IN RFI	RESPONSE / QUERIES
Matters formally subject to RFI	
<i>It is acknowledged that the purpose of the plan change is to re-zone the land to Residential 2 with provisions that enable the establishment of a retirement village using a rule framework. The plan change documentation does not provide details of the size, scale and geographical extent of the proposed retirement village, and therefore the Council considers that there is some uncertainty in the different environmental outcomes that may be enabled by the proposed plan change provisions.</i>	<p>There is no necessity to provide details of a possible future use of the land at this point in time as that is not the purpose of a plan change. It would be inappropriate and potentially misleading to provide details now of a form of development that could occur, but which may not eventuate. Plan changes cannot by their very nature provide certainty of exactly what development outcome may arise and that is not the purpose of a plan change.</p> <p>The information provided with the plan change application proves that the use of the land for standard residential, retirement village, or a mix of the two can be undertaken appropriately. The technical reports provide this information at the appropriate level of detail,</p>

ISSUE RAISED IN RFI	RESPONSE / QUERIES
	<p>sufficient for assessing the impacts of the proposed change in zoning.</p> <p>The land is within the urban infrastructure boundary and already subject to a residential zone – it needs to be treated on the basis of being within the urban edge of the town not as if it is disconnected from the town or not anticipated to be used for residential activity at all.</p>
<p><i>Please consider how a retirement village that encompasses a significant portion of the proposed zoning area (or the entire zoned area) will achieve the characteristics of the Residential 2 Zone that the zone anticipates (refer to Policy 17.1.1.1). This information is required as the plan change option, assessed as being the most efficient and effective, draws on existing Residential 2 character (including but not limited to lot sizes of 600m²).</i></p>	<p>This matter is addressed in the application documents (specifically section 6.3.1 of the application) and again needs to be considered in the context of the site's location and current residential zoning.</p> <p>The lot size minimum of 600m² is only one component of the character of the Residential 2 Zone as set out in Policy 17.1.1.1. There are a range of other anticipated uses and outcomes in this zone which are also articulated in the policy. The ability to achieve Residential 2 character should not be limited to this one issue.</p> <p>The inclusion of a retirement village on some or all of this site would not undermine the character of the Residential 2 zone as being <u>predominantly</u> living, <u>predominantly</u> detached dwellings, <u>lower density</u> than Residential 1, <u>maximum</u> site coverage 35%, <u>open, spacious</u>, etc.</p> <p>Residential character is not static or consistent. Just as different streets have different characters derived from the age and scale of dwellings, planting, the width of the road etc, also different subdivisions express different character. Retirement villages are just another form of suburban scale residential activity which has another variation of residential character.</p> <p>Consideration of the character of a zone needs to be taken at a reasonable scale not based on a single site. If taken as a narrow view based on one site, then other uses anticipated in the policy e.g. a school, would not fit the character of the zone either.</p> <p>The National Planning Standards provide a nationally mandated definition for Retirement Villages, which clearly sets out the expectation that retirement village activity is residential in nature. In this way it is clear that the national approach anticipates that these will be anticipated in residential areas and it can also be considered that they are deemed to have a residential character.</p> <p>Given the nature of retirement villages as a residential activity and their compatibility with 'traditional' residential activities, it is proposed that they too be recognised as an anticipated part of the Residential 2 zone and be incorporated into Policy 17.1.1.1, Table 17.1 (see amended plan change text attached).</p>
<p><i>Please consider how potential non-retirement village land use within the increased height areas, Area A and Area B, will achieve residential 2 zone character. An example of a land use consent that could be enabled by these provisions as a permitted activity is a multi-storey high-density apartment block (Subject to Rule 21.8.2). It is</i></p>	<p>The intention of the increased height areas within the plan change land is to enable a taller main building for a retirement village complex. It is intended that the increased height areas only be available for retirement village activity as assessed through this plan change and shown to be visually appropriate (see visual assessment report). It is not intended that the additional height be</p>

ISSUE RAISED IN RFI	RESPONSE / QUERIES
<p><i>noted that the proposed Rule does not relate to a Retirement Village and only refers to 'a structure'.</i></p>	<p>available for any other residential activity e.g. apartments, as this has not been assessed in terms of any effects of other uses.</p> <p>The current proposed rule wording was not tight enough to limit the application of the rule as intended and the wording of rule 31.1.1.24 is sought to be amended to provide this clarity and constraint (see amended plan change text attached).</p>
<p><i>Please provide clarity as to how the Controlled Activity Status framework deals with density effects and residential character especially as there is no mention of unit yields. It is noted that Christchurch City, within one of the zones, has a retirement village as a permitted activity however, restricted to area specific overlays as well as the built form standards, which are restrictive and detailed and are not limited to structure coverage and height.</i></p>	<p>The plan change proposes that there be a new design and appearance rule that is applied to retirement village activity as a controlled activity status.</p> <p>The question in the RFI makes reference to Christchurch District Plan having permitted activity status for retirement villages in one zone. Actually, the Christchurch District Plan has a range of approaches to retirement villages (permitted, controlled and restricted discretionary) and in the suburban zones (which are comparable to the WDC R2 zone) retirement villages are permitted with only site coverage, setback, height and recession plane rules. There are no other restrictions or overlays, and there are no design and appearance controls.</p> <p>We note that this was the status applied to the recently consented Summerset Avonhead village that only needed resource consent for the over height part of the main building (and other details like traffic generation).</p> <p>Additionally, the New Neighbourhood Zone provisions in the Christchurch District Plan are slightly more conservative having a controlled activity design and appearance rule. A comparable approach to this is proposed in the plan change application to provide some comfort to the Council and the community in locations where retirement villages are less common.</p> <p>In contrast the Christchurch District Plan only applies a restricted discretionary activity rule to retirement villages in higher density areas where all new buildings and developments are treated in this way to recognise issues that come from higher density living. This is not appropriate or necessary in a suburban environment where lower densities can be achieved.</p> <p>Unit yields are irrelevant and not commonly used as a measure of density in suburban areas. The controlled activity rule is not proposed to deal with density in any way but to address character. However, the overall scale and density of development is proposed to be controlled by a range of standards that apply to site coverage, setback and height (as per the built form standards generally applied to the Residential 2 zone and comparable to the approach in the Christchurch District Plan). As such, the retirement village activity would not be treated any differently from other residential activities. There is no basic difference in density between 10x 600m² with 35% coverage and one 6,000m² site with 35% coverage.</p> <p>It is also important to note that typical detached dwellings are not controlled in their design and appearance or contribution to residential character and so it needs to be</p>

ISSUE RAISED IN RFI	RESPONSE / QUERIES
	<p>clear what the purpose or necessity of controlling one type of residential activity is. The controlled activity rule, in this instance, contributes to ensuring a residential character (along with other built form standards) by enabling consideration of design and appearance outcomes. The combination of rules needs to be considered together not separately.</p> <p>The controlled activity rule is <u>only</u> necessary to ensure that details of design and appearance (character) can be considered through a consenting process. This is simply to provide comfort to those concerned about this type of residential activity which does differ from detached dwellings. This has been proposed simply to give some assurance that future development will be appropriately managed, acknowledging that large scale retirement villages are not yet common in the district and some people are concerned over their appearance.</p>
<p><i>Please clarify the basis under which the two individual stormwater management areas (SMA's) have been located and sized. This information is required to confirm whether it is intended that the SMA areas are designed to accommodate the retirement village catchment separately.</i></p>	<p>This is already detailed in the Civil Engineering report attached as Appendix 6 to the plan change application (specifically section 4.3 of that report).</p> <p>The Civil Engineering report confirms that the two proposed stormwater management areas shown on the ODP are sufficiently sized and located to enable future design of a stormwater management system to facilitate any future development scenario.</p> <p>The report ensures that there will be sufficient space for design of one or more stormwater management areas and any future development proposal will need to be accompanied by a detailed stormwater design that meets the specific needs of that proposal (through a subdivision or land use consent). There is no need to show specific design elements at the time of a plan change.</p>
<p><i>Please discuss the effect of flooding on the neighbour at 84 Townsend Road and what the potential degree of off-site effects would be post development, taking into consideration the impacts from filling the site. While it is acknowledged that the plan change does not set minimum finished floor levels, the plan change, if approved, will enable development that is required to mitigate potential flood effects. This mitigation has the potential to alter ground heights and flood water flow paths.</i></p>	<p>This is already detailed in the Flood report attached as Appendix 7 to the plan change application (specifically sections 4.6.3 and 4.6.3.1 of that report).</p> <p>The potential for flooding is fully addressed in the Flood report and together with the Civil Engineering report there is sufficient information to show likely works necessary to deal with water levels and flows. The specifics of exactly how this will be done will require further consideration at the time of detailed design and consenting of earthworks, and future consents will also be needed to ensure that any effects of detailed design are managed appropriately.</p>
<p><i>Please clarify the sewer capacity in the different development scenarios. Has the modelling considered the potential maximum demand if the proposed retirement village overlay applied to the entire zoned area.</i></p>	<p>This is already detailed in the Civil Engineering report attached as Appendix 6 to the plan change application (specifically section 4.4 of that report).</p> <p>The Civil Engineering report has considered the maximum potential demand on sewer capacity under the potential residential / retirement village mix and shows this can be accommodated. Given that the maximum level of development is able to be appropriately serviced there is no need or benefit to assessing different (lesser) scenarios.</p>

ISSUE RAISED IN RFI	RESPONSE / QUERIES
<p><i>Further to the point above, please consider what infrastructure would be required for a separate subdivision to the west within the site. Has it been considered whether a new pump would be required?</i></p>	<p>There is no proposal for a “<i>separate subdivision to the west within the site</i>”.</p> <p>The details of any future development layout have not yet been designed and will be designed and consented through a later process. This is not the forum for designing specific infrastructure or detailing what may or may not be required – that is appropriately dealt with at the time of future subdivision / resource consent application which will deal with an actual proposal not a rezoning of land.</p> <p>That said, the engineering advice and desktop investigations indicate that gravity feed should be achievable for future designs, but a pump station would be provided if necessary.</p>
<p><i>Please clarify how pedestrian and cycle connectivity routes East to West through the site are to be provided for. If the majority of the plan change area is not public space (for example part of a retirement village) there is considered to be an uncertain outcome in providing effective pedestrian and cycleway connectivity through the zone. The need for such movement patterns are identified in policies 13.1.1.1, 13.1.1.4, 15.1.1.1, and 15.1.1.3 of the District Plan. Note a new cycleway is proposed down Pentecost Road.</i></p>	<p>The Outline Development Plan (ODP) provided with the application shows that pedestrian and cycle connections will be provided into and through the site, however with no specific design for the site having been undertaken, the provision of details of the location of these connections is difficult to provide. It is anticipated that the details of connections (to comply with the ODP) would be provided when the site is actually designed and subject to future consenting.</p> <p>Unlike other plan change requests, this one is not the result of a detailed subdivision or development designed and ready to be implemented and able to be detailed on an ODP. This plan change is intended to enable a range of development options to be explored, each having different layouts.</p> <p>Even if some or all of the site is to be developed as a retirement village, it remains possible for connections to be achieved. This however would need to be balanced in a practical sense with the desire of retirement village residents to be afforded a level of privacy and security which comes from controls over general public access through a village site.</p> <p>Additional ‘indicative’ connections have been added to the ODP which indicate that connections can be achieved, but this remains notated as ‘location and alignment may vary’ so that the actual design is not pre-empted at this time. It is also important to recognise that this element of the ODP may be quite different after a detailed design of the site and that it is not intended that a change to these connections trigger a full reassessment of the site under Rule 21.8.1.</p>
<p><i>Further to the above, please provide an assessment against Chapter 13: Resource Management Framework within the Waimakariri District Plan 2005, in particular; Policy 13.1.1.1, and Policy 13.1.1.4, and Chapter 15: Urban Environment, Policy 15.1.1.1 and Policy 15.1.1.3 with particular reference to the transport linkages available to, and through the site without the dependence on a motor vehicle.</i></p>	<p>An additional policy assessment is provided and attached to this response to address other policies highlighted by Council.</p> <p>However, it is noted that Policy 13.1.1.1 does not appear particularly relevant. That Policy seeks to show that management of areas is based on differences between areas, and this leads to the zoning approach. The identification of such differences and the broad application of zones is for the Council to manage. This plan change seeks to apply an established Residential 2 zone to the land and not a new zone.</p>

ISSUE RAISED IN RFI	RESPONSE / QUERIES
	<p>Similarly, Policy 15.1.1.3 does not appear relevant to this plan change application. That policy is specifically about subdivision design and layout, and no subdivision is currently proposed in this application.</p> <p>In relation to the specific commentary in the RFI, none of these policies appear to require “<i>transport linkages available to, and through the site without the dependence on a motor vehicle</i>” – indeed this particular reference is not made anywhere in the district plan.</p>
<p><i>Please provide clarification around access to the esplanade reserve when the site is filled and raised and the effect it will have on connectivity from the site to the esplanade reserve to use this as a key pedestrian/cycle link, as well as the ability to provide a path from the site with the incline created. This is further outlined within Policy 3.4.1.1 of the Waimakariri District Plan. A cross section is recommended.</i></p>	<p>Access to the esplanade reserve from within the site is required to be provided in order to comply with the ODP. The nature of the access will be designed and provided at the time of designing the site and, as appropriate, to service the ultimate design and use proposed. There is no need to provide such detail at this stage. The ODP requires that access be provided and so it will be, and this will achieve the policy.</p> <p>In addition, there is no specific detail at this time on how the site fill will be achieved or what the ultimate levels will be, as this too is subject to future design and consenting. When a future consent for earthworks and/or landuse is prepared, the access can be discussed and agreed.</p>
<p><i>It is noted that the esplanade narrows in width in the western portion of the ODP area however states 20m wide esplanade reserve. While the reason for this is understood, the plan change should consider the potential amenity and maintenance effects of the narrowing of the esplanade. The purpose of this is to ensure that the narrowed area will be of a sufficient width to accommodate a walkway/cycleway, any proposed enhancement, and to allow access for maintenance equipment. One way to achieve this may be a cross-section of the esplanade reserve at this location.</i></p>	<p>Through discussions with the Council's parks manager prior to lodging the plan change it was agreed that 10m is an appropriate width for the esplanade reserve at the western end of the site based on the width of the stream, the bridge location and the location and width of the esplanade on the western side of Townsend Road. The ODP has been amended to show this small area with a narrower width.</p> <p>The recently granted subdivision of the site, the ODP and any future subdivision or use of the site will require vesting of the esplanade reserve with the Council. Once the land has been vested in Council, the appropriate design will be undertaken by Council staff to ensure that the use of this reserve land is appropriate. It is not possible for us to speculate on what walkway/cycleway widths, enhancement, etc the Council may want to achieve within this space and on what will be Council land. We understand from pre-application discussions with Council that they are comfortable that their intended use will fit into this space.</p>
<p><i>Please clarify how the plan change accounts for on-street parking with the provision of a retirement village for use by staff, and consider any proposed rule framework to ensure effects are contained within a future retirement village.</i></p>	<p>Any future application for a retirement village on this land will be designed to meet the carparking requirements for the zone and activity (or a resource consent will be sought for any proposed shortfall). Parking detail is not relevant to a plan change application and is not able to be determined at this time when there is no project design available.</p>
<p><i>Please provide detail of the consultation with Mahaanui Kurataiao Ltd including engagement with rūnanga.</i></p>	<p>This consultation is detailed in the plan change application documents (see section 8.3 of the application) and engagement attempts are still being made to both Mahaanui Kurataiao Ltd and through them, with rūnanga. Recently a request has been made by Summerset to Mahaanui Kurataiao Ltd for a hui with the rūnanga, and this request is being considered at a Kaitiaki hui in March.</p>

ISSUE RAISED IN RFI	RESPONSE / QUERIES
<p><i>Please clarify if the structure coverage percentage of 35% proposed is over the provision of Retirement Village or individual units. If the 35% is to be over the Retirement Village please provide clarity on how this ratio has been assessed, given the unknown size of the village, and the percentage of building and structure/ impervious surface.</i></p>	<p>The structure coverage of 35% would apply to the site (however defined) regardless of the nature of the development i.e. whether it is developed as a retirement village or as residential units. The site coverage rule is a ratio of building footprint to site area.</p> <p>It is considered appropriate that the site coverage rule be the same for both types of residential activities – retirement villages are a residential activity by definition as mandated by the National Planning Standards.</p> <p>As discussed above, site coverage contributes to the character of the zone and therefore should not differ for different types of residential activities.</p> <p>There is no impervious surface rule that applies to other residential activities within the zone and it is not considered necessary that such be applied to a retirement village.</p>
<p><i>Please clarify why a setback rule for Area A and Area B has not been included within the proposed Plan Change?</i></p>	<p>The proposed Height Areas A and B identified on the ODP are intended to provide for a specific part of the site where taller buildings can be established within the site to facilitate a retirement village development. The effects of this additional building height have been assessed as part of the plan change.</p> <p>The area in which this additional height would be located is fixed by the ODP and this defines the setback of this area from the boundaries of the site, thus ensuring that it is internalised within the site. These areas are deliberately located away from site/zone boundaries to internalize potential adverse effects.</p> <p>It is not considered necessary to provide a setback within each height area, given that the site and buildings within it can be designed to minimize effects on residents in the retirement village.</p>
<p><i>If no service space is to be provided due to the proposed Plan Change (Rule 31.1.1.37), how are bins to be provided for, in the event that a retirement village does not provide services?</i></p>	<p>The proposed rule states that no service space <u>per unit</u> is required within a retirement village but that communal space is required. If this communal service space to provide for rubbish bins and the like were not provided, then the rule would be breached, and resource consent needed.</p>
<p><i>Whilst it is understood that the proposed Plan Change does not have to follow the Regional Policy Statement provisions within Chapter 6 for what to include on an Outline Development Plan, please consider requirements of an Outline Development Plan as defined in Chapter 1 of the Waimakariri District Plan:</i></p> <p><i>Outline Development Plan means a plan of a specified area, included in this District Plan, which identifies, in a general manner, <u>the road layout</u>, any stormwater facilities, reserve areas or other matters required to be provided for, or included in, any subdivision or development within the area of the Outline Development Plan.</i></p>	<p>Firstly, it is noted that if a retirement village is developed on some of the land, the internal roads would not be vested in Council. In that situation the internal roads would not be defined as roads as per the LGA 1974 and so would not be roads for the purpose of the District Plan or the ODP definition.</p> <p>Secondly, as discussed above, this plan change is not the result of a detailed site design (as is the case for many other plan changes) and does not have a pre-determined road layout that can be shown in the ODP.</p> <p>The two road accesses to the site are the only roading issue of necessity to address as part of the plan change as it is important that these are fixed to manage effects. It is necessary to ensure site accesses are not provided to the east, west or south of the site, and on the northern boundary are separated from existing road intersections. There is no other need for details of roading layout within</p>

ISSUE RAISED IN RFI	RESPONSE / QUERIES
	<p>the site, as there are no other connections internally that need to be certain for the purposes of the plan change.</p> <p>It is considered that the ODP provides sufficient information for the purpose of the scale and location of the site. Similarly, it is considered inefficient and potentially misleading to define roads on an ODP that may not become roads when the land is developed.</p> <p>Any detailed roading layout within the site is able to be designed to be appropriate and ensure connections through the site. The actual layout will depend on the future use of the land.</p>
Matters noted as not part of the official request for further information	
<p><i>It is noted that under the proposed amendment to 31.1.1.24 a structure coverage control is included under the height rule. It is recommended that the coverage controls are moved to Rule 31.1.1.10.</i></p>	<p>This has been amended in the revised provisions attached.</p>
<p><i>For completeness the Traffic Impact Assessment report should include a paragraph about the proposed Park and Ride Facility and take into consideration the effects this will have on the proposed Plan Change.</i></p>	<p>It is understood that potential park and ride services are being investigated by the Council and ECan and that the location of a potential site is on the adjacent Southbrook Park land.</p> <p>If this eventuates then it would be of benefit to future residents of this land giving another option for public transport links for residents and visitors, and any staff of a retirement village. The development of a park and ride facility adjacent to the site would assist in enhancing transport options for this site.</p>
<p><i>Please clarify how the following general rule within the District Plan will apply to the provision for a Retirement Village.</i></p> <p><u>Rule 21.8.2:</u></p> <p><i>Any erection of a dwelling and/or subdivision of land, except for designation purposes, that does not meet the existing or required density of the zone is a non-complying activity.</i></p>	<p>This rule would not apply to a retirement village development. The use of land for a retirement village would be for that defined activity and not for a dwelling. As there would be no minimum site area for a retirement village (as per proposed amendments to rule 32.1.1.1), any use of the site would naturally meet the required density for the zone.</p> <p>The subdivision of the land for residential development would comply with the required zone density (or a resource consent would be needed).</p>
<p><i>Please clarify how the retail rules within the District Plan will apply to the provision for a Retirement Village.</i></p> <p><u>Retail Activity</u></p> <p><i>a) any land, building or part of a building on or in which goods or services are displayed, sold, or offered for sale or hire direct to the public; or</i></p> <p><i>b) Within any Land Use Recovery Plan greenfield priority area, any land, building or part of a building in which goods or services are displayed, sold, or offered for sale or hire direct to the public and includes any Home Occupation.</i></p> <p><i>Retail Activity within a Land Use Recovery Plan greenfield priority area excludes any office, other than an office that is ancillary to the primary activity or any office for the purpose of a Home Occupation.</i></p>	<p>Council's past interpretation and application of this rule is noted and will be considered but is not relevant to the plan change process.</p> <p>However, it is considered that the retail rules would not apply to a retirement village. The definition of a retirement village is mandated by the National Planning Standards and that definition specifically states that the activity is a residential activity. Furthermore, that definition specifically includes more than just residential activity and provides for recreation, leisure and other non-residential activities for residents of the village. This part of the defined activity is not split out as a separate retail activity as it is not direct to the public but limited to residents.</p> <p>Even if the retail activity applied to a part of the activity on the site e.g. the cafe, any ancillary 'retail' activity would comply with rule 31.21.1.8 given the scale of the</p>

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<p><u>Rule 31.21.1.8:</u> <i>Any retail activity in any Residential 1, 2, 3, 4A, 4B, 5, 6, 6A or 7 Zone, Rural Zone or Business 2 or 3 Zone shall not exceed 20% of the net floor area of the sum of all buildings on any site.</i></p> <p><u>Rule 31.21.1.9:</u> <i>Goods retailed from any site in any Residential 1, 2, 3, 4A, 4B, 5, 6, 6A or 7 Zone, Rural Zone, or Business 2 or 3 Zone shall be produced and/or processed, on the site including ancillary products and goods.</i></p>	<p>net floor area of all buildings on the site, and goods would be produced or processed on the site e.g. coffee.</p>

We hope that this information satisfactorily explains the areas of the application which were unclear to you and the Council team.

Can you please advise the process and timing for dealing with the plan change going forwards.

Yours sincerely

BOFFA MISKELL LTD



Stephanie Styles
Senior Principal, Planner

Attachments:

- Additional policy assessment
- Revised Plan Change Text (replacement Appendix 3 to the application)
- Revised Outline Development Plan (replacement Appendix 3 to the application)

Additional Policy Assessment

This is an analysis of additional policies outlined in the Council's RFI as considered to be relevant to the plan change application:

Chapter 13: Resource Management Framework

Policy 13.1.1.1

This policy does not appear particularly relevant. The Policy seeks to show that management of areas is based on differences between areas, and this leads to the zoning approach. The identification of such differences and the broad application of zones is for the Council to manage. This plan change seeks to apply an established Residential 2 zone to the land and not a new zone.

The area subject to this plan change application is on the south western edge of Rangiora but is already zoned Residential 4 and is identified as being within the infrastructure control boundary. In this way the area has already been identified by the council as having a residential function and anticipated form as providing for living purposes. The ability to develop the land to achieve amenity values can be ensured through zone provisions as can any effects of subdivision, use and development.

Policy 13.1.1.4

This policy focusses on patterns and forms of settlement, transport patterns and built environment with a series of aims to protect the transport network and encourage change in the transport modes. Parts c, f and g are not relevant to this application.

This application site is already zoned Residential 4 and is identified as being within the infrastructure control boundary. In this way the area has already been identified by the council as contributing to the suburban settlement pattern of the town. The use of this land for residential activity has been anticipated by the District Plan for many years, and this plan change simply seeks to make more efficient use of this site for suburban density living and the provision of housing choice. The use of the land for these activities and any potential impact on the transport network has been addressed in the Transport report provided with the application.

The use of this land will be well 'knitted' into the existing fabric of the town being well located adjacent to Southbrook park for recreation, next to South Brook for amenity and connections and next to Townsend Road and South Belt for motor vehicle and public transport connections. It is also close to the new Te Matauru school and other community facilities.

Chapter 15: Urban Environment

Policy 15.1.1.1

This policy is similar in seeking integration of new development, subdivision and activities into the urban environment and enhancing the form, function and amenity of urban areas. As discussed above, the plan change site is within the urban boundary of Rangiora and is already well integrated into the structure of the town with its roading links and proximity to Southbrook Park. The form of development of the site will be consistent with suburban parts of the town having a residential character and function. The amenity of development on the land following the plan change will be controlled through the zone rules applying to future proposals for dwellings or a retirement village.

The location of the site and the requirements of the ODP will ensure good linkages to and through the site – by way of public spaces such as existing and proposed esplanade reserves along Southbrook stream. The amenity of the stream will also enhance the site and the new esplanade reserve will further open up access to this area.

The provision within this plan change for a future retirement village on the land is specifically relevant to this policy as it will enable further housing choice to meet the varied housing needs of the community. This also reflects the policy explanation's intent for mixed housing densities and flexibility. While a small part of the site is identified for taller buildings associated with a retirement village, these would not be 'high-rise' in height nor would they give that appearance or character.

Policy 15.1.1.3

This policy does not appear relevant to this plan change application. That policy is specifically about subdivision design and layout, and no subdivision is currently proposed in this application.

Any future subdivision of the land would be required to comply with subdivision standards (set under this policy) or seek a consent to provide something different from what is anticipated. This will occur outside the plan change process.

Revised as at 3 March 2020

Appendix 1: Proposed Changes to the Waimakariri District Plan

Chapter 1. Definitions

Retirement Village (from NPS)

means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.

Chapter 17. Residential Zones

Objectives and Policy

Table 17.1: Residential Zone Characteristics – Residential 1 and 2

Residential 1	Residential 2
<ul style="list-style-type: none"> — Predominant activity is living; — facilities include schools, limited commercial activities, reserves, churches, and service related businesses; — highest density of dwellings for the District's Residential Zones; 	<ul style="list-style-type: none"> — Predominant activity is living; — predominantly detached dwellings; — facilities include schools, local shops, churches, places of assembly, reserves and retirement villages; — lower density of dwellings than for Residential 1;
<ul style="list-style-type: none"> — flats and townhouse developments are more common than Residential 2; — minimum lot size 300 square metres, and maximum site coverage 50%; — streetscapes enhanced by mature trees and other plants; — hard surfaces visually dominant; — full urban services; and — footpaths on both sides of the street 	<ul style="list-style-type: none"> — lot sizes minimum 600 square metres and maximum site coverage 35%; — open, spacious streetscape, with hard surfaces visually dominant; — low traffic speeds; — fewer traffic movements on many streets than in Residential 1; — limited advertising; — full urban services; and — trees and plants enhance streetscapes

Chapter 30. Utilities and Traffic Management – Rules

Traffic Management

30.6 Permitted Activities

30.6.2 Exemptions

30.6.2.7 The intersections of roads within the South West Rangiora Outline Development Plan area shown on District Plan Map 173, and within the South Belt Outline Development Plan area shown on District Plan Map 184 are exempt from complying with Rule 30.6.1.32.

Chapter 31. Health, Safety and Wellbeing – Rules

Buildings and Structures

31.1 Permitted Activities

Structure Coverage

31.1.1.10 The structure coverage of the net area of any site shall not exceed:

- a. 50% in Residential 1 Zones;
- b. 35% in Residential 2, 3, 5 and 6 Zones;

...

m. 35% for any retirement village in the Residential 2 zone (subject to the South Belt Outline Development Plan as shown on District Plan Map 184) as an average across the site, however within Height Area B up to 50% of that area may be covered by structures.

Structure Height

31.1.1.24 Any structure in a Residential 1, 2, 3, 6 or 7 Zone (Areas B and C) shall not exceed a height of 8m except within the View Protection Area identified in Maori Reserve 873 shown on District Plan Map 176B, where any structure shall not exceed a height of 5 metres, and

except within the areas identified as Height Area A and Height Area B on the South Belt Outline Development Plan as shown on District Plan Map 184, where only for a retirement village structure:

- a. Within Height Area A no structure shall exceed a height of 14 metres, and
- b. Within Height Area B no structure shall exceed a height of 10.5 metres.

Outdoor Living Space and Service Areas

31.1.1.37 Comprehensive residential developments shall be provided with:

- a. a continuous private ground level outdoor living space per dwellinghouse that:
 - i. contains a 4 x 4m square;
 - ii. has a minimum dimension of 3m;
 - iii. is not occupied by any building, driveway, manoeuvring or parking area; and
 - iv. has direct sunlight available throughout the year.
- b. a minimum of 5m² of outdoor service area per dwellinghouse to provide for rubbish and recycling storage for each dwellinghouse that:
 - i. has a minimum dimension of 1.5m; and
 - ii. is screened or located behind buildings when viewed from any road or public open space.
- c. no specified private outdoor living space or service space per unit within a Retirement Village in the Residential 2 zone subject to South Belt Outline Development Plan as shown on District Plan Map 184, with communal rubbish/recycling space provided for within the site.

Non-compliance with Rule 31.1.1.37 will not require an application to be notified or served on affected persons, unless required through non-compliance with other plan conditions.

31.1.1.53 Within the Residential 2 Zone subject to South Belt Outline Development Plan as shown on District Plan Map 184 all fencing between the residential property and reserve land or road reserve shall have a maximum height of 1.8m and a minimum visual permeability/openness of 45%.

31.2 Controlled Activities

31.2.2 A retirement village, in the Residential 2 zone subject to South Belt Outline Development Plan as shown on District Plan Map 184, that meets all applicable conditions for permitted activities under Rule 31.1 shall be a controlled activity.

In considering any application for resource consent under Rule 31.2.2, the Council shall in granting consent and in deciding whether to impose conditions, exercise control over the following matters:

Whether the development, while bringing change to existing environments, is appropriate to its context, taking into account:

- whether the proposal would cause significant loss of sunlight, daylight or privacy on adjoining residential properties.
- the ability of the proposal to provide engagement with, and contribution to, adjacent streets and public open spaces, with regard to:
 - fencing and boundary treatments;
 - connectivity, including the configuration of pedestrian accesses.
- the mitigation measures proposed, including landscape planting, to mitigate any adverse effects of loss of trees from the site or openness of the site, and to assist the integration of the proposed development within the site and neighbourhood.
- the location and design of vehicle and pedestrian access and on-site manoeuvring to cater for the safety of elderly, disabled or mobility-impaired persons.
- integration of internal accessways, parking areas and garages in a way that is safe for pedestrians and cyclists, and that does not visually dominate when viewed from the street or other public spaces.
- the degree to which the village design demonstrates that the design has had particular regard to personal safety of the occupants, both in the sense of injury prevention and crime prevention.
- creation of visual quality and variety through the separation of buildings, building orientation, and in the use of architectural design, detailing, glazing, materials, colour and landscaping.
- where practicable, incorporation of environmental efficiency measures in the design, including passive solar design principles that provide for adequate levels of internal natural light and ventilation.
- the proposed stormwater management within the site and connection of the development to all necessary services.
- the appropriate provision of esplanade reserve land.

31.3 Discretionary Activities (Restricted)

31.3.8 A retirement village, in the Residential 2 zone subject to South Belt Outline Development Plan as shown on District Plan Map 184, that does not meet any one or more of the applicable conditions for permitted activities under Rule 31.1.

In considering any application for a resource consent under Rule 31.3.8 the Council shall, in deciding whether to grant or refuse consent, and in deciding whether to impose conditions, restrict the exercise of discretion to the following matters:

Whether the development, while bringing change to existing environments, is appropriate to its context, taking into account:

- whether the proposal would cause significant loss of sunlight, daylight or privacy on adjoining residential properties.
- the ability of the proposal to provide engagement with, and contribution to, adjacent streets and public open spaces, with regard to:
 - fencing and boundary treatments;

- connectivity, including the configuration of pedestrian accesses.
- the mitigation measures proposed, including landscape planting, to mitigate any adverse effects of loss of trees from the site or openness of the site, and to assist the integration of the proposed development within the site and neighbourhood.
- the location and design of vehicle and pedestrian access and on-site manoeuvring to cater for the safety of elderly, disabled or mobility-impaired persons.
- integration of internal accessways, parking areas and garages in a way that is safe for pedestrians and cyclists, and that does not visually dominate when viewed from the street or other public spaces.
- the degree to which the village design demonstrates that the design has had particular regard to personal safety of the occupants, both in the sense of injury prevention and crime prevention.
- creation of visual quality and variety through the separation of buildings, building orientation, and in the use of architectural design, detailing, glazing, materials, colour and landscaping.
- where practicable, incorporation of environmental efficiency measures in the design, including passive solar design principles that provide for adequate levels of internal natural light and ventilation.
- the proposed stormwater management within the site and connection of the development to all necessary services.
- the appropriate provision of esplanade reserve land.

Chapter 32. Subdivision – Rules

32.1.1 Standards and Terms

Allotment Areas and Dimensions

32.1.1.1 All allotments shall comply with Table 32.1.

Table 32.1: Minimum Allotment Areas and Dimensions

Zone	Minimum Allotment Area	Minimum Dimensions of Allotment (m)	
		Internal Square	Frontage
Residential 2 (excluding Comprehensive Residential Development and a retirement village in the Residential 2 zone subject to South Belt Outline Development Plan as shown on District Plan Map 184)	600m ²	18 x 18	15
	NOTE: See Rules 32.1.1.4, 32.1.1.8, 32.1.1.9 and 32.1.1.10		

32.1.1.28 Subdivision within the following areas shall generally comply with the Outline Development Plan for that area.

...

ak) The Residential 2 Zone on South Belt, subject to South Belt Outline Development Plan as shown on District Plan Map 184.

Finished Section Levels

32.1.1.91 Within the South Belt Outline Development Plan area as shown on District Plan Map 184 any application for subdivision consent shall identify the minimum finished floor level required to achieve 400mm above a 0.5% Annual Exceedance Probability flood event for each new residential allotment.

32.4 Non-complying Activities

- 32.4.1 Except where exempted under Rule 32.1.2, any subdivision that does not comply with Rules 32.1.1.1 to 32.1.1.28, 32.1.1.54 to 32.1.1.57 or 32.1.1.65 to 32.1.1.76, or 32.1.1.78 and 32.1.1.80 to 32.1.1.82 or 32.1.1.91 or 32.1.1.93 is a non-complying activity.

Chapter 33. Esplanades: Locations and Circumstances – Rules

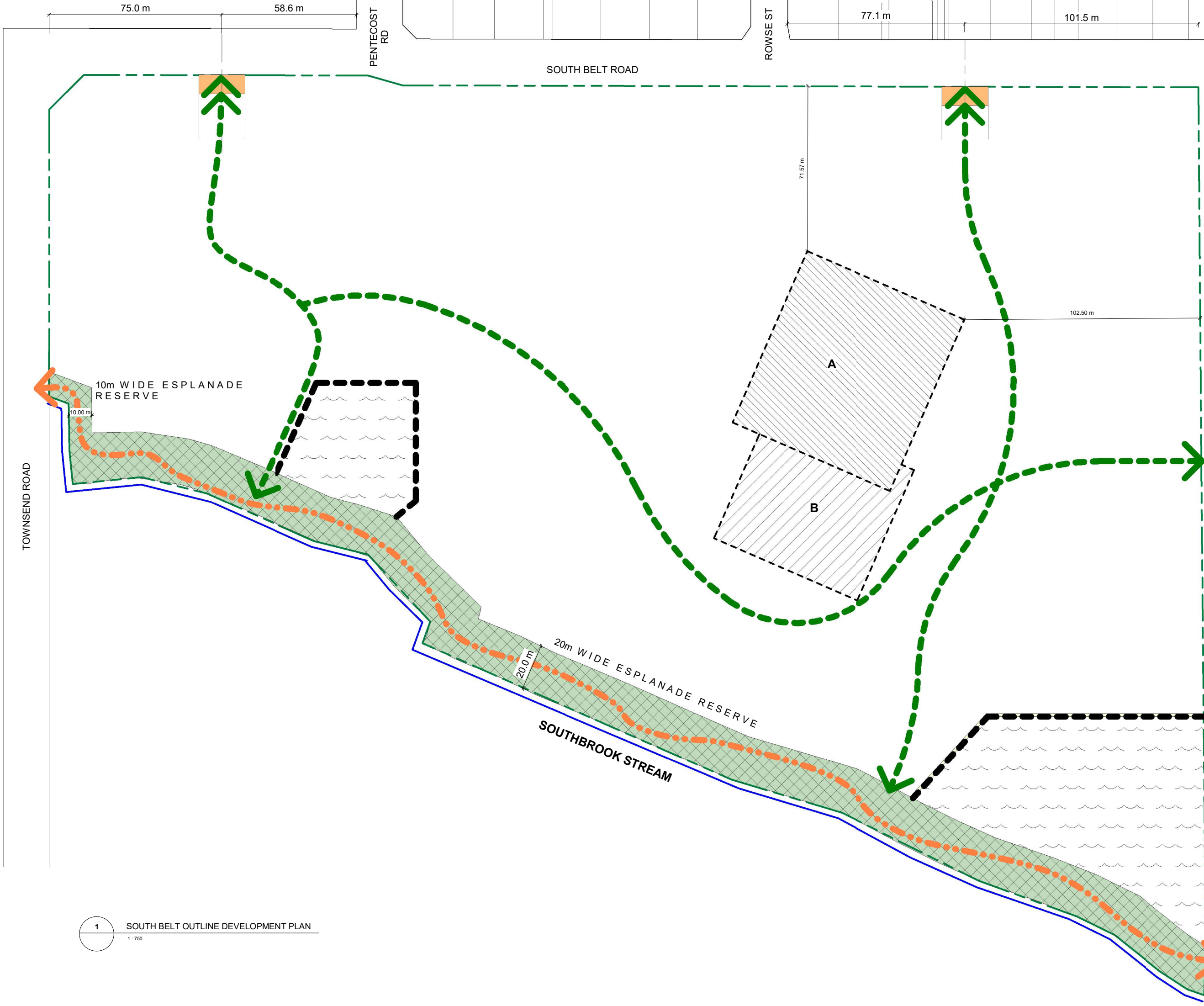
- 33.1.4 Except where provided by Rule 33.1.6 and Rule 33.1.7, the minimum width of an esplanade reserve or esplanade strip required under Rules 33.1.1 and 33.1.2 shall be 20m.

- 33.1.7 Esplanade reserves shall be provided for land adjoining the Southbrook Stream as shown on the South Belt Outline Development Plan. The esplanade reserves shall conform with the dimensions shown on South Belt Outline Development Plan as shown on District Plan Map 184.

Any other consequential amendments and numbering changes.

Planning Maps

- Change Planning Maps 116 and 117 to show the area as Residential 2 zone
- Insert a new Map 184 to contain the South Belt Outline Development Plan



LEGEND

Outline Development Plan Area

Fixed Road Connection (20m)

Esplanade Reserve

South Brook Stream

Stormwater Management Area

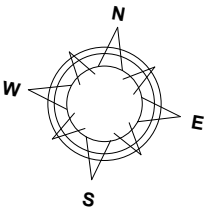
Height Restriction Area A (14m)

Height Restriction Area B (10.5m)

Indicative Pedestrian / Cycle connection (location and alignment may vary)

Public Pedestrian / Cycle connection (location, design and alignment by WDC)

Note:
Public Internal roading layout, predestrian/cycle connections and access to the esplanade reserve will be designed in consultation with the Council.



Rev	Date	Description
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Client.



Project Name.
SUMMERSET VILLAGE
RANGIORA

Project Stage.
DRAFT

Drawing Title.
SOUTH BELT OUTLINE
DEVELOPMENT PLAN

DO NOT SCALE DRAWINGS.
Original Sheet Size, A1
Project Number, 048
Drawing Number, MP.001
DATE, 18/08/19
Rev, 1