

**BEFORE INDEPENDENT HEARING COMMISSIONERS APPOINTED BY THE
WAIMAKARIRI DISTRICT COUNCIL**

IN THE MATTER OF

The Resource Management Act 1991 (**RMA** or
the Act)

AND

IN THE MATTER OF

Hearing of Submissions and Further
Submissions on the Proposed Waimakariri
District Plan (**PWDP** or **the Proposed Plan**)

AND

IN THE MATTER OF

Hearing of Submissions and Further
Submissions on Variations 1 and 2 to the
Proposed Waimakariri District Plan

AND

IN THE MATTER OF

Submissions and Further Submissions on the
Proposed Waimakariri District Plan by
Momentum Land Limited

**EVIDENCE OF DANNY KAMO
ON BEHALF OF MOMENTUM LAND LIMITED REGARDING STREAM 12
REZONING OF LAND**

Dated: 5 March 2024

Presented for filing by:
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INTRODUCTION

1. My full name is Daniel Wirimu Kamo.
2. I have been a landscape architect with Kamo Marsh Landscape Architects (formerly John Marsh Landscape Architects) (**Kamo Marsh**) for over 20 years. I have been director of Kamo Marsh for the last 13 years. I hold a Bachelor of Landscape Architecture and a Bachelor of Commerce and Management, both from Lincoln University. I am a registered member of the New Zealand Institute of Landscape Architects.
3. I have been involved in providing landscape design and advice on the Beach Grove development since 2013.
4. My role in relation to the Momentum Land Limited (**Momentum**) submissions seeking to rezone land known as the North Block and the South Block located on the northern outskirts of Kaiapoi (**rezoning proposal** or **proposal**) has been to provide advice and assessment in relation to landscape and visual effects matters. In preparing this statement of evidence I have considered the following documents:
 - (a) Urban Design Evidence of Bruce Weir for MLL Report - Saddleback
 - (b) Proposed Waimakariri District Plan (PWDP)
 - (c) Operative Waimakariri District Plan (WDP)
 - (d) NZILA Best Practice Guidelines
 - (e) Te Tangi A Te Manu – Aotearoa New Zealand Landscape Assessment Guidelines
 - (f) National Policy Statement on Urban Development 2020 (**NPS-UD**).

CODE OF CONDUCT

5. I have read the Environment Court's Code of Conduct and agree to comply with it. My qualifications as an expert are set out above. The matters addressed in my evidence are within my area of expertise, however where I make statements on issues that are not in my area of expertise, I will state whose evidence I have relied upon. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in my evidence.

SCOPE OF EVIDENCE

6. I am familiar with the site area and have visited the site, specifically to consider the rezoning proposal for the land known as the North Block (Lot 2 DP 4532, Lot 1 DP 5010 and Lot 5 DP 313322) and the South Block (Lot 2 DP 83191), to assist in understanding the landscape character and values associated with the receiving environment.
7. My evidence addresses the following matters:
 - (a) The appropriateness of the receiving environment for the rezoning proposal based on the existing and anticipated landscape character;
 - (b) The intended landscape and visual amenity outcomes of the rezoning proposal
 - (c) Landscape related planning provisions; and
 - (d) Conclusions

SUMMARY OF EVIDENCE

8. The Momentum submissions on the PWDP and Variation 1 seek to rezone the North Block and the South Block from Rural Lifestyle Zone (RLZ) under the PWDP to Medium Density Residential Zone (MDRZ).
9. This evidence assesses the landscape character and visual amenity values of the receiving landscape and the potential adverse effects of the proposed rezoning. This evidence concludes that the proposed zone change will have a low adverse landscape and visual effect beyond what is anticipated for development within the RLZ. Both blocks and the land further north of the North Block is within the Kaiapoi Development Area (**KDA**) and therefore future built development is expected within the existing rural landscape.
10. The proposed Outline Development Plan (**ODP**) makes appropriate provision for vehicle and pedestrian connections, open space and amenity, and stormwater management. It is considered that the design intent is suitable for the growth of Kaiapoi and is consistent with the values of the receiving landscape.

CONTEXT

11. In my evidence I address the following blocks of land located on the northern outskirts of Kaiapoi. The potential landscape and visual effects of the proposed rezoning of the land legally described as:
 - Lot 2 DP 4532, Lot 1 DP 5010 and Lot 5 DP 313322, totaling 28.5 hectares of land at 177 Ferry Road (hereafter described as **North Block**), and,
 - Lot 2 DP 83191, being 6.04 hectares of land at 310 Beach Road (hereafter described as **South Block**).
12. I have prepared a **Graphic Attachment** which is filed together with my evidence as **Appendix 1** and should be read alongside my evidence. Each of the Appendices referred to in my evidence is contained within the Graphic Attachment.
13. The location of the North Block and South Block is shown on **Attachment A** of my **Graphic Attachment**. On **Attachment A** The North Block and the South Block are hereafter collectively referred to as the site (**site**).
14. Under the Operative Waimakariri District Plan (**WDP**), of the Waimakariri District Council (**WDC**), the site is within the Rural Zone. The Proposed District Plan (**PWDP**) proposes that the site is rezoned to Rural Lifestyle Zone. Despite this zoning, the site is within the KDA and subject to the Kaiapoi Development Area ODP (KDA-ODP), where future residential activities are anticipated.
15. Momentum has filed submissions on the PWDP and Variation 1 to the PWDP seeking that both the North Block and the South Block be rezoned to Medium Density Residential Zone (**MDRZ**).

Landscape Methodology

16. The general structure of this report will follow the concept and principles of the Te Tangi A Te Manu – Aotearoa New Zealand Landscape Assessment Guidelines.
17. The methodology is consistent with the above guidelines and my role in respect of the proposed rezoning includes the following:

- Desk-top research and site visits, identifying the location of the proposed rezoning and undertaking a landscape and visual assessment from the surrounding public views, and
 - Consideration throughout the consultation and design process on measures to avoid, remedy and mitigate potential adverse visual effects, ensuring that the proposed rezoning and the development it enables is appropriate within the receiving landscape.
12. This evidence has been prepared by Danny Kamo (Registered NZILA Landscape Architect) and Director of Kamo Marsh Landscape Architects. Assistance has been provided by Jade Au Morris (Registered NZILA Landscape Architect) and Ben Paton (Project Manager), both from KM.
13. The landscape evidence photos have been taken in accordance with the NZILA Best Practice Guidelines. All photos have been taken with a 50mm focal lens by Ben Paton (Project Manager) from KM. Each photo is a panoramic multiple image stitch, taken with a 50mm focal length in portrait orientation and stitched together using Microsoft Image Composite Editor. The view represents an approximate 124-degree horizontal field of view and an approximate 55-degree vertical field of view. The photos are taken at eyeline, approx. 1.7m above ground level.
14. To provide consistency in identifying the extent of landscape and visual effects, the effects scale used within this statement is based on the Te Tangi A Te Manu – Aotearoa New Zealand Landscape Assessment Guidelines¹ 7-point scale:

Table 1: Te Tangi A Te Manu – Aotearoa New Zealand Landscape Assessment Guidelines² 7-point scale:

<i>NZILA:</i>	<i>Very Low</i>	<i>Low</i>	<i>Low – Moderate</i>	<i>Moderate</i>	<i>Moderate - High</i>	<i>High</i>	<i>Very High</i>
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Scale of Effects Explanations:

15. The explanations below are based on the review of several scale of effects tables, including the Auckland Council *Information requirements for the*

¹ Lister, G., De Lambert, R., & Titchener, A. (2022). *Te Tangi a Te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*.

² Lister, G., De Lambert, R., & Titchener, A. (2022). *Te Tangi a Te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*.

assessment of Landscape and Visual Effects'³ and the *Guidelines for the Assessment of Landscape and Visual Effects*⁴.

Table 2: Scale of Effects

NZILA best practice scale (used in this report)	Dictionary Definition (Collins)	Explanation
Negligible	<ul style="list-style-type: none"> • 'An amount or effect that is so small that it is not worth considering or worrying about' • 'Insignificant' 	<ul style="list-style-type: none"> • The proposed development is barely discernible or there are no changes to the existing character, features or landscape quality².
Very Low effect		<ul style="list-style-type: none"> • The proposed development is barely discernible with little change to the existing character, features or landscape quality². • Any awareness of the proposal will have a very limited effect/change to the existing landscape character and quality.
Low effect	<ul style="list-style-type: none"> • 'Small amount' • 'Not considered to be very important because near the bottom of a particular scale' 	<ul style="list-style-type: none"> • A slight loss to the existing character, features or landscape quality². • Any awareness of the proposal will be a minor component of/change to the wider landscape.
Moderate effect	<ul style="list-style-type: none"> • 'Not extreme' • 'Neither large nor small in amount or degree' 	<ul style="list-style-type: none"> • Partial change to the existing or distinctive features of the landscape and a small reduction in the perceived amenity². • The proposal may form a visible or recognisable change/new element within the wider landscape but will not detract from the existing landscape character and quality.
High Effect	<ul style="list-style-type: none"> • 'Something is great in amount, degree or intensity' • 'Advanced or complex' 	<ul style="list-style-type: none"> • 'Noticeable change to the existing character or distinctive features of the landscape or reduction in the perceived amenity or the addition of new but uncharacteristic features and elements². • The proposal may form a visible or recognisable change/ new element within the wider landscape and maybe readily

³ Information requirements for the assessment of Landscape and Visual Effects. (2017). *Auckland Council*.

⁴ Gilbert, B. M. (2019). *Guidelines for the Assessment of Landscape and Visual Effects, Supplementary Statement of Evidence. Queenstown Lakes District Council, Topic 2 – Rural Landscapes.*

		noticed by the viewer, detracting from the existing landscape character and quality.
Very high effect		<ul style="list-style-type: none"> • Major change to the existing character, distinctive features or quality of the landscape or a significant reduction in the perceived amenity of the outlook². • The proposal will form a significant or immediately apparent change to the landscape, which significantly impacts the existing landscape character and quality.
Extreme effect	<ul style="list-style-type: none"> • 'Something is very great in degree or intensity'. • 'Severe or unusual' • 'Greatest degree possible' 	<ul style="list-style-type: none"> • Total loss of the existing character, distinctive features or quality of the landscape resulting in a complete change to the landscape or outlook².

THE RECEIVING ENVIRONMENT

The Wider Site

16. Kaiapoi is located approximately 20km north of Christchurch City Centre, on the northern side of the Waimakariri River. It sits to the eastern edge of the Waimakariri District.
17. The Waimakariri District forms part of the Canterbury Plains, a flat, gently sloped area from the base of the mountains in the west, to the sea in the east. The Plains were formed by various rivers flowing from the Southern Alps. Most of the Plains are derived from the greywacke of the mountains and windblown loess. The soils vary in quality and age, with the most fertile soils forming from mud and peat.
18. As shown on Attachment B, Kaiapoi is a well-established residential settlement, with a strong transport linkage to Christchurch City Centre. Most of the residential development is located on the eastern side of the SH1, sprawling north south. The existing Residential Zone (as per the WDP) is contained by Rural Zoned land to all sides.
19. Although situated in proximity of a wider rural landscape, Kaiapoi is a well developed and established town. The residential neighbourhood is supported by pockets of open recreational space and domesticated activity, such as

schools, playcentres, shops, cafes and parks. Most of the built development is characterised by single level residential dwellings and double storey town houses or duplexes on 180-2000m² lots. There is a network of secondary roads and 20m wide arterial roads. The roading network includes street landscaping, large street signs, streetlights and roundabouts.

The North Block

20. The North Block is legally described as Lot 2 DP 4532, Lot 1 DP 5010 and Lot 5 DP 313322, totaling 28.5 hectares of land (refer **Attachment A**).
21. The site is accessed by Magnolia Boulevard and the paper road which extends north of Beach Road. The site is approximately 1.3km via the existing roading network from Kaiapoi town centre.
22. To the north and east of the North Block, the site is currently bordered by open rural farmland, characterised by open, flat, low-lying farmland with scattered rural residential dwellings and farm buildings to the east and northeast of the North Block. The landform is relatively flat, visually dominated by open pastureland. Existing vegetation is sparse, with a mixture of clusters of native amenity vegetation and exotic shelterbelts along property boundaries. This existing rural land to the north of the North Block, is within the KDA. Therefore, future development is anticipated.
23. To the south of the North Block, is a relatively new development, known as Beach Grove. This land has been rezoned from Rural to MDRZ under the PWDP. This development is still under construction and consists of lot sizes between 160m² - 600m², with 1-2 storey residential dwellings.
24. Directly west of the North Block, the site is bound by a well-established residential neighbourhood, which is accessed off both Fergus Street and Allison Crescent. The existing buildings are generally single storey homes and have a 1.8m high timber paling fence running the length of their eastern boundaries, which presents an abrupt boundary between the Residential and Rural Zones.
25. The site itself is identified as Rural Zone under the WDP and Rural Lifestyle Zone under the PWDP. The character of the landscape varies across the site, the west and southern edges of the site are dominated by the presence of the abrupt edge to the neighbouring residential lots. The 1.8m high fencing to the western edge of the North Block and to a lesser extent, the open style fencing and house (and ongoing construction works) to the southern edge. The northern and

eastern parts of the Northern Block are more rural in character with views of open pasture land.

The South Block

26. The South Block is legally described as Lot 2 DP 83191, being 6.04 hectares of land. The site is currently an underutilised rural block of land which is lightly grazed, contained within an established Residential Zone. This last remaining Rural Zoned block is a visual anomaly within the surrounding developed context.
27. In the south-eastern corner of the site (adjoining Beach Road and the paper Road) is an existing residential dwelling, associated farming sheds and a large scrap yard which includes over 50 scrap cars. Considering the current use of the site, the landscape character and visual amenity values of the site do not reflect that of a typical rural landscape.
28. As mentioned above, the 'rural' zoned block of land is enclosed by an established residential development. Immediately north of the site, running the full length of its northern boundary, is Kaiapoi North School. The school faces north onto its own open fields, facing away from the proposed site. The school has planted a native tree buffer along its southern boundary. Further north, is an established residential neighbourhood.
29. To the east of the site is a paper road running the full length of the boundary. To the east of the paper road is a storm water reserve, playcentre, public playground and the Beach Grove development, with some areas still under construction.
30. The southern boundary of the site is bordered by Beach Road, which runs east to west, connecting between Pines Beach / Kairaki, and the Kaiapoi town centre. Approximately 160m west along Beach Road, the road transitions to Smith Street. On the southern side of these roads is an established residential neighborhood.
31. To the west of the site are residential properties accessed off Beach Road and Williams Street.

32. Existing vegetation on the site includes mature Eucalypt, Poplar and Willow trees, located on the site boundaries and internal fence lines. This existing vegetation reaches approximately 30m in height, currently restricting existing views onto the site. The existing site vegetation is an anomaly within the wider landscape and does not ecologically or visually link to the wider vegetation patterns within the vicinity.

THE PROPOSAL

33. The following will outline the key components of the proposal which are pertinent to the assessment of the potential landscape and visual effects.

The existing zoning and character

34. The North and South Blocks are currently zoned Rural under the WDP. Within the current Rural Zone, rural production activities are anticipated. The minimum lot size for subdivision and the establishment of a dwelling is 4ha. Relevant built form standards include 20% site coverage, 20m setback from boundaries, and recession plane controls along boundaries adjoining the Residential Zone.

The Proposed District Plan

35. The PWDP proposes that the site is rezoned to Rural Lifestyle Zone and located within the KDA and subject to the KDA-ODP, recognizing the site's anticipated use for future residential activities. A certification process provides for future urban development within the KDA, based on the General Residential Zone (**GRZ**) and Medium Density Residential Zone (**MDRZ**) provisions, as per the KDA-ODP. The GRZ and MRDZ provide for residential subdivision and development at a density of one residential unit per 500m² and 200m², respectively. Site coverage is 45% and 55% (respectively), building height 8m and 12m (respectively) and building setbacks of 2m from road and 1m from internal boundaries.
36. Under Variation 1 to the PWDP, the following bulk and location rules apply to residential units in the MDRZ:
- i. No minimum lot size and up to three residential units per site where not subject to the airport noise qualifying matter; 200m² minimum lot size and one residential unit per site where subject to the airport noise qualifying matter,
 - ii. A maximum building coverage of 50%,
 - iii. A minimum of 20% of the net site area to be landscaped permeable surface,

- iv. Maximum height of 11m, except 50% of the building's roof in elevation may exceed this by 1m,
 - v. A minimum 1.5m road boundary setback,
 - vi. A minimum 1m internal boundary setback,
 - vii. Buildings must not project beyond a 60 degree recession plane measured at a point 4m vertically above GL along boundaries.
39. Furthermore, both the North and South Block are within the KDA-ODP, which outlines where future residential activities are expected and provides an understanding of the future growth anticipated for the surrounding area.

The proposed rezoning

40. The Momentum submissions seek to rezone the North and South Block to MDRZ.
41. The key elements of Momentum's proposed Outline Development Plan (**MODP**) for the North Block (refer **Attachment C**), will include:
- i. Provision for Medium Density Residential Development.
 - ii. Open space zone along the length of the western boundary and adjacent to Magnolia Boulevard. The open spaces are connected by a Recreational Corridor. A recreational reserve is identified within the eastern open space.
 - iii. Stormwater Management Areas are also identified within this Open Space.
 - iv. Primary connector road, connecting between the existing MDRZ (to the south of the North Block, known as Beach Grove), Magnolia Boulevard to the west and the future KDA to the north.
 - v. Local road connecting between the north and south.
 - vi. Pedestrian and cycle routes, connecting the future KDA to the north, MDRZ to the south and existing Residential zone to the west.
 - vii. A neighbourhood center, along the southern boundary. This is located along the Primary connector road, which connects the existing MDRZ and the north Block.
 - viii. In addition, a Structure Plan Recreation Reserve is located directly north-east of the North Block (outside of the site boundaries).
42. The key elements of the MODP for the South Block (refer **Attachment C**), will include:
- i. Provision for Medium Density Residential Development.
 - ii. Local road connections between Beach Road to the south and the paper road to the east.
 - iii. Pedestrian and cycle routes, outside of the site boundaries, along Beach Road.

43. Section 32 Report 'Wāhanga waihanga/Development Areas'⁵ identifies that the *'population of the Waimakariri District is projected to grow to 100,000 people by 2051 (35,300 more people than live here today). To provide dwellings for these people, the District will need at least an additional 13,600 new dwellings'*. The report supports the appropriateness of the North and South Block as part of the identified KDA. The report acknowledges that *'residential development combined with the population growth will support the District's economy with increased employment opportunities and new opportunities for businesses to set up in the District'*. Furthermore, it considers that the *'impact of the loss of rural land for residential purposes is not regarded as significant'*.

⁵ Section 32 Report, Wāhanga waihanga/Development Areas (Rangiora East and West and Kaiapoi), prepared for the Proposed Waimakariri District Plan. Waimakariri District Council. 18 Sep 2021.

RELEVANT PLANNING PROVISIONS

44. As noted above, the site is within the Rural Zone under the WDP and the Rural Lifestyle Zone under the PWDP (refer Attachment B).
45. Both the North Block and the South Block are located within the Projected Infrastructure Boundary (**PIB**) for Kaiapoi. Under the PWDP the site is included within the Kaiapoi Development Area (DEV-K-APP1). It is acknowledged that future residential development of the site (and other land north of Kaiapoi) within the PIB and Kaiapoi Development Area is anticipated.
46. The Canterbury Regional Policy Statement (**CRPS**) identifies the North Block as part Greenfield Priority Area and part Future Development Area. The South Block is identified as Future Development Area.
47. It is not surprising that the WDP seeks to maintain the continued domination of agricultural, pastoral and horticultural activities in the Rural Zone, and to avoid subdivision and residential development that will result in a loss of rural character. Therefore, this landscape evidence considers the potential adverse effects of the proposed rezoning on the existing landscape character and visual amenity values of the site and surrounding landscape, while taking into consideration the relevant objectives and policies of the PWDP. The relevant objectives and policies are discussed within the 'Statutory Assessment - Landscape Related Planning Provisions' section of this statement.

LANDSCAPE ASSESSMENT

Effects on existing landscape quality and character

49. The North and South Blocks are currently zoned Rural, however they are located on the cusp of a well-established residential neighbourhood and are located within the PIB and KDA. Future development of the existing rural land is expected and will change the existing rural characteristics on the site as well as the land further north (of the North Block).

North Block

50. The existing landscape character of the North Block portrays a varying degree of rural character.
51. Overall, the land is characterised by open, flat, low-lying farmland with scattered rural residential dwellings and farm buildings to the east and northeast. The

landform is relatively flat, visually dominated by open pastureland. Existing vegetation is sparse, with a mixture of clusters of native amenity vegetation and exotic shelterbelts along property boundaries.

52. The northern and eastern boundaries of the North Block border an existing rural landscape, characterised by open farm paddocks, segmented by fencing, long gravel accessways, scattered farm buildings and dwellings, shelterbelts and clusters of vegetation. It is noted that to the north of the site, to rural zoned landscape is within the PIB and KDA, therefore change to the rural characteristics is anticipated.
53. The proposed MODP (refer **Attachment C**) provides an approximately 100m wide green buffer, to visually soften the transition and provide separation between the proposed MDRZ and the wider rural landscape. This open space will be occupied by stormwater management reserves, recreational amenities, open green space, the realigned McIntosh Drain and planting.
54. In contrast, the rural character along the southern and western edges of the site are enclosed by the abrupt edge of the neighbouring residential lots. This includes 1.8m high fencing to the western edge of the North Block and to a lesser extent, the open style fencing and residential development (and ongoing construction works) to the southern edge. The North Block is on the cusp of this built development. The site is currently only accessible by Magnolia Boulevard. The Outline Development Plan (refer **Attachment C**) shows the potential roading connections through the site, connecting between the newly constructed Beach Grove, Magnolia Boulevard and future development to the north of the site.
55. As the south and western boundaries are enclosed by fencing and private properties (which are not orientated towards the subject site), the visual catchment of the site is limited. Furthermore, the North Block is located on the cusp of existing development and identified as a future development area. Therefore, it is considered that the site has the capacity to absorb future built development, which will naturally extend from the adjacent well-established residential neighbourhood.
56. To that end, the site is located within the KDA and therefore future built development of the existing rural landscape is anticipated. The proposed MDRZ

will be a natural extension from the adjacent residential development from the south and west. Furthermore, it will connect to the land to the north of the site which is anticipated for further development.

57. Taking into account the above, the proposed MDRZ reflects the landscape characteristics of the existing environment as well as the anticipated future growth of Kaiapoi. The small visual catchment and proposed green buffer shown in the MODP will ensure that any adverse landscape effects of the MDRZ will have a low adverse effect on the landscape character beyond what is anticipated with the rezoning to Rural Lifestyle Zone (and subject to the certification process to enable urban development), under the PWDP.

South Block

58. The South Block is the last remaining block of rural land contained on all sides by a well-established residential neighbourhood. The typical rural characteristic (identified above) are not prevalent within the South Block, and the site holds little rural character. Both the PIB and KDA anticipate future development of this land, and the WDP's Rural zoning of the land is considered an anomaly within the established residential neighbourhood.
59. Rather than portraying a typical 'rural' landscape character and quality, the site and immediate surroundings are characterised by a developed residential landscape, which includes, single level residential dwellings and double storey town houses or duplexes on 180-2000m² lots, a network of arterial and secondary roads, street landscaping, signage, small pockets of open recreational space and domesticated activity. Existing development also includes schools, shops and parks, to support the residential area. To that end, the landscape character and quality are one that is developed by human modification, with further development anticipated.
60. Existing vegetation on the site includes mature Eucalypt, Poplar and Willow trees, located on the site boundaries and internal fence lines. This existing vegetation reaches approximately 30m in height, currently restricting existing views onto the site and do not provide a sense of openness typical to a rural landscape. This existing vegetation with the South Block is an anomaly within the wider landscape and does not ecologically or visually link to the wider vegetation patterns within the vicinity.

61. Furthermore, the trees are located on the boundary of the site and provide a large amount of shading on Beach Road, the nearby properties and adjacent playcentre. Future removal of the existing trees will not adversely affect the existing landscape character or visual amenity values of the site and receiving landscape. It is considered that removal of the trees will have a positive effect on the sunlight hours of the neighbouring footpaths, roads, and private properties.
62. Future medium density development on the South Block will be visible from surrounding public views, however, will be located within a framework (and contained on all sides) by a developed residential landscape. The proposed scale and density of development enabled by the MDRZ (i.e. one residential unit per 200m² in accordance with the noise contour qualifying matter) is in keeping with the existing development in the vicinity and will not detract from the existing character and quality of the site and the receiving landscape.
63. To that end, future built development is anticipated on the South Block and the change to the landscape character and quality is not unexpected. Considering the above, it is considered that the proposed MDRZ for the South Block will have a low adverse effect on the existing character and quality of the site and receiving landscape, this being a very little material loss or modification to the characteristics of the existing landscape, where the new elements will integrate seamlessly into the pre-developed landscape character and qualities.

Potential adverse effects on existing visual amenity values

64. Potential visibility of the North and South Blocks are documented in the views identified below and shown on **Attachment E**. It is noted that a selection of assessment photos is taken from the north, east, south, and west. The selected photos document the locations in which the proposed site is potentially most visible, and thus reflect a higher magnitude of potential adverse visual effects, than other location in which the proposal might be screened by the foreground built development. It is acknowledged that potential views may extend beyond the identified locations. **Attachment A** indicates sections of the nearby roads in which glimpse views of the potential MDRZ structures may occur.
65. Although the site is screened from many of the identified locations by the existing foreground vegetation and mature trees on the site boundary, the

proposed zone change does not rely on any existing vegetation for mitigation or screening purposes.

North Block

66. **Attachment E** provides visual assessment photos from the identified locations and indicates the approximate location of future development.
67. Potential visibility of the proposed North Block is limited to the views identified below. Beyond this, the site is screened by the foreground landform and/ or built development.
- The Stormwater Reserve (Photo C and D on Attachment E.2, photo E on Attachment E.3)
 - Link Reserve (Photo J on Attachment E.5)
 - Beach Road (Photo K on Attachment E.6)
 - Ferry Road (Photo I + J on Attachment E.5)

The Stormwater Reserve (Photo C + D on Attachment E.2)

68. Photo C is taken at approximately 0.6km to northern boundary of the North Block and photo D is approximately 0.1km from the same location.
69. The view position is from the boundary fence line located at the eastern end of Sovereign Boulevard, looking south towards the North Block. The northern edge of the Beach Grove development can be seen in the background and the eastern boundary line of the Sovereign Palms development is to the right side of the view. The North Block site is partially screened by planting within the foreground Stormwater Reserve.
70. The foreground existing rural landscape is identified as part of the KDA, and future built development will sit in the foreground of the North Block.
71. Taking into account the distance and wider context (both existing and anticipated) any views of future built development will sit in the context of a built environment. The existing rural landscape character is in a state of change in which built development is expected. The scale and density and mitigation measures provided in the MODP will ensure that the proposed MDRZ appropriately responds to the receiving environment. I consider that any adverse visual effect will have a low effect beyond what is anticipated with the

RLZ for the site, particularly noting the certification process that enables urban development in accordance with the GRZ and MDRZ provisions.

Adjacent to North Block eastern boundary (Photo E on Attachment E.3):

72. This view position is from the boundary line of the North Block, at the east end of Magnolia Boulevard, looking southeast towards the site. The existing residential lots bordering the west side of the proposed North Block site generally turn their backs to this view. In general, the house designs along the eastern edge of this existing development front to the streets and orient towards the sunnier north/ northwest. All lots have a 1.8m high fence to their eastern boundary (or the North Block west boundary), as a result views of the existing Rural zoned area are not easily gained. The existing native planting around the stormwater ponds in the foreground of the view would be partially removed, as the reshaping of this pond is part of the proposed works. Whilst the change in view would be from an open, green outlook to one more consistent with that further along Magnolia Boulevard to the west, (being built form, residential dwellings, roading and footpaths, street trees and amenity planting) this would result in a change in perceived openness.
73. The proposed MODP for the North Block allows for a large remediation of the stormwater area and will include considerable areas of openness and native planting. This will ensure the view from the (existing) end of Magnolia Boulevard retains a sense of green and openness.
74. Similarly to Photo C + D, the existing rural landscape character is in a state of change in which built development is expected, as outlined in the KDA. Any views of the development will sit comfortably in the context of a wider built environment.
75. The scale and density and mitigation measures provided in the MODP will ensure that the proposed MDRZ appropriately responds to the receiving environment. I consider that any adverse visual effect will have a low effect beyond what is anticipated with the RLZ for the site.

Link Reserve, adjacent to southern boundary of North Block (Photo J on Attachment E.5)

76. The view is directly into the proposed North Block site from a link reserve on the existing northern boundary of Beach Grove. Beach Grove is a relatively new medium density development, and the proposed MDRZ within the North Block will be a natural extension from Beach Grove. Although future development will change the existing visual amenity values of the open rural landscape, future development is anticipated within the KDA and is appropriately located between Beach Grove and the established residential neighbourhood to the east.
77. I consider the proposed MDRZ appropriately responds to the surrounding built context and any views of medium density development will have a low adverse effect on the receiving landscape.

Beach Road (Photo K on Attachment E.6):

78. Approximately 0.5km from southern boundary of North Block.
79. This view is from Beach Road approx. 950m east of the Williams Street/ Beach Road intersection. This is the location of the new entry into the next stage of Beach Grove. The existing view is across the construction site of Beach Grove. However, following the construction of the consented housing in the foreground, the views towards the site shall will be screened.
80. As a result of the ongoing construction of this stage of Beach Grove, I consider the visual impact from this viewpoint to be negligible.

Ferry Road (Photo L on Attachment E.6 and Photo M on Attachment E.7)

81. Photo L is taken from approximately 0.6km from eastern boundary of North Block and photo M is taken from approximately 0.8km from eastern boundary of North Block.
82. From Ferry Road, the view is dominated by the open rural landscape, occupied by large open paddocks, segmented by farm fencing and long gravel accessways, scattered farm buildings, shelterbelts and clusters of exotic vegetation. In the distant horizon, there are views of built development (including Beach Grove and the wider Kaiapoi residential area) within a backdrop of vegetation.

83. Any potential views of MDRZ development will sit in the background of the 100m+ green space buffer, as proposed in the MODP. This 6ha green buffer will provide an appropriate transition between the rural landscape and the proposed MDRZ. Any future development will be visually absorbed by the receiving landscape.
84. Taking into account the above and the distance at which medium density development would be viewed from Ferry Road, it is considered that any adverse visual effects will be very low. Furthermore, Ferry Road is not a highly trafficked road, and is predominantly used by those accessing large private properties to the north.

South Block

85. Potential visibility of the proposed South Block is limited to the views identified below (refer **Attachment E**), beyond this, the site is screened by the foreground landform and built development.
- Beach Road (Photo G on Attachment E.4)
 - Oram Place and Meadow Street (Photo H on Attachment E.4 and Photo L on Attachment E.6)
 - Ferry Road (Photo I and Photo J on Attachment E.5)
 - Paper Road (Photo K on Attachment E.6)
86. **Attachment E** provides visual assessment photos from the identified locations and indicates the approximate location of future development.

Beach Road (refer Photo G + K, Attachment E)

Photo G- Adjacent to south-eastern boundary of South Block

87. This view is from the paper road opposite the entry to the preschool carpark. The view is looking west into the South Block site. The site does not reflect distinctly 'rural' landscape characteristics or visual amenity values. Rather, the site is the only remaining block of 'rural' land, which is currently underutilised and occupied by mature shelterbelts, an existing residential dwelling, associated farming sheds and a large scrap yard which includes over 50 scrap cars.

88. The existing views of the mature trees, cast considerable shade onto the Early Childhood Centre, Beach Road and the paper road. As well as the current views of the scrap yard which occupy the south-eastern corner of the site and is unkept. Considering the current use of the site, the visual amenity values of the site do not reflect that of a typical rural landscape. The site is considered an anomaly, encompassed by a well-established residential neighbourhood.
89. The proposed MDRZ will form a visible and recognisable change within the current landscape view. However, the nature of development enabled by the MDRZ will be visually coherent within the receiving landscape which is in a state of change.
90. Future development within the proposed MDRZ is not considered to be a negative change and any temporary adverse visual effects will be low-moderate. On the contrary, it provides an opportunity for the more efficient use of the land, and a more coherent and connected urban environment.

Photo K – approximately 0.6km to south-eastern boundary of South Block

91. From more distant views along Beach Road, MDRZ-enabled development will be visible, however will not detract from the wider landscape views. Any views of future development will read as part of the context of existing built development in the vicinity and will have a small component of change within the wider landscape and therefore have a very-low - low adverse visual effect.

Ferry Road (Photo L on Attachment E.6 and Photo M on Attachment E.7)

92. Photo L is taken from *approximately 1.3km to north-eastern boundary of South Block and Photo M is approximately 1.7km to the same location.*
93. From Ferry Road, the view is dominated by existing exotic vegetation in the mid-foreground and views of the existing Beach Grove, which is located in the foreground of the South Block.
94. Any glimpse views of future development on the site will visually integrate into the existing built development of Beach Grove, located in the foreground of the site. Taking into account the existing built context and the viewing distance, any glimpse views of the proposed MDRZ will have a very low adverse effect on the visual amenity values of the receiving landscape.

Paper Road (Photo F on Attachment E.3)

95. Photo F is taken from approximately 0.1km to north-eastern boundary of South Block.
96. The South Block is visible from the paper road, however, it is currently separated by a line of existing mature trees. The removal of these trees will have a noticeable change on the existing landscape view and will open views of the site and surrounding landscape. The existing trees are not considered to be trees of significance, nor do they enhance the visual amenity values or landscape character of the receiving landscape. It is considered that due to the age, size, scale and shading on neighbouring properties, the removal of the existing boundary trees will be a positive effect on nearby properties. I would anticipate that any future development would incorporate trees of a more appropriate scale.
97. Although future medium density development will be visible, the scale and density of MDRZ-enable development is considered to be visually appropriate within the surrounding built context. Any views of future development will have a low effect on visual amenity.

Nature conservation and positive effects

98. The proposed MODP for the North Block will contribute to positive effects of the site and receiving landscape including:
- a) Through the integration of Stormwater and recreation reserves through the site and in particular along the eastern edge of the North Block, a buffer will be created between the proposed residential zoning and the existing rural zoned land to the north and east.
 - b) Extensive use of native trees and shrubs, along with exotic trees, will ensure the ecology of the site is considerably improved.
 - c) Considerable development and integration of storm water treatment and wetland planting spaces to provide for improved pedestrian circulation and recreation and also ecological enhancements for this north-eastern edge of Kaiapoi and beyond.

- d) Naturalisation planting works within the first stage of the wetland and stormwater treatment basins, now known as McIntosh Reserve, have been completed in 2023 and are currently becoming well established. The 100m+ width of planting creates a green planted buffer between the residential zone to the eastern side of Beach Grove and the existing rural zone further to the east.
- e) This area of the stormwater treatment and wetland areas includes approximately 7ha of planting and open grass area with more than 25,000 trees, shrubs, sedges and groundcovers. It is proposed that this treatment and buffer shall extend northwards along the eastern edge of the proposed North Block.
- f) Whilst no detailed design and planting design has been undertaken at this stage, it is proposed that the planting design and species which has been successfully implemented into the Beach Grove development, would continue through into the North Block streetscape and public spaces. This includes a mix of New Zealand native and exotic specimen tree and shrub species in order to soften the proposed built form, ensure minimal shading to roads and adjacent homes.
- g) There are already positive signs of habitat enhancement within ‘McIntosh Reserve’, with planted riparian species naturalising the area, leading to observed abundance in native wetland, wading and sea bird activity and freshwater fish life. This can be considered a positive enhancement to the ecological biodiversity and health of local ecosystems. This improvement is anticipated to be duplicated in the proposed North Block SMA.”

STATUTORY ASSESSMENT - LANDSCAPE RELATED PLANNING PROVISIONS

99. As documented within the Urban Design Report (Appendix B of Mr Weir’s statement of evidence), the NPSUD provides directions to where development capacity should be provided and how Councils can be more responsive to development opportunities. In regard to landscape, particular consideration is taken to the following objectives and policies:

NPSUD - Objective 1 and Policy 1

Contributing to well-functioning urban environment

The rezoning of the North and South Block to MDRZ, will assist with housing opportunities and variety, providing appropriate accessibility to local amenity, open space networks, public transport and key vehicular networks. The proposal will integrate into the existing framework of development and will not be out of place within the receiving environment.

NPSUD - Objective 4 and Policy 6

Change in amenity values not itself an adverse effect

The landscape and visual amenity values of the existing site will change, however this will be visually consistent with the amenity values of the immediate and wider vicinity and will not appear out of place. Any change in amenity values is not considered to be an adverse effect.

Canterbury Regional Policy Statement (CRPS)

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

100. The North and South Blocks are within the KDA and are a small part of a wider area identified for future sustainable growth. The sites are located approximately 1.3km from Kaiapoi town center, which provides a range of public amenities, schools, shops, and transport networks. The proposed zone change is appropriate within the wider framework of urban development, adjacent residential areas, and anticipated future development within the KDA. Furthermore, it is consistent with the anticipated growth outlined in the Section 32 Report 'Wāhanga waihanga/Development Areas'⁶. Taking into account the above, the proposed North and South Blocks are suitable for medium density development and will sustainably accommodate the region's growth.
101. Although the detailed design has not yet been undertaken, the future design phase will provide a masterplanned approach to both sites, providing a consolidated and well-designed development. The North Block will extend from the Beach Grove development (currently under construction on the southern boundary of the North Block), and will reflect similar streetscaping, amenity reserves, building typologies and densities.

⁶ Section 32 Report, Wāhanga waihanga/Development Areas (Rangiora East and West and Kaiapoi), prepared for the Proposed Waimakariri District Plan. Waimakariri District Council. 18 Sep 2021.

102. For further detail refer to the Urban Design Report appended to Mr Weir's evidence.
- 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;*
103. Under the WDP and PWDP, the proposal is not in the vicinity of areas identified as coastal environment or outstanding natural features and landscapes.
104. The McIntosh stream naturalisation and the storm water management reserve will have a positive effect on the natural values of the site and surrounding area, by providing silt filtration and bird and aquatic habitat, as identified by the ecological evidence of Annabelle Coates.
105. In addition, the ODP identifies public reserves, which will provide open space and recreational areas for the future residents of the proposed development and existing residents in the vicinity. Furthermore, this open space will provide a green buffer between the proposed mix use development and the rural zoned land to the east. This will aid in maintaining the rural values of the adjacent land to the east.
- i) avoids conflicts between incompatible activities*
106. The proposal reflects the existing and future anticipated land use of the surrounding area. The proposed rezoning of the North Block is a natural extension from the well-established residential neighbourhood to the west, the recently constructed Beach Grove to the south and the KDA to the North, which anticipates future development. The proposed medium density development will naturally extend from the scale and density of the existing development to the south and west.
107. The north and east boundaries border existing rural land. To provide suitable separation, a 130m wide open space buffer is located on the eastern boundary. In addition, there is a designated open space area on the north-western boundary. In addition, the proposed development will adhere to the building setback rules of Variation 1 to the PWDP, for residential units in the MDRZ.

108. The South Block is the last remaining block of rural land, encompassed by an established residential neighbourhood and there does not result in any conflicts of incompatible activities.
109. Taking the above into account, the proposed rezoning of the North and South Block is consistent with the existing residential development in the immediate vicinity and is sympathetic to the rural land to the east, by providing an open space buffer. Therefore, the proposed rezoning will not result in any conflicts between incompatible activities.

Objective 6.2.1 Recovery, rebuilding and development are enabled within Greater Christchurch through a land use and infrastructure framework that:

7. maintains the character and amenity of rural areas and settlements;

110. The site and the area to the north of the North Block is within the KDA and subject to the KDA-ODP, where future residential activities are anticipated. This will change the existing rural character and amenity of the sites itself. As discussed, the South Block is considered an anomaly of rural land, encompassed by built development. Furthermore, both the proposed North and South Block will naturally extend from the adjacent residential zone and provide a green buffer to the adjoining rural areas. Therefore, the character and amenity of the wider rural areas and settlements will be maintained.

Waimakariri District Plan (WDP)

Policy 12.1.1.1

Maintain and enhance the positive contribution that buildings and structures, and the spaces between them, make to the character and amenity of urban areas where people reside, the neighbourhood and streetscape.

111. The proposal residential development of the North Block and the South Block achieves the above through a master planned community, well considered lot sizes and layouts, open space and shared path networks. Through connections into existing and future neighbouring residential developments.
112. It is anticipated that landscape design (which would be completed as part of future detailed design process) will ensure attractive and easily accessible community which is safe, provides for passive surveillance, recreation and health and well-being of its community and visitors alike.

Policy 15.1.1.1

Integrate new development, subdivision, and activities into the urban environments in a way that maintains and enhances the form, function and amenity values of the urban areas.

113. This is achieved through the integration of existing roading networks from the neighbouring Moorcroft and Beach Grove neighbourhoods. Allowing for future connections to the south and north also ensure the new development has considered the wider ODP and ongoing growth of this area of Kaiapoi. The integration and enhancement of existing waterways and stormwater amenity and function into the proposed North Block.
114. The North Block proposal integrates the Green link, McIntosh's stormwater reserves and link reserves into a comprehensive open space network.
115. Larger lot sizes are proposed to the western and northern edges to ensure a transition between the larger lot sizes of the neighbouring developments.

Policy 15.1.1.3

Promote subdivision design and layout that maintains and enhances the different amenity values and qualities of the different urban environments by:

c. enhancing the form and function of the surrounding environment;

116. The stormwater and open space networks have been enhanced through the reshaping of existing stormwater ponds and waterways to not only create useable, attractive spaces for public use but create a system that provides for future growth.

e. integrating new developments with the rest of the urban area, where they adjoin existing urban areas; and

117. The proposed roading, shared paths, and open space network within the North and South Blocks will integrate with the surrounding urban areas, through use of connector roads and a natural extension of the existing residential development. As shown on the ODP, the North Block future-proofs for the anticipated development of the KDA to the north of the site, by identifying connector routes to extend north of the site.
118. The western boundary of the North Block borders an established residential neighbourhood, the primary connector route connects Magnolia Boulevard (to the west) and the roading network in Beach Grove (to the south). In addition, a pedestrian/cycle route runs north to south along the adjoining boundary.

119. The southern of the north Block boundary borders the recently constructed Beach Grove development. The proposed medium density development will naturally extend from the scale and density of Beach Grove.
120. Within the South Block, the ODP identifies the local roads which will connect from the existing urban network.
121. As discussed above, the proposed primary connector routes and pedestrian/cycle links within the North and South Block, will connect to the existing and future development of the adjoining urban areas, this will assist with integrating the new development into the surrounding urban areas.
- f. avoiding or mitigating conflicts between the effects of different land uses, such as between residential and business activities.*
122. The relationship between the proposed and the different land uses surrounding the site to the west, south and east have been well considered, in terms of their existing situation, and how the land to the north may be developed in the future.
123. The west boundary considers the existing residential lots running the length of this edge of the site. Whilst these existing residential properties to the west, generally turn their backs to the site and further separate from the North Block by the existing 1.8m high solid timber paling fences, the proposal provides larger lots to this western edge. Retaining the generous, greenway (Paper Road) which runs the full length of the boundary provides a green buffer between the existing and proposed.
124. To the south, existing properties within the Beach Grove development have been designed to accommodate future residential lots to their northern boundaries. The architecture of the existing homes generally allows for these future lots by turning to the west or northwest. A new 1.8m high timber paling fence would run between the existing and proposed lots.
125. To the north, the proposal provides larger lots to this edge. Again providing a transition to what may be slightly larger lots within the neighbouring Residential Zone.
126. To the east of the North Block, the open space and functional stormwater system provides a meandering, vegetated buffer between the proposed Residential development and the Rural Zoned land to the east.

Objective 18.1.1.1

Sustainable management of natural and physical resources that recognises and provides for:

b. changes in the environment of an area as a result of land use development and subdivision;

127. The proposed masterplan looks to celebrate this natural and physical features. Reshaping of the existing stormwater treatment pond and integrating this and existing waterways (drains) into the functioning and attractive stormwater and ecological buffer to the east of the site. Managing this in a way that allows for visible stormwater treatment and public health and well-being.

Proposed Waimakariri District Plan

128. The North Block proposal has been assessed against the relevant objectives and policies under the Proposed Waimakariri District Plan.

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;*
129. A key driver for the masterplan and the proposed ODP was for an integrated greenspace and open space network to be established. This looks to provide considerable vegetated habitats and corridors across the site and connecting into existing (and future) similar systems. The proposed McIntosh's Stormwater reserve, which forms the vegetated and open space buffer to the east will enhance the existing stormwater reserve (under construction) and the 25,000+ native plants being planted.
2. *the natural character of the coastal environment, freshwater bodies and wetlands is preserved or enhanced, or restored where degradation has occurred;*
130. Existing wetland and stormwater areas across the site have been enhanced through the integration and celebration of their function and what the systems offer in terms of attractive green spaces. These areas form an integral part of the ecological regeneration and stormwater enhancements planned by both WDC and Beach Grove.
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*

131. The Greenlink, shared pathways and stormwater systems all provide opportunities for public to interact with and enjoy the open space areas. The proposed roading, shared paths and pedestrian paths all allow for easy access to and movement through these natural areas.

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.*

SD-02 Urban development

Urban development and infrastructure that:

1. *is consolidated and integrated with the urban environment;*

132. Both the North and South Blocks are located adjacent to existing, well established residential neighborhoods. The proposed development will be a natural extension of the existing framework of residential built form, domesticated landscaping, roading network and public amenity. Considering the existing land use and patterns, any future development will be consolidated and integrated into the receiving landscape. Furthermore, the area to the north of the North Block is identified as within the KDA, therefore further extension of the urban environment is anticipated.

2. *that recognises existing character, amenity values, and is attractive and functional to residents, businesses and visitors;*

133. The proposal provides a well-considered masterplan which is responsive to the existing character and amenity values of the surrounding landscape and urban environment.

134. The North Block provides open space zones, connected by recreational corridors, primary connector roads between the existing MDRZ (to the south of the North Block), Magnolia Boulevard (to the west) and the future KDA (to the north), local connecting roads, pedestrian and cycle routes and a neighbourhood center. The South Block also provides local road connections and pedestrian and cycle routes.

135. Considering the above, the proposed development provides suitable public amenities and will be a functional and well-connected development for the future residents, businesses and visitors to the area.

136. Following approval of the zone change, the architectural and landscape design will commence the design phase. The future design proposal will seek to

provide an attractive design outcome which is sympathetic to the surrounding environment and existing development, through use of materiality, form, streetscaping and planting.

7. provides people with access to a network of spaces within urban environments for open space and recreation;

137. For the North Block, the ODP, provides open space zones along the length of the western boundary and adjacent to Magnolia Boulevard. A recreational reserve is identified within the eastern open space. The proposed open spaces and reserves are well-connected by a recreational corridor, which runs through the site. This will provide and encourage access to the public open spaces.

10. recognise and support Ngāi Tūāhuriri cultural values through the protection of sites and areas of significance to Māori identified in SASM-SCHED1.

138. It is understood that there are no sites or areas of significance within the site.

UFD-P2 Identification/location of new Residential Development Areas

In relation to the identification/location of residential development areas:

1. residential development in the new Residential Development Areas at Kaiapoi, North East Rangiora, South East Rangiora and West Rangiora is located to implement the urban form identified in the Future Development Strategy;

139. Both the North Block and South Blocks are located within the Kaiapoi Development Area (KDA), an area identified as suitable for future residential development in the WDC PDP Section 32 report.

2. for new Residential Development Areas, other than those identified by (1) above, avoid residential development unless located so that they:

a) *occur in a form that concentrates, or are attached to, an existing urban environment and promotes a coordinated pattern of development;*

140. The proposed North Block is a continuation of the well-established residential development to the west and the recently constructed residential development to the south. Furthermore, future development is anticipated to continue further north within the KDA.

141. The proposed South Block is the last remaining Rural Zoned block, encompassed by established development. The current rural land use is considered an anomaly within the surrounding developed context.

142. The proposed Mixed-Use development on the North and South Block will seamlessly integrate into the surrounding vicinity and will reflect the density and pattern of existing development.
- e) *take into account the need to provide for intensification of residential development while maintaining appropriate levels of amenity values on surrounding sites and streetscapes;*
143. The proposed medium density zoning responds to the current and future housing needs for Kaiapoi as identified by the KDA. The proposed zoning is consistent with the existing and future development in the surrounding vicinity. The stormwater and recreation reserves through the site and along the eastern edge of the North Block, provide a framework for ensuring appropriate levels of visual amenity are retained.
144. These areas provide a green buffer between the proposed residential zoning and the existing rural zoned land to the north and east. The designated areas provide approximately 7ha of planting and open grass area, with more than 25,000 trees, shrubs, sedges and groundcovers. Although no detailed design and planting design has been undertaken at this stage, it is proposed that the planting design and species which has been successfully implemented into the Beach Grove development (directly south of the North Block), will continue through into the North Block streetscape and public spaces. This includes a mix of New Zealand native and exotic specimen tree and shrub species.
145. The anticipated planting will aid in softening the proposed built form, ensure minimal shading to roads and adjacent homes, whilst providing for intensification of residential development.

RURZ-01 Rural Environment

An environment with a predominant land use character comprising primary production activities and natural environment values, where rural openness dominates over built form, while recognising:

1. *the east of the District has a predominant character of small rural sites with a pattern of built form of residential units and structures at more regular intervals at a low density compared to urban environments; and*
 2. *the remainder of the District, while having a range in the size of rural sites, has a predominant character of larger rural sites with a corresponding density of residential units and built form.*
146. As discussed, the sites are a natural extension of well-established residential areas. In addition, both blocks and the land further north of the North Block are within the KDA, which anticipates urban development in accordance with the

GRZ and MDRZ provisions. Therefore, a change to the character and pattern of built form of the current rural zoned area is anticipated.

RURZ-P1 Amenity values and character

Recognise the contribution of amenity values to maintaining the character of the zones, and maintain amenity values in Rural Zones by:

1. *requiring separation between buildings on adjoining properties to maintain privacy and a sense of openness;*

147. Although the design phase has not yet been undertaken, the lot and building footprints will reflect the objectives, policies and performance standards of the MDRZ, providing appropriate setbacks to adjoining properties. The amenity value of the adjoining rural zoned properties will not be impacted by the proposed rezoning within North and South Blocks.

148. The proposed zone change will be sympathetic to the adjoining land and receiving landscape and will have a low adverse effect on the privacy and openness of nearby Rural zoned land. Furthermore, the proposed Stormwater management area and recreational reserve to the east of the North block will provide a naturalized buffer between residential built forms and adjacent rural zoned properties.

2. *retaining generally low levels of signs, noise, traffic, odour, outdoor lighting, and built form from activities while recognising that in association with primary production and rural industry, which are part of the character of each rural zone that:*

- a) *there may be seasonal, short term or intermittent odour, noise, dust, traffic and outdoor lighting effects; and*

149. While it is recognized that existing pastoral farming practices on adjoining rural land (particularly to the east of the North Block) may from time to time generate noticeable noise, dust, odour and lighting intrusion into the proposed MDRZ area this will be mitigated by the buffering provided by the proposed SWMA area. This same buffering effect will be anticipated in the inverse from the proposed MDRZ into neighbouring rural areas.

- b) *large buildings may have a functional need.*

150. There are no existing large rural structures located immediately adjacent to the proposed MDRZ land, and this consideration is not anticipated to be an item of concern. The South Block will be entirely surrounded by Residential development, North Kaiapoi school or open utility reserve. The North Block will also feature a proposed 6 Hectare Utility and recreation reserve along it's

eastern boundary that will provide visual screening/ buffering from the rural structures located further to the east on Ferry Road.

3. *restricting the density of residential units and minor residential units that can be established on a site consistent with the character of each rural zone, unless a development right has been protected through a legacy provision or is associated with a bonus allotment.*

151. The proposed density of residential units will reflect the proposed rezoning to MDRZ. The density of dwellings on adjacent Rural zoned land will not have any correlation to the rezoning within North and South Block.

MRZ-O1 Provision of medium density housing

A higher density suburban residential zone located close to amenities with a range of housing typologies providing for predominantly residential use.

152. The MDRZ provides for residential subdivision and development at a density of one residential unit per 500m² and 200m², respectively. Site coverage is 45% and 55% (respectively). This allows for a range of housing typologies to meet housing needs.
153. The proposed scale and density of development enabled by the MDRZ, will not be out of character to the receiving environment, which includes existing residential development, schools and early childcare centres and sports grounds. The proposed North and South Blocks are in the proximity of public amenities. Furthermore, the ODP for the North Block identifies areas for future amenity.

MRZ-P1 Residential character

Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone, which provides for:

1. *higher density living in areas with better access for walking to parks, main centres or local commercial centres;*
154. The ODP, identifies the proposed pedestrian and cycle links and connect routes, this highlights the importance of active transport connection routes within the future development and to the wider area. This aims to provide better access to open spaces, recreational reserves, and the neighbourhood center.
2. *multi-unit redevelopment opportunities through flexible development controls and encouragement for multi-site redevelopment;*
155. There are currently no structures or dwellings located on either block that would be suitable for re-development into multi-unit dwellings, however the ODP and density provisions of the MDRZ will most certainly facilitate multi-unit

and multi-site (super-lot) development. For further commentary on yield and housing density refer to the Urban Design Report.

3. *high quality building and landscape design for multi-unit residential development with appropriate streetscape landscaping and positive contribution to streetscape character;*

156. The detailed architectural and landscape design has not yet been undertaken, however the future proposal will reflect a high standard landscape design, with specimen tree planting, low level street planting and preserve planting. This will act as a continuation of the recently completed Moore Block development.

CONCLUSION

157. To conclude, the Momentum submissions on the PWDP and Variation 1 seek to rezone the North Block and the South Block from Rural Lifestyle Zone under the PWDP to Medium Density Residential Zone (MDRZ).

158. Taking into account the landscape character and visual amenity values of the receiving landscape, it is considered that this zone change will have a low adverse landscape and visual effect beyond what is anticipated for development within the RLZ. Furthermore, both blocks and the land further north of the North Block are within the KDA and therefore future built development is expected within the existing rural landscape.

159. The proposed MODP takes consideration of the vehicle and pedestrian connections, providing open space and amenity and stormwater management. It is considered that the design intent is suitable to the growth of Kaiapoi and is consistent with the values of the receiving landscape.

160. Thank you for the opportunity to present my evidence.

Danny Kamo
5 March 2024