

Operative Waimakariri District Plan Relevant Objectives and Policies

The following chapters are not considered relevant:

- Chapter 5 (Outstanding Natural Landscapes) is not relevant as the site is not located within, and does not contain, an area identified on the WDP maps as an Outstanding Natural Landscape.
- Chapter 7 (Coastal Environment) is not relevant due to the site's location.
- Chapter 10 (Notable Plants) is not applicable as the site does not contain any notable plants.
- Chapter 16 (Business Zones) does not apply as the proposal is not located within a Business Zone
- Chapter 18 (Constraints on Subdivision and Development): Only those objectives and policies relevant to the entire region are included (Objective 18.1.1 and Policy 18.1.1.1), with those provisions which are location specific and not relevant to the Proposal (Policy 18.1.1.2 to Policy 18.1.1.11) excluded from this assessment.
- Chapter 19 (Cross Boundary Issues) is not relevant as the site is not located in an area which crosses or is in close proximity to the jurisdiction of another regional or territorial authority.

Relevant objectives and policies under the WDP	Overall Planning Assessment of the Proposal
Chapter 2: Maori	
<p>Objective 2.1.1 <i>Effective and appropriate processes and practices that acknowledge the status of tangata whenua as treaty partner and take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).</i></p>	<p>Consistent Refer to Section 9.1 'Treaty of Waitangi'.</p>
<p>Policy 2.1.1.1 <i>In identifying tangata whenua, Te Runanga o Ngai Tahu is recognised as the iwi authority and Te Ngai Tuahuriri as manawhenua.</i></p>	<p>Consistent Refer to Section 9.9.1.</p>
<p>Policy 2.1.1.2 <i>Provide for the participation of tangata whenua in the management of the District's natural and physical resources.</i></p>	<p>Not Applicable This is an action on WDC.</p>
<p>Objective 2.1.2 <i>Recognition and provision for the manawhenua concept and practice of kaitiakitanga in the management of natural and physical resources.</i></p>	<p>Consistent Refer to Section 9.9.1.</p>
<p>Policy 2.1.2.1 <i>To have particular regard to manawhenua and spiritual kaitiakitanga in the management of natural and physical resources.</i></p>	<p>Consistent Refer to Section 9.9.1.</p>
<p>Objective 2.1.3 <i>Recognition and protection of wahi taonga that is culturally, spiritually and/or physically important to Ngai Tuahuriri.</i></p>	<p>Consistent Refer to Section 9.9.1.</p>
<p>Policy 2.1.3.1 <i>To identify wahi taonga recognised by Ngai Tuahuriri.</i></p>	<p>Not Applicable This is an action on WDC.</p>

<p>Policy 2.1.3.2</p> <p><i>Avoid, remedy or mitigate adverse effects on the cultural and traditional values associated with wahi taonga identified in this District Plan.</i></p>	<p>Consistent</p> <p>Refer to Section 9.9.1.</p>
<p>Policy 2.1.3.4</p> <p><i>Protect koiwi tangata (human bones) and Maori artefacts from violation and desecration.</i></p>	<p>Not Applicable</p> <p>No koiwi tangata (human bones) and Maori artefacts have been identified on site.</p>
<p>Policy 2.1.3.5</p> <p><i>Provide for the use, development and protection of Maori Reserve 873 based on its unique character and cultural values by...</i></p>	<p>Not Applicable</p> <p>The Proposal is located outside of Maori Reserve.</p>
<p>Policy 2.1.3.6</p> <p><i>In the case of the development and occupation of Pegasus:...</i></p>	<p>Not Applicable</p> <p>The Proposal is located outside of Pegasus.</p>
<p>Objective 2.1.4</p> <p><i>Recognition of the importance of mahinga kai to Ngai Tuahuriri and provision for protection of associated resources and access to them.</i></p>	<p>Consistent</p> <p>Refer to Section 9.9.1.</p>
<p>Policy 2.1.4.1</p> <p><i>Enable the enhancement of mahinga kai and surrounding taonga, consistent with the principles of kaitiakitanga, to provide a sustainable resource that meets the needs of future generations.</i></p>	<p>Consistent</p> <p>Refer to Section 9.9.1.</p>
<p>Chapter 3: Water</p>	
<p>Objective 3.1.1</p>	<p>Not Applicable</p>
<p>Policies 3.1.1.1, 3.1.1.2 and 3.1.1.3</p>	<p>The Proposal is located outside of the Waimakariri Gorge and the Ashley / Rakahuri River.</p>
<p>Objective 3.2.1</p> <p><i>The maintenance and enhancement of the natural character and ecosystems of water bodies, and their margins.</i></p>	<p>Consistent</p> <p>Refer to Section 9.9.2.</p>
<p>Policy 3.2.1.1</p> <p><i>Avoid, remedy or mitigate the adverse effects of land use activities on the:</i></p> <ul style="list-style-type: none"> <i>a) water quality;</i> <i>b) natural character of water bodies and their margins;</i> <i>c) ecosystems of water bodies and their margins;</i> <i>d) habitat of trout and salmon;</i> <i>e) significant amenity and recreational values of rivers and their margins; and</i> <i>f) mahinga kai resources, wahi taonga of significance to Maori, and the mauri of water.</i> 	<p>Consistent</p> <p>Refer to Section 9.9.2.</p>

<p>Objective 3.3.1</p> <p><i>Maintain and enhance the water quality of confined and unconfined groundwater aquifers.</i></p>	<p>Consistent</p> <p>Refer to Section 9.9.2.</p>
<p>Policy 3.3.1.1</p> <p><i>Avoid or mitigate the adverse effects of the use, development and protection of land on the water quality of confined and unconfined groundwater aquifers.</i></p>	<p>Consistent</p> <p>Refer to Section 9.9.2.</p>
<p>Objective 3.4.1</p> <p><i>Public access to and along the rivers of the Waimakariri District is maintained or enhanced.</i></p>	<p>Consistent</p> <p>Refer to Section 9.9.2.</p>
<p>Policy 3.4.1.1</p> <p><i>Maintain and enhance public access to and along rivers of the District where access does not conflict with conservation values, the legal rights of private property owners and public safety.</i></p>	<p>Consistent</p> <p>Refer to Section 9.9.2.</p>
<p>Chapter 4: Land and Water Margins</p>	
<p>Objective 4.1.1</p> <p><i>Maintain and enhance the life-supporting capacity of the land resource in the District.</i></p>	<p>Consistent</p> <p>Refer to Section 9.9.3.</p>
<p>Policy 4.1.1.1</p> <p><i>Promote sustainable land management practices that avoid or mitigate environmental impact such as soil loss, soil structure deterioration, soil nutrient depletion, land contamination, and non-point pollution of waterways.</i></p>	<p>Consistent</p> <p>Refer to Section 9.9.3.</p>
<p>Policy 4.1.1.2</p> <p><i>Within the High Country, promote sustainable land management practices that avoid adverse impacts on the environment by: ...</i></p>	<p>Not Applicable</p> <p>The Proposal is located outside of the High Country.</p>
<p>Policy 4.1.1.3</p> <p><i>Land use activities should avoid, remedy, or mitigate adverse effects on environments susceptible to degradation such as river and stream margins, aquatic habitats, wetlands, coastal dunes, areas of significant indigenous vegetation and significant habitat of indigenous fauna.</i></p>	<p>Consistent</p> <p>Refer to Section 9.9.3.</p>
<p>Policy 4.1.1.4</p> <p><i>To ensure that contaminated sites are managed to prevent or mitigate effects and in a manner appropriate for the level of risk associated with the site.</i></p>	<p>Consistent</p> <p>Refer to Section 9.9.3.</p>
<p>Policy 4.1.1.5</p> <p><i>When assessing plan changes or resource consents for the subdivision, use or development of contaminated sites, consideration should be given to the following:</i></p> <ul style="list-style-type: none"> <i>a) the level, location, type and toxicity of the contamination;</i> <i>b) whether the activity will establish or increase the risk of exposure on or off the site to the community and environment;</i> <i>c) the extent to which the activity contains the contaminant or restores the site; and</i> <i>d) any risk assessment report.</i> 	<p>Consistent</p> <p>Refer to Section 9.9.3 and Appendix N.</p>

<p>Policy 4.1.1.6</p> <p><i>Where soils have been classified as versatile, promote land uses which safeguard the life supporting capacity of those soils and promote their availability for future uses.</i></p>	<p>Partly Consistent</p> <p>Refer to Section 9.9.3. Approximately 1/3 of the site is identified as containing versatile soils, however urbanisation of the Site as proposed is in accordance with higher order planning documents and strategies.</p>
<p>Chapter 6: Indigenous vegetation fauna and habitats</p>	
<p>Objective 6.1.1</p> <p><i>Safeguard indigenous biological diversity and ecosystem integrity, and recognise and provide for the protection of significant indigenous vegetation and significant habitats of indigenous fauna.</i></p>	<p>Not Applicable</p> <p>The site does not contain any areas of significant biological diversity, indigenous vegetation or significant habitats of indigenous fauna.</p>
<p>Policy 6.1.1.1</p> <p><i>Identify areas of significant indigenous vegetation and significant habitats of indigenous fauna.</i></p>	
<p>Policy 6.1.1.2</p> <p><i>Promote understanding and awareness of vegetation and habitat sites.</i></p>	
<p>Policy 6.1.1.3</p> <p><i>Assist landowners/occupiers in managing vegetation and habitat sites.</i></p>	
<p>Policy 6.1.1.4</p> <p><i>Avoid or remedy adverse effects of activities on the ecological integrity of areas of significant indigenous vegetation and significant habitats of indigenous fauna including vegetation and habitat sites identified in the District Plan.</i></p>	
<p>Policy 6.1.1.5</p> <p><i>Avoid, remedy or mitigate the adverse effects of activities on the intrinsic values of indigenous ecosystems, including effects on:</i></p> <p>a) <i>integrity, form, functioning and resilience; and</i></p> <p>b) <i>indigenous vegetation, habitats and indigenous fauna.</i></p>	
<p>Objective 6.2.1</p> <p><i>Maintain, enhance and, where appropriate, restore wetland ecosystems.</i></p>	<p>Consistent</p> <p>Refer to Section 9.9.4.</p>
<p>Policy 6.2.1.1</p> <p><i>Safeguard the ecological integrity and natural functioning of wetlands.</i></p>	<p>Consistent</p> <p>Refer to Section 9.9.4.</p>
<p>Policy 6.2.1.2</p> <p><i>Promote understanding and awareness of wetlands and aquatic habitats.</i></p>	<p>Not Applicable</p> <p>This is an action on WDC.</p>
<p>Objective 6.3.1</p> <p><i>Maintain, enhance and restore where appropriate waterways and roadsides as areas of indigenous vegetation, mahinga kai and habitats of indigenous fauna.</i></p>	<p>Consistent</p> <p>Refer to Section 9.9.4.</p>

<p>Policy 6.3.1.1</p> <p><i>Promote increased understanding and awareness of waterways and roadsides as areas of indigenous vegetation, mahinga kai and habitats of indigenous fauna.</i></p>	<p>Not Applicable</p> <p>This is an action on WDC. The Proposal includes the planting of native vegetation alongside the waterways within the site.</p>
<p>Policy 6.3.1.2</p> <p><i>Develop waterways and roadsides as areas of indigenous vegetation, and habitats for indigenous fauna, whilst having regard to road safety and the operation and maintenance of the drainage, irrigation and stock water networks.</i></p>	<p>Consistent</p> <p>Refer to Section 9.9.4.</p>
<p>Chapter 8: Natural hazards</p>	
<p>Objective 8.1.1</p> <p><i>The community's understanding of natural hazards and its behaviour prior to, during, and after natural events avoids or mitigates natural hazards to an accepted level.</i></p>	<p>Not Applicable</p> <p>These are all actions on WDC.</p>
<p>Policy 8.1.1.1</p> <p><i>Provide information to enable people to take appropriate precautions in relation to natural events.</i></p>	
<p>Policy 8.1.1.2</p> <p><i>Give specific consideration to the consequences when emergencies or disasters actually occur and ways to maximise personal safety and minimise material loss.</i></p>	
<p>Objective 8.2.1</p> <p><i>The community's desired level of protection from flood events is achieved through an appropriate combination of measures to modify the level of flooding, modify susceptibility to damage and deal with the consequences of floods.</i></p>	<p>Not Applicable</p> <p>This is an action on WDC. Notwithstanding, the Infrastructure Report considers the known flood risk of the site and designed accordingly.</p>
<p>Policy 8.2.1.1</p> <p><i>Identify areas of land known to be at risk from flooding or which have a known history of flooding.</i></p>	
<p>Policy 8.2.1.2</p> <p><i>In areas identified in the District Plan as having a history of localised flooding, and in areas adjacent to water bodies, give specific consideration to the consequences and probability of flooding at the time of subdivision or land use consent, to avoid or mitigate a flood hazard.</i></p>	<p>Consistent</p> <p>Refer to Section 9.9.5.</p>
<p>Policy 8.2.1.3</p> <p><i>Avoid floodwaters entering residential, commercial and industrial buildings.</i></p>	<p>Consistent</p> <p>Refer to Section 9.9.5.</p>
<p>Policy 8.2.1.4</p> <p><i>Avoid, remedy, or mitigate the adverse effects of activities that impede or redirect the movement of floodwater on a site, and/or exacerbate flood risk.</i></p>	<p>Consistent</p> <p>Refer to Section 9.9.5.</p>
<p>Policy 8.2.1.5</p> <p><i>Include in the District Plan provisions continuing the land use and subdivision controls from the Transitional District Plan until a review of the flooding issue in the District, in conjunction with the Canterbury Regional Council, has been completed.</i></p>	<p>Not Applicable</p> <p>These are actions on WDC</p>
<p>Policy 8.2.1.6</p> <p><i>Support the maintenance or enhancement of flood hazard protection provided by works and services.</i></p>	

<p>Policy 8.2.1.7 <i>In the case of the development and occupation of Pegasus and Ravenswood: ...</i></p>	<p>Not Applicable The development is not located in Pegasus or Ravenswood.</p>
<p>Objective 8.3.1 <i>Increase Council and community understanding of the earthquake risk and associated natural hazard.</i></p>	<p>Not Applicable This is an action on WDC</p>
<p>Policy 8.3.1.1 <i>Identify areas which are at risk from liquefaction, associated ground damage effects, and amplified ground shaking.</i></p>	<p>Not Applicable This is an action on WDC. Notwithstanding, the Geotechnical Report has considered the risk of liquefaction and associated ground damage as a result of seismicity.</p>
<p>Chapter 9: Heritage</p>	
<p>Objective 9.1.1 <i>Recognise and protect those heritage sites, structures, places and areas which reflect the social, cultural and economic history of the District.</i></p>	<p>Partly Consistent Refer to Section 9.9.6.</p>
<p>Policy 9.1.1.1 <i>Identify heritage sites, structures, places and areas that meet any of the following criteria: ...</i></p>	<p>Not Applicable This is an action on WDC.</p>
<p>Policy 9.1.1.2 <i>Raise public awareness of heritage sites, buildings, places and areas, and educate the community about its responsibility to maintain the heritage values of these resources.</i></p>	<p>Consistent Refer to Section 9.9.6.</p>
<p>Policy 9.1.1.3 <i>Maintain an appendix list of heritage resources, and an archival register of heritage resources lost through development, modification and alteration.</i></p>	<p>Not Applicable This is an action on WDC.</p>
<p>Policy 9.1.1.4 <i>Avoid demolition, relocation or inappropriate modification of sites, structures, places and areas listed in Appendix 28.1.</i></p>	<p>Consistent Refer to Section 9.9.6.</p>
<p>Policy 9.1.1.5 <i>Avoid, remedy or mitigate adverse effects on heritage fabric.</i></p>	<p>Consistent Refer to Section 9.9.6.</p>
<p>Chapter 11: Utilities and Traffic Management</p>	
<p>Objective 11.1.1 <i>Utilities that maintain or enhance the community's social, economic and cultural wellbeing, and its health and safety.</i></p>	<p>Consistent Refer to Section 9.9.7.</p>

<p>Policy 11.1.1.1</p> <p><i>A utility should:</i></p> <ul style="list-style-type: none"> a) <i>contribute to a safe environment;</i> b) <i>maintain or enhance public health;</i> c) <i>promote efficient use of resources and efficient development of the utility, so that resources are conserved and used in a sustainable manner;</i> d) <i>have regard to cross boundary issues where the utility or the service provided by the utility crosses the territorial boundary;</i> e) <i>where it is necessary to service new development, be paid for by the developer, or as a condition of consent for the development; and</i> f) <i>maintain and enhance social wellbeing.</i> 	<p>Consistent</p> <p>Refer to Section 9.9.7</p>
<p>Policy 11.1.1.2</p> <p><i>Every new site within a design catchment of an existing or proposed utility should connect to the utility wherever possible.</i></p>	<p>Consistent</p> <p>Refer to Section 9.9.7</p>
<p>Policy 11.1.1.3</p> <p><i>Subdivision and development should not proceed within areas that do not have access to appropriate utilities, or where the utilities are operating at full capacity or where these subdivisions or developments are likely to adversely affect the planned expansion of those utilities. Subdivision and development can proceed if the existing utilities are upgraded to provide the appropriate capacity for the health and safety of the present and future population, or appropriate alternatives are provided. Appropriate alternative systems should, as a minimum:</i></p> <ul style="list-style-type: none"> a. <i>meet the current environmental and engineering design standards prescribed for the present utilities; and</i> b. <i>be capable of integration with existing utilities.</i> 	<p>Consistent</p> <p>Refer to Section 9.9.7 and the Infrastructure Report attached at Appendix F for site servicing capacity considerations.</p>
<p>Policy 11.1.1.4</p> <p><i>A road hierarchy shall be maintained and protected to enable the District to function with minimal conflict between activities, traffic, and people.</i></p>	<p>Consistent</p> <p>Refer to Section 9.9.7.</p>
<p>Policy 11.1.1.5</p> <p><i>New developments and activities in relation to their traffic generation characteristics should:</i></p> <ul style="list-style-type: none"> a) <i>locate on or establish primary access to an appropriate level of road within the road hierarchy;</i> b) <i>not have vehicular access to an inappropriate level of road in the hierarchy; and</i> c) <i>provide cycleways along arterial, strategic and collector roads where:</i> <ul style="list-style-type: none"> i. <i>necessary to provide an identified transport or recreation function; and</i> ii. <i>alternative opportunities do not exist within the road hierarchy.</i> 	<p>Consistent</p> <p>Refer to Section 9.9.7.</p>
<p>Policy 11.1.1.6</p> <p><i>Every site should have access that provides safe entry and exit for vehicles to and from the site to a road without compromising the safety or efficiency of the road or road network. Where a site has two or more road frontages access should be from the lowest road classification within the road hierarchy.</i></p>	<p>Consistent</p> <p>Refer to Section 9.9.7.</p>
<p>Policy 11.1.1.7</p> <p><i>In the case of the vehicles, cyclists and pedestrians associated with the development and occupation of Pegasus and Ravenswood:...</i></p>	<p>Not Applicable</p> <p>The Proposal is not associated with Pegasus and Ravenswood.</p>

<p>Policy 11.1.1.8</p> <p><i>Avoid patterns of land use development which may affect the operation, and efficient use and development of Christchurch International Airport.</i></p>	<p>Consistent</p> <p>The Site is not subject to any identified flight protection surfaces or noise contours associated with Christchurch International Airport.</p>
<p>Objective 11.1.2</p> <p><i>Provide for the safe, efficient and effective development and use of Rangiora Airfield to ensure it continues to contribute to the social and economic wellbeing of the Waimakariri district.</i></p>	<p>Not Applicable</p> <p>The Site is not subject to any flight protection surfaces or noise contours associated with the Rangiora Airfield.</p>
<p>Policy 11.1.2.1</p> <p><i>Recognise and provide for the social and economic benefits of Rangiora Airfield, and avoid adverse effects from incompatible activities, including reverse sensitivity effects on Airfield operations.</i></p>	<p>Not Applicable</p> <p>The Site is not subject to any flight protection surfaces or noise contours associated with the Rangiora Airfield.</p>
<p>Objective 11.2.1</p> <p><i>Adverse effects on the environment caused by the provision, use, maintenance and upgrading of utilities are avoided, remedied or mitigated.</i></p>	<p>Consistent</p> <p>Refer to Section 9.9.7.</p>
<p>Objective 11.1.3</p> <p><i>Parking facilities that:</i></p> <ul style="list-style-type: none"> a) <i>provide for parking demand in an efficient, functional and sustainable manner;</i> b) <i>enhance the amenity and function of town centre and residential environments;</i> c) <i>are safe places for people to use and move through;</i> d) <i>are accessible and convenient for pedestrians;</i> e) <i>provide safe, secure and convenient cycle parking;</i> f) <i>support greater use of public transport;</i> g) <i>provide for loading and manoeuvring requirements without reducing amenity or compromising safety; and</i> h) <i>support town centre consolidation and the development of continuous street frontages within identified sites in the Business 1 Zone where parking is principally located within public parking areas and not provided on individual sites.</i> 	<p>Consistent</p> <p>The Proposal provides parking, or opportunities for parking, commensurate with the needs of the development.</p>
<p>Policy 11.1.3.1</p> <p><i>Vehicle parking, loading and manoeuvring provided on-site, or within shared parking facilities, shall ensure that:</i></p> <ul style="list-style-type: none"> a) <i>safe and efficient access is provided;</i> b) <i>use of off-site parking facilities will not adversely affect pedestrian, cycle or public transportation, public safety, and the safe, efficient operation of the road network; and</i> c) <i>for shared parking, a legally binding arrangement is established that protects ongoing access and use.</i> 	<p>Consistent</p> <p>The Proposal provides parking, or opportunities for parking, commensurate with the needs of the development</p>

<p>Policy 11.1.3.2</p> <p><i>Encourage the use of public transport by enabling parking facilities that support public transport services and infrastructure.</i></p>	<p>Consistent</p> <p>The Proposal integrates with the existing public transport network and provides opportunities for its extension through the development.</p>
<p>Policy 11.1.3.3</p> <p><i>Encourage cycle transport by providing cycle parking that:</i></p> <ul style="list-style-type: none"> a) <i>is located in a convenient and safe position and considers pedestrian safety;</i> b) <i>physically supports the cycle frame; and</i> c) <i>provides for cycle security.</i> 	<p>Consistent</p> <p>The Proposal provides opportunities for cycle parking commensurate with the needs of the development.</p>
<p>Policy 11.1.3.4</p> <p><i>Ensure safe pedestrian access within and adjacent to parking facilities by providing:</i></p> <ul style="list-style-type: none"> a) <i>pedestrian routes that safely interact with vehicle movements associated with access, parking, manoeuvring, circulation, loading and public transportation;</i> b) <i>visibility between vehicles and pedestrians; and</i> c) <i>pedestrian routes that are designed and constructed to be accessible.</i> 	<p>Consistent</p> <p>The proposed road network provides for safe pedestrian access to/from on-street car parking through an integrated network of footpaths and shared use paths, designed to ensure visibility between users accessibility.</p>
<p>Policy 11.1.3.5</p> <p><i>Avoid on-site parking in the Business 1 Zone where sites have frontage to a principal shopping street to enable building intensification and redevelopment while:</i></p> <ul style="list-style-type: none"> a) <i>maximising the use and development of on-street and public parking;</i> b) <i>providing for parking demand, including accessibility parking, by requiring financial contributions for off-site parking within public parking facilities.</i> 	<p>Not Applicable</p> <p>The site does not contain a Business 1 Zone.</p>

Policy 11.1.3.6

Parking facilities shall:

- a) provide efficient and effective layout of parking, manoeuvring and circulating areas including restriction of vehicle speed and avoidance of long 'blind aisles';
- b) control any adverse effects on water quality and stormwater runoff, preferably through the use of low impact water management methods;
- c) be surfaced and maintained to control the generation of dust, excessive noise, or other nuisance;
- d) reduce opportunities for crime by implementing Crime Prevention through Environmental Design (CPTED) principles;
- e) ensure visibility through natural lighting or illumination;
- f) ensure that parking spaces required for people with disabilities is conveniently located and accessible, and the route from the parking space to the destination served is also easily accessible for people using mobility devices;
- g) include landscaping that:
 - i. incorporates establishment and maintenance practices to ensure plant survival;
 - ii. visually softens the dominant effect of hard surfaces;
 - iii. uses plant species that avoid hazard or nuisance effects;
 - iv. integrates with stormwater management and footpaths; and
 - v. does not affect traffic and pedestrian safety by limiting visibility.
- h) within the Business 1 Zone:
 - i. be designed to positively contribute to town centre amenity; and
 - ii. locate to the rear of buildings or the rear portion of any vacant site within Business 1 Zones, and not on sites identified as having a principal shopping street frontage.

Consistent

The provision of on-street parking takes account of the matters listed in sub-clause a)-g) (sub-clause h) is not relevant), as demonstrated in the supporting transport, infrastructure and landscape assessments.

Policy 11.1.3.7

Loading and manoeuvring facilities to support activities requiring delivery or collection by service vehicles shall:

- a) provide safe and efficient vehicle movements for the largest vehicle type expected to use the facility;
- b) avoid reverse manoeuvring onto or from any strategic, arterial or collector road, and onto or from any local road where this would adversely affect safety;
- c) provide sufficient separation between service vehicles, car parking, pedestrians and cyclists to enable safe use of the facility;
- d) avoid obstruction of any accessway;
- e) be accessed from the rear of the site or a service lane where a site is located in a town centre and sufficient rear or service access is available for service vehicles expected to use the site; and
- f) avoid direct access to or from Williams Street in Kaiapoi or High Street in Rangiora when located on a site within the Business 1 Zone.

Not Applicable

The Proposal does not involve activities requiring loading or manoeuvring facilities. Lot 1500 (future commercial) is of sufficient size / dimension to accommodate loading and manoeuvring facilities required to support future development of that lot.

<p>Policy 11.2.1.1</p> <p><i>Avoid, remedy or mitigate adverse environmental effects created by the provision, use, maintenance and upgrading of utilities by:</i></p> <ul style="list-style-type: none"> a) <i>meeting environmental standards set by the Plan;</i> b) <i>having regard to the particular amenity or character of the area in which it is placed;</i> c) <i>integration with, and co-siting of, existing utilities where they are accessible and are, or can be, expanded to manage any additional loading and where such loading is technically and operationally feasible;</i> d) <i>meeting accepted design standards;</i> e) <i>in the case of the utilities associated with the development and occupation of Pegasus, requiring adequate redundant plant to be provided as part of the sewage treatment and disposal system, in order to avoid adverse effects on the surrounding environment in the event of any plant breakdown or loss of power supply;</i> f) <i>encouraging new utility services in residential areas to be placed underground, in consultation with utility operators;</i> g) <i>encouraging the under grounding of utilities as they are installed and upgraded in areas where the visual and amenity impact of overhead reticulation is significant, provided that under grounding is technically and operationally feasible;</i> h) <i>protection of areas of outstanding landscape, or areas of significant indigenous vegetation or significant habitat of indigenous fauna;</i> i) <i>requiring all new roads to be sealed and existing metal roads to be sealed where appropriate;</i> j) <i>protecting aquatic ecosystems and the habitat of trout and salmon from the adverse effects of roading, stormwater runoff and effluent discharges;</i> 	<p>Consistent</p> <p>Refer to Section 9.9.7.</p>
<p>Chapter 12: Health, safety and wellbeing</p>	
<p>Structures</p>	
<p>Objective 12.1.1</p> <p><i>Maintain the amenity values and a quality of environment appropriate for different parts of the District which protects the health, safety and wellbeing of present and future generations, and ensure that any potential adverse environmental effects from buildings and structures, signs, glare, noise and hazardous substances are avoided or mitigated.</i></p>	<p>Inconsistent</p> <p>Refer to Section 9.9.8.</p>
<p>Policy 12.1.1.1</p> <p><i>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.</i></p>	<p>Consistent</p> <p>Refer to Section 9.9.8.</p>
<p>Policy 12.1.1.2</p> <p><i>Design - Comprehensive Residential Development</i></p>	<p>Not Applicable</p> <p>The Proposal is not for a comprehensive residential development as defined by the WDP.</p>
<p>Policy 12.1.1.3</p> <p><i>Crime Prevention – Comprehensive Residential Development</i></p>	<p>Not Applicable</p> <p>The Proposal is not within a Business Zone.</p>
<p>Policy 12.1.1.4</p> <p><i>Maintain and enhance the positive amenity values associated with natural features and structures on Business Zone sites which front onto strategic, arterial and collector roads.</i></p>	<p>Not Applicable</p> <p>The Proposal is not within a Business Zone.</p>
<p>Policy 12.1.1.5</p> <p><i>In the Rural Zones maintain the amenity values and quality of the environment by ensuring that the land is not dominated by dwellinghouses.</i></p>	<p>Contrary.</p> <p>Refer to Section 9.9.8.</p>

<p>Policy 12.1.1.6</p> <p>Ensure development and use of the Rangiora Central Outline Development Plan area:</p>	<p>Not Applicable</p> <p>The Proposal is not within the Rangiora Central Outline Development Plan area:</p>
<p>Policy 12.1.1.7</p> <p>Avoid, remedy or mitigate the adverse effects of signs on the amenity values in different zones and avoid detrimentally affecting the safety of the community using road and rail corridors, particularly the Motorway and State Highway by controlling:</p> <ul style="list-style-type: none"> a) Billboard and other signage which is intrusive and displaying information unrelated to the activities and/ or goods or services available on the site on which the sign is located. b) Signage which adversely effects the amenity of the Residential and Rural Zones. c) Signs which mimic traffic signals, have moveable parts, flashing or revolving lights. 	<p>Consistent</p> <p>Refer to Section 9.9.8.</p>
<p>Noise and Glare</p>	
<p>Policy 12.1.1.8</p> <p>Control artificial light at a level that is appropriate to the zone.</p>	<p>Partly Consistent</p> <p>Refer to Section 9.9.8.</p>
<p>Policy 12.1.1.9</p> <p>Avoid glare from artificial light adversely affecting the amenity values and health and safety of people, on neighbouring properties and roads.</p>	<p>Consistent</p> <p>Refer to Section 9.9.8.</p>
<p>Policy 12.1.1.10</p> <p>Control noise to a level that is not unreasonable, measured against the character and circumstances of the zone.</p>	<p>Consistent</p> <p>Refer to Section 9.9.8.</p>
<p>Policy 12.1.11</p> <p>Avoid noise adversely affecting the amenity values and health and safety of people on neighbouring sites or zones.</p>	<p>Consistent</p> <p>Refer to Section 9.9.8.</p>
<p>Chapter 13: Resource Management Framework</p>	
<p>Objective 13.1.1</p> <p>Recognise and provide for the community's social and economic relationships within the District and external to the District, particularly those with Christchurch City, so that the District's natural, living, and productive environments:</p> <ul style="list-style-type: none"> a) are managed in an integrated and sustainable way; b) provide for and safeguard the community's wellbeing, health, and safety; c) are managed to enable the protection and enhancement of natural and physical resources; and d) are not adversely affected by resource use, development and protection. 	<p>Not Applicable</p> <p>This is an action on WDC to ensure that it manages the District's resources in a manner that is considerate of the relationship with Christchurch City.</p>

Policy 13.1.1.1

Management of natural and physical resources based on areas where there are differences in:

- a) the area's relationships with Christchurch City;
- b) amenity values and environmental qualities;
- c) the area's connection to, and dependence on, the national transport corridor;
- d) the area's form and function;
- e) the area's relationship with other areas within the District;
- f) community resource management expectations;
- g) actual and potential effects of subdivision, use and development; and
- h) historical and cultural associations with Maori Reserve 873.

Policy 13.1.1.2

Avoid, remedy or mitigate the adverse effects of the development of Residential 4A and 4B Zones

Not Applicable

The Proposal is not within the Residential 4A or 4B zone.

Policy 13.1.1.3

Promote a standard of servicing that recognises:

- a) the different physical environments and servicing constraints of areas within the District;
- b) the varying densities of the population in different areas; and
- c) the different amenity values, environmental quality, and community expectations associated with the different zone

Not Applicable

This is an action on WDC.

Policy 13.1.1.4

Encourage patterns and forms of settlement, transport patterns and built environment that:

- a) reduce the demand for transport;
- b) provide choice of transport modes which have low adverse environmental impact;
- c) decrease the production of motor vehicle emissions;
- d) make efficient use of regional transport network;
- e) reduce the rate of use of non-renewable energy sources;
- f) enable opportunities for intensification and redevelopment within town centres; and
- g) efficiently manage parking and loading within town centres.

Consistent

Refer to Section 9.9.7.

Objective 13.1.2 Minimum targets for the sufficient, feasible development capacity for housing

For the period 2018-2048, the minimum targets for sufficient, feasible development capacity for housing is enabled in the urban areas (as defined in the Housing Capacity Assessment) of the Waimakariri District within Greater Christchurch, as outlined below:

Consistent

Refer to Section 9.10.1 (this is very similar to UFD-01 of the PWDP).

Term	Short to Medium Term up to 2028	Long Term 2028-2048	30 Year Timeframe 2018-2048
Minimum Targets	6,300 Dwellings	7,060 Dwellings	13,360 Dwellings

Chapter 14: Rural Zone

<p>Objective 14.1.1 <i>Maintain and enhance both rural production and the rural character of the Rural Zones, which is characterised by:</i></p> <ul style="list-style-type: none"> a. <i>the dominant effect of paddocks, trees, natural features, and agricultural, pastoral or horticultural activities;</i> b. <i>separation between dwellinghouses to maintain privacy and a sense of openness;</i> c. <i>a dwellinghouse clustered with ancillary buildings and structures on the same site;</i> d. <i>farm buildings and structures close to lot boundaries including roads;</i> e. <i>generally quiet – but with some significant intermittent and/or seasonal noise from farming activities;</i> f. <i>clean air – but with some significant short term and/or seasonal smells associated with farming activities; and</i> g. <i>limited signage in the Rural Zone.</i> 	<p>Contrary Refer to Section 9.9.9</p>
<p>Policy 14.1.1.1 <i>Avoid subdivision and/or dwellinghouse development that results in any loss of rural character or is likely to constrain lawfully established farming activities.</i></p>	<p>Contrary Refer to Section 9.9.9</p>
<p>Policy 14.1.1.2 <i>Maintain the continued domination of the Rural Zones by intensive and extensive agricultural, pastoral and horticultural land use activities.</i></p>	<p>Contrary Refer to Section 9.9.9</p>
<p>Policy 14.1.1.3 <i>Maintain and enhance the environmental qualities such as natural features, air and noise levels, including limited signage and rural retail activities that contribute to the distinctive character of the Rural Zones, consistent with a rural working environment.</i></p>	<p>Contrary Refer to Section 9.9.9</p>
<p>Policy 14.1.1.4 <i>Maintain rural character as the setting for Residential 4A and 4B Zones.</i></p>	<p>Not Applicable The Proposal is not within the Residential 4A or 4B zone.</p>
<p>Objective 14.1.2 <i>Recognise the historic and cultural significance of Maori Reserve 873 ...</i></p>	<p>Not Applicable The Proposal is not within Maori Reserve 873.</p>
<p>Policy 14.1.2.1 <i>Provide for subdivision and/or dwellinghouse development that enables Rural Zone land within Maori Reserve 873 ...</i></p>	
<p>Objective 14.2.1 <i>Protect the life supporting capacity of the water resource from the adverse effects of on-site land based sewage treatment and wastewater disposal systems.</i></p>	<p>Consistent Refer to Section 9.9.9</p>
<p>Policy 14.2.1.1 <i>Avoid the deterioration of the quality of the water resource as a result of the operation of on-site land based sewage treatment and wastewater disposal systems in the Rural Zones.</i></p>	<p>Consistent Refer to Section 9.9.9</p>

<p>Objective 14.3.1 <i>Limit the increase in the number of people in the Rural Zones who may suffer noise nuisance from over flying aircraft using Christchurch International Airport.</i></p>	<p>Not Applicable The Proposal is not within the 50dBA Ldn noise contour relating to Christchurch International Airport.</p>
<p>Policy 14.3.1.1 <i>Avoid intensive subdivision and the development of noise sensitive uses in the Rural Zone within the 50dBA Ldn noise contour relating to Christchurch International Airport.</i></p>	<p>Not Applicable The Proposal is not within the 50dBA Ldn noise contour relating to Christchurch International Airport.</p>
<p>Objective 14.4.1 <i>The avoidance of noise sensitive activities within the 55dBA Ldn noise contour for Rangiora Airfield.</i></p>	<p>Not Applicable The is not within the 55dBA Ldn noise contour relating to Rangiora Airfield.</p>
<p>Policy 14.4.1.1 <i>Avoid the development of noise sensitive activities in the Rural Zone within the 55dBA Ldn noise contour relating to Rangiora Airfield as shown on District Plan Map 145.</i></p>	
<p>Objective 14.5.1 <i>Protect the life-supporting capacity of soil, air and water resources in the Pegasus Rural Zone.</i></p>	<p>Not Applicable The Proposal is not within the Pegasus Rural Zone.</p>
<p>Policy 14.5.1.1 <i>Maintain and enhance the nature conservation and cultural values of the Pegasus Rural Zone.</i></p>	
<p>Policy 14.5.1.2 <i>Avoid, remedy or mitigate adverse effects on the quality, flows and levels of ground and surface waters from the use of the Pegasus Rural Zone for the treatment and disposal of wastewater from Pegasus.</i></p>	
<p>Objective 14.6.1 <i>To facilitate the rebuild and recovery of Greater Christchurch by directing future developments to existing urban areas, priority areas, identified rural residential development areas and MR873 for urban and rural residential activities and development.</i></p>	<p>Partly Consistent Refer to Section 9.9.9</p>
<p>Policy 14.6.1.1 <i>To avoid new residential and rural residential activities and development outside of existing urban areas and priority areas within the area identified in Map A in Chapter 6 of the Canterbury Regional Policy Statement; rural residential development areas identified in the Rural Residential Development Plan and MR873.</i></p>	<p>Partly Consistent Refer to Section 9.9.9</p>
<p>Chapter 15: Urban environment</p>	
<p>Objective 15.1.1 <i>Quality urban environments which maintain and enhance the form and function, the rural setting, character and amenity values of urban areas.</i></p>	<p>Consistent Refer to Section 9.9.10.</p>

<p>Policy 15.1.1.1 <i>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.</i></p>	<p>Consistent Refer to Section 9.9.10.</p>
<p>Policy 15.1.1.2 <i>Within the urban environment subdivision, land use, development and protection should avoid, or mitigate adverse effects on:</i></p> <ul style="list-style-type: none"> a) <i>the rural setting of the District's towns and settlements;</i> b) <i>efficient and effective functioning of roads;</i> c) <i>ease and efficiency of access;</i> d) <i>urban water bodies, and downstream effects on rural water bodies;</i> e) <i>mixed density housing from low scale, low density to higher density levels in areas designed as a comprehensive development. This provides for flexibility in some areas allowing for varied housing needs;</i> f) <i>quiet and safe environments;</i> g) <i>cycleways; and</i> h) <i>the individual character of the settlement.</i> 	<p>Consistent Refer to Section 9.9.10.</p>
<p>Policy 15.1.1.3 <i>Promote subdivision design and layout that maintains and enhances the different amenity values and qualities of the different urban environments by:</i></p> <ul style="list-style-type: none"> a) <i>providing links to public open spaces including walkways, cycleways and roads;</i> b) <i>ensuring allotment lay out maximises the amenity and sustainable energy benefits;</i> c) <i>enhancing the form and function of the surrounding environment;</i> d) <i>providing efficient and effective transport networks including cycleways;</i> e) <i>integrating new developments with the rest of the urban area, where they adjoin existing urban areas; and</i> f) <i>avoiding or mitigating conflicts between the effects of different land uses, such as between residential and business activities.</i> 	<p>Consistent Refer to Section 9.9.10.</p>
<p>Objective 15.1.2 <i>Role of Key Activity Centres</i> <i>Recognise the role of the Key Activity Centres at Rangiora and Kaiapoi as significant concentrations of business activities with key transport, cultural and community infrastructure in a way that:...</i></p>	<p>Consistent Refer to Section 9.9.10.</p>
<p>Policy 15.1.2.1 <i>Provide for activities within Key Activity Centres in a way that: ...</i></p>	<p>Consistent Refer to Section 9.9.10.</p>
<p>Objective 15.1.3 <i>Transport networks that are safe, sustainable, efficient and facilitate connected communities and a choice of travel modes.</i></p>	<p>Consistent Refer to Section 9.9.10.</p>
<p>Policy 15.1.3.1 <i>Convenient, safe, accessible and efficient connections for a range of transport modes.</i></p>	<p>Consistent Refer to Section 9.9.10.</p>
<p>Objective 15.1.4 <i>Efficient Land Use – Comprehensive Residential Development</i></p>	<p>Not Applicable The Proposal is not for Comprehensive Residential Development as defined by the WDP.</p>
<p>Policy 15.1.4.1 <i>Urban Development – Comprehensive Residential Development</i></p>	

Chapter 18: Constraints on development and subdivision

Objective 18.1.1

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

- a) changes in the environment of an area as a result of land use development and subdivision;*
- b) changes in the resource management expectations the community holds for the area;*
- c) and the actual and potential effects of subdivision, use and development.*

Consistent

Refer to Section 9.9.11.

Policy 18.1.1.1

Growth and development proposals should provide an assessment of how:

- the use, development, or protection of natural and physical resources affected by the proposal will be managed in a sustainable and integrated way; and*
- the adverse effects on those resources and the existing community will be avoided, remedied, or mitigated.*

In particular, proposals should not be inconsistent with other objectives and policies in the District Plan, and show how and the extent to which they will:

- a) protect areas of significant indigenous vegetation and habitats of indigenous fauna including vegetation and habitat sites listed in Appendix 25.1;*
- b) protect the outstanding landscape area as defined in the District Plan Maps;*
- c) avoid or mitigate natural hazards including:*
 - flooding as defined in the District Plan Maps,*
 - flooding from the Waimakariri or Ashley/Rakahuri Rivers,*
 - seismic conditions including the potential for liquefaction and amplification effects,*
 - damage from the sea, including erosion, storm and tsunami, and*
 - land instability;*
- d) protect the life supporting capacity of soils;*
- e) maintain and enhance the environmental characteristics of adjoining zones, and the environment of the zone within which the proposal is located, as set out in Policies 14.1.1.2, 14.1.1.3, 14.1.2.1, 15.1.1.1, 16.1.1.1, 16.1.1.3, 16.1.1.4, 16.1.1.5, 16.1.1.6 16.1.1.8, 16.1.1.9, 17.1.1.2, 17.1.1.3 and 17.1.1. 5;*
- f) retain the rural environment between Residential 4A and 4B Zones, between the Rangiora, Kaiapoi, Woodend, Pegasus and Oxford urban areas, and other Residential 3 Zones; between any rural intensive development opportunities and villages within Maori Reserve 873; and between Kaiapoi and the Christchurch City boundary;*
- g) provide access to and along rivers, open spaces and reserves;*
- h) maintain and enhance the form and function of the District's towns;*
- i) avoid or mitigate significant adverse effects on the form and function of the Business 1 Zones including its role as a dominant community focal point within the four main towns;*
- j) avoid noise sensitive activities within the 50 dBA Ldn airport noise contour for Christchurch International Airport as defined in this Plan, with the exception of those areas within Kaiapoi defined in Chapter 6 of the Canterbury Regional Council Regional Policy Statement;*
- k) provide infrastructure for services and roading in a manner consistent with this District Plan;*

Inconsistent

Refer to Section 9.9.10.

<ul style="list-style-type: none"> l) ensure the efficient and effective integration of any new infrastructure into the existing network, or ensure the efficient and effective ongoing working of a stand-alone system; m) avoid or mitigate potential adverse effects from sites and facilities using, storing, and/or disposing of hazardous substances; n) protect groundwater quality and quantity; o) protect surface water quality and quantity; p) protect wahi taonga; q) avoid adverse effects on heritage sites and protect those sites listed in Appendix 28.1; r) avoid adverse effects on significant plants and protect those notable plants listed in Appendix 29.1; s) avoid adverse effects on the Business 3 Zone; t) provide for efficiency in energy use; u) enable local communities to be more self-sustaining; v) affect the demand for transport; w) provide choice in transport mode, particularly modes with low adverse environmental effects; x) avoid or mitigate for adverse impacts on the habitat of trout and salmon; and y) recognises the historical and cultural associations of Ngai Tuahuriri with the land in Maori Reserve 873 to provide for residential development opportunities for the original grantees and their descendants. 	
Chapter 20: Financial Contributions	
<p>Objective 20.1.1</p> <p>To offset environmental effects resulting from land use or subdivision where they cannot be avoided, remedied or mitigated.</p>	<p>Consistent</p> <p>Refer to Section 9.9.12.</p>
<p>Policy 20.1.1.1</p> <p>To impose a financial contribution to off-set adverse effects of subdivision and/or land use where they cannot be avoided, remedied or mitigated.</p>	<p>Consistent</p> <p>Refer to Section 9.9.12.</p>
<p>Policy 20.1.1.2</p> <p>To require esplanade reserve or esplanade strip as a condition of resource consent to off-set potential adverse effects which may result from land use.</p>	<p>Consistent</p> <p>Refer to Section 9.9.12.</p>
<p>Policy 20.1.1.3</p> <p>Require a financial contribution for the provision of public parking, or off-site loading, to offset the adverse effects of not providing parking and loading on sites where:</p> <ul style="list-style-type: none"> a) the site has frontage to a principal shopping street shown on Figure 31.2, and is exempted from provision of parking under Rule 30.6.2.8, or loading under Rule 30.6.2.9; or b) it is proposed not to provide on-site parking or loading required by Rule 31.6.1.28; and c) the parking or loading funded by financial contribution shall be located in the same town or settlement as the site to which the contribution relates. 	<p>Consistent</p> <p>The Proposal provides parking, or opportunities for parking, commensurate with the needs of the development.</p>
<p>Objective 20.2.1</p> <p>To ensure that financial contributions are imposed for the purpose of meeting the capital expenditure necessary for the extra demand on infrastructure generated by the proposed subdivision or land use.</p>	<p>Not Applicable</p> <p>This is an action on WDC.</p>
<p>Policy 20.2.1.1</p> <p>Set out a purpose and level of contribution that will be required as a condition of subdivision and/or land use consents.</p>	<p>Not Applicable</p> <p>This is an action on WDC.</p>
<p>Policy 20.2.1.2</p>	<p>Not Applicable</p>

<p><i>To consider the need for financial contributions where land use would create adverse effects on riparian margins, or would result in adverse effects not being fully avoided, remedied or mitigated.</i></p>	<p>This is an action on WDC.</p>
<p>Policy 20.2.1.3 <i>To consider the need to require, upon subdivision, land to vest as road or reserve to serve the development.</i></p>	<p>Consistent Refer to Section 9.9.12.</p>
<p>Policy 20.2.1.4 <i>To require financial contributions for subdivisions and land use activities that have adverse effects on existing infrastructure which cannot be avoided, remedied or mitigated.</i></p>	<p>Not Applicable This is an action on WDC.</p>

Proposed Waimakariri District Plan Objectives and Policies

The following chapters are not considered relevant:

- Hazardous substances – Hazardous substances are not expected to be located at the subdivision during construction or operation.
- Notable Trees – The Site does not contain a tree/s identified on the pWDP maps/schedules as a notable tree.
- Natural Features and Landscapes – The Site is not located within, and does not contain, an area identified on the WDP maps as a natural feature or landscape.
- Activities on the surface of water – No recreational, commercial and or cultural activities are proposed on the surface of water.
- Coastal environment – The Proposal is not located within or adjacent to the Coastal environment.
- Temporary activities – There are no temporary activities as defined by the pWDP included as part of the Proposal.
- Financial Contributions – This chapter does not contain any objectives and policies.
- Residential Zones – The Large Lot Residential; General Residential Zone; Settlement Zone do not apply as the Site is not located within these zones.
- Rural Zones – Strategic Directions Objective SD-04 seeks to manage the use of rural land but provides an exemption for those areas identified for residential development as is the case with the site being within the North-East Rangiora Development Area. The pWDP provides a clear direction for the non-residential use of the Site and sets out a certification process for releasing land within identified development areas. As a result while the Site is zoned Rural Lifestyle Zone (RLZ), and generally activities would be subject to the objectives and policies in the Rural chapter, the rural objectives and policies are not considered applicable in this instance given the Proposal aligns with the NER ODP certification process and Development Plan (refer Section 4.3.4).
- Commercial and Mixed-Use Zones – The Neighbourhood Centre Zone; Large Format Retail Zone; Mixed Use Zone; and Town Centre Zone chapters do not apply as the site does not contain these zones. The Local Centre Zone is assessed below given the NER-ODP certification process anticipates the Local Centre Zoning of the future commercial centre.
- Industrial Zones - The Site does not contain any industrial zoned areas.
- Open Space and Recreation Zones - The Site does not contain any open space and recreational zoned areas.
- Special Purpose Zones - the Site does not contain any special purpose zones.
- Designations – The Site is not subject to any existing designations and this chapter does not contain any objectives and policies. The pWDP introduces the Rangiora Eastern Link (refer Section 2.18.2 of the application) of which the Rangiora East Road Connection (Lineside Road to Northbrook Road) is to be designated. Road 1 of the Proposal is aligned to connect with and form the future Rangiora Eastern Link.

Relevant objectives and policies under the pWDP	Overall Planning Assessment of the Proposal
Strategic Directions	
<p>SD-01 Natural environment</p> <p><i>Across the District:</i></p> <ol style="list-style-type: none"> 1. <i>there is an overall net gain in the quality and quantity of indigenous ecosystems and habitat, and indigenous biodiversity;</i> 2. <i>the natural character of the coastal environment, freshwater bodies and wetlands is preserved or enhanced, or restored where degradation has occurred;</i> 3. <i>outstanding natural features and outstanding natural landscapes are identified and their values recognised and protected;</i> 4. <i>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</i> 5. <i>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.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.8.</p>
<p>SD-02: Urban development</p> <p><i>Urban development and infrastructure that:</i></p> <ol style="list-style-type: none"> 1. <i>is consolidated and integrated with the urban environment;</i> 2. <i>that recognises existing character, amenity values, and is attractive and functional to residents, businesses and visitors;</i> 3. <i>utilises the District Council's reticulated wastewater system, and potable water supply and stormwater infrastructure where available;</i> 4. <i>provides a range of housing opportunities, focusing new residential activity within existing towns, and identified development areas in Rangiora and Kaiapoi, in order to achieve the housing bottom lines in UFD-O1;</i> 5. <i>supports a hierarchy of urban centres, with the District's main centres in Rangiora, Kaiapoi, Oxford and Woodend being:</i> <ol style="list-style-type: none"> a. <i>the primary centres for community facilities;</i> b. <i>the primary focus for retail, office and other commercial activity; and</i> c. <i>the focus around which residential development and intensification can occur.</i> 6. <i>provides opportunities for business activities to establish and prosper within a network of business and industrial areas zoned appropriate to their type and scale of activity and which support district self-sufficiency;</i> 7. <i>provides people with access to a network of spaces within urban environments for open space and recreation;</i> 8. <i>supports the transition of the Special Purpose Zone (Kāinga Nohoanga) to a unique mixture of urban and rural activities reflecting the aspirations of Te Ngāi Tūāhuriri Rūnanga;</i> 9. <i>provides limited opportunities for Large Lot Residential development in identified areas, subject to adequate infrastructure; and</i> 10. <i>recognise and support Ngāi Tūāhuriri cultural values through the protection of sites and areas of significance to Māori identified in SASM-SCHED1.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.1.</p>

<p>SD-O3 Energy and infrastructure</p> <p><i>Across the District:</i></p> <ol style="list-style-type: none"> 1. <i>improved accessibility and multi-modal connectivity is provided through a safe and efficient transport network that is able to respond to technology changes and contributes to the well-being and liveability of people and communities;</i> 2. <i>infrastructure, including strategic infrastructure, critical infrastructure and regionally significant infrastructure:</i> <ol style="list-style-type: none"> a. <i>is able to operate efficiently and effectively; and</i> b. <i>is enabled, while:</i> <ol style="list-style-type: none"> i. <i>managing adverse effects on the surrounding environment, having regard to the social, cultural and economic benefit, functional need and operational need of the infrastructure; and</i> ii. <i>managing the adverse effects of other activities on infrastructure, including managing reverse sensitivity;</i> 3. <i>the nature, timing and sequencing of new development and new infrastructure is integrated and coordinated; and</i> 4. <i>encourage more environmentally sustainable outcomes as part of subdivision and development, including through the use of energy efficient buildings, green infrastructure and renewable electricity generation.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.1.</p>
<p>SD-O4 Rural land</p> <p><i>Outside of identified residential development areas and the Special Purpose Zone (Kāinga Nohoanga), rural land is managed to ensure that it remains available for productive rural activities by:</i></p> <ol style="list-style-type: none"> 1. <i>providing for rural production activities, activities that directly support rural production activities and activities reliant on the natural resources of Rural Zones and limit other activities; and</i> 2. <i>ensuring that within rural areas the establishment and operation of rural production activities are not limited by new incompatible sensitive activities.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.11.</p>
<p>SD-O5 Ngāi Tahu mana whenua/Te Ngāi Tūāhuriri Rūnanga</p> <p><i>Te Ngāi Tūāhuriri Rūnanga's role in the management of natural and physical resources is recognised, so that:</i></p> <ol style="list-style-type: none"> 1. <i>Ngāi Tūāhuriri's historic and contemporary connections, and cultural and spiritual values, associated with the land, water and other taonga are recognised and provided for;</i> 2. <i>the values of identified sites and areas of significance to Ngāi Tūāhuriri are protected;</i> 3. <i>Ngāi Tūāhuriri can retain, and enhance access to sites of cultural significance;</i> 4. <i>Māori land is able to be occupied and used by Ngāi Tūāhuriri for its intended purposes and to maintain their relationship with their ancestral land;</i> 5. <i>recognised customary rights are protected;</i> 6. <i>Ngāi Tūāhuriri are able to carry out customary activities in accordance with tikanga; and</i> 7. <i>Te Ngāi Tūāhuriri Rūnanga are able to actively participate in decision-making and exercise kaitiakitanga.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.7.</p>

SD-O6: Natural hazards and resilience

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

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

Consistent

Refer to Section 9.10.5.

Urban form and development**UFD-O1: Feasible development capacity for residential activities**

Sufficient feasible development capacity for residential activity to meet specified housing bottom lines and a changing demographic profile of the District as follows:

Term	Short to Medium Term (2018-2028)	Long Term (2028-2048)	30 Year Time frame (2018-2048)
Housing Bottom Lines <i>(Development Capacity)</i>	6,300 <i>Residential Units</i>	7,100 <i>Residential Units</i>	13,400 <i>Residential Units</i>

Consistent

Refer to Section 9.10.1.

UFD-O2: Feasible development capacity for commercial activities and industrial activities**Consistent**

The Proposal provides for a future commercial lot of an appropriate scale.

<p>UFD-P1: Density of residential development</p> <p><i>In relation to the density of residential development:</i></p> <ol style="list-style-type: none"> 1. <i>provide for intensification in urban environments through provision for minor residential units, retirement villages, papakāinga or suitable up-zoning of Residential Zones where it is consistent with the anticipated built form and purpose of the zone;</i> 2. <i>locate any Medium Density Residential Zone so it:</i> <ol style="list-style-type: none"> a. <i>supports, and has ready access to, existing Commercial and Mixed Use Zones, schools, public transport and open space;</i> b. <i>supports well connected walkable communities;</i> c. <i>avoids or mitigates natural hazard risk in any high hazard area within existing urban areas; and</i> d. <i>located away from any Heavy Industrial Zone.</i> 	<p>Not Applicable</p> <p>This is an action on WDC and applicable to those sites zoned Residential under the plan.</p>
<p>UFD-P2: Identification /location of new residential development areas</p> <p><i>In relation to the identification/location of residential development areas:</i></p> <ol style="list-style-type: none"> 1. <i>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;</i> 2. <i>for new Residential Development Areas, other than those identified by (1) above, avoid residential development unless located so that they:</i> <ol style="list-style-type: none"> a. <i>occur in a form that concentrates, or are attached to, an existing urban environment and promotes a coordinated pattern of development;</i> b. <i>occur in a manner that makes use of existing and planned transport and three waters infrastructure, or where such infrastructure is not available, upgrades, funds and builds infrastructure as required;</i> c. <i>have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport;</i> d. <i>concentrate higher density residential housing in locations focusing on activity nodes such as key activity centres, schools, public transport routes and open space;</i> e. <i>take into account the need to provide for intensification of residential development while maintaining appropriate levels of amenity values on surrounding sites and streetscapes;</i> f. <i>are informed through the development of an ODP;</i> g. <i>supports reductions in greenhouse gas emissions; and</i> h. <i>are resilient to natural hazards and the likely current and future effects of climate change as identified in SD-O6</i> 	<p>Consistent</p> <p>Refer to Section 9.10.1.</p>
<p>UFD-P3: Identification/location and extension of Large Lot Residential Zone areas</p>	<p>Not Applicable</p> <p>This is an action on WDC and no new large lot residential zone areas are proposed.</p>
<p>UFD-P4: Identification/location and extension of Town Centre Zones</p>	<p>Not Applicable</p> <p>The Proposal will not extend the Town Centre Zone.</p>

<p>UFD-P5: Identification/location and extension of Industrial Zones</p>	<p>Not Applicable</p> <p>The Proposal will not extend or be within an Industrial Zone.</p>
<p>UFD-P6: Mechanism to release Residential Development Areas</p> <p><i>The release of land within the identified new development areas of Kaiapoi, North East Rangiora and South East Rangiora occurs in an efficient and timely manner via a certification process to enable residential activity to meet short to medium-term feasible development capacity and achievement of housing bottom lines.</i></p>	<p>Consistent</p> <p>Refer to Section 9.10.1 and assessment of the NER Certification Development Criteria at Section 4.3.3.</p>
<p>UFD-P7: Mechanism to provide additional Commercial and Mixed Use Zones</p>	<p>Not Applicable</p> <p>The Proposal is not for a plan change to create the establishment of additional Commercial and Mixed Use-Zones.</p>
<p>UFD-P8: Mechanism to provide additional Industrial Zones</p>	<p>Not Applicable</p> <p>The Proposal does not result in the establishment of additional Industrial Zones.</p>
<p>UFD-P9: Unique purpose and character of the Special Purpose Zone (Kāinga Nohoanga)</p>	<p>Not Applicable</p> <p>The Proposal is not located within the Special Purpose Zone (Kāinga Nohoanga).</p>
<p>UFD-P10: Managing reverse sensitivity effects from new development</p> <p><i>Within Residential Zones and new development areas in Rangiora and Kaiapoi:</i></p> <ol style="list-style-type: none"> <i>1. avoid residential activity that has the potential to limit the efficient and effective operation and upgrade of critical infrastructure, strategic infrastructure, and regionally significant infrastructure, including avoiding noise sensitive activities within the Christchurch Airport Noise Contour, unless within an existing Residential Zone;</i> <i>2. minimise reverse sensitivity effects on primary production from activities within new development areas through setbacks and screening, without compromising the efficient delivery of new development areas.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.1</p>

Energy and Infrastructure

EI-O1: Provision of energy and infrastructure

Across the District:

- 1. efficient, effective, resilient, safe and sustainable energy and infrastructure, including critical infrastructure, strategic infrastructure and regionally significant infrastructure, is developed and maintained to benefit the social, economic, cultural and environmental well-being of the District, including in response to future needs such as increased sustainability, and changing techniques and technology;*
- 2. there is increased renewable energy for national, regional and local use; and*
- 3. there is greater renewable electricity generation, including small scale or community scale renewable electricity generation, with generation surplus able to be supplied to the electricity distribution network.*

Consistent

Refer to Section 9.10.2

EI-O2: Adverse effects of energy and infrastructure

Adverse effects of energy and infrastructure on the qualities and characteristics of surrounding environments and community well-being are avoided, remedied or mitigated.

Consistent

Refer to Section 9.10.2

EI-O3: Effects of other activities and development on energy and infrastructure

The safe, efficient and effective operation, maintenance, repair, renewal, upgrading and development of energy and infrastructure is not constrained or compromised by activities and development, including by reverse sensitivity effects.

Consistent

Refer to Section 9.10.2

EI-P1: Recognising the benefits of, and providing for, energy and infrastructure

Recognise the local, regional or national benefits of energy and infrastructure through:

- 1. enabling the operation, maintenance, repair, renewal, removal and minor upgrade of energy and infrastructure;*
- 2. providing for more than minor or significant upgrades to existing, and the development of new, energy and infrastructure;*
- 3. providing for energy and infrastructure that serves as a lifeline utility during an emergency, including critical infrastructure, strategic infrastructure and regionally significant infrastructure;*
- 4. providing for the effective, safe, secure and efficient electricity transmission, including on the National Grid, electricity distribution, and supply of fuel and energy;*
- 5. providing for the effective, reliable and future-proofed communication networks and services;*
- 6. providing for the effective, resilient, efficient and safe water supply, wastewater system and stormwater infrastructure; and community scale irrigation/stockwater;*
- 7. enabling energy and infrastructure that has a particular focus on the utilisation of renewable resources and which contribute to sustainable use of natural and physical resources;*
- 8. enabling feasibility investigations into renewable energy including for renewable electricity generation;*
- 9. providing for renewable energy and renewable electricity generation including small scale or community scale renewable electricity generation; and*
- 10. the provision of an adequate supply of water for firefighting in accordance with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice.*

Consistent

Refer to Section 9.10.2

<p>EI-P2: Availability, provision and adequacy of, and connection to, energy and infrastructure</p> <p><i>Across the District:</i></p> <ol style="list-style-type: none"> 1. <i>to benefit the social, economic, cultural and environmental well-being of the District:</i> <ol style="list-style-type: none"> a. <i>ensure land use and development is coordinated with, and to the extent considered reasonably practicable, connected to and adequately serviced by energy and infrastructure, if available, including electricity, water supply, wastewater system and stormwater infrastructure; and</i> b. <i>ensure that connectivity to communications infrastructure can be achieved; and</i> 2. <i>where a public reticulated water supply or wastewater system is not available, adequate on site systems shall be installed consistent with maintaining public health and avoiding or mitigating adverse effects on the environment, while discouraging small scale stand alone systems.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.2</p>
<p>EI-P3: New technologies and techniques</p> <p><i>Provide flexibility for energy and infrastructure to adopt new technologies and techniques that:</i></p> <ol style="list-style-type: none"> 1. <i>improve access to, and efficient use of, networks and services;</i> 2. <i>allow for the re-use of redundant services and structures;</i> 3. <i>increase resilience, safety or reliability of networks and services; and</i> 4. <i>result in environmental benefits and enhancements.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.2</p>
<p>EI-P4: Environmentally sustainable outcomes</p> <p><i>Seek more environmentally sustainable outcomes associated with energy and infrastructure, including by promoting:</i></p> <ol style="list-style-type: none"> 1. <i>the use of green infrastructure;</i> 2. <i>the increased utilisation of renewable resources;</i> 3. <i>the use of low impact approaches (such as in site, route or structure selection or construction methodology);</i> 4. <i>using low carbon materials in construction;</i> 5. <i>changing the way activities that generate high greenhouse gas emissions are delivered;</i> 6. <i>offsetting greenhouse gas emissions through activities such as planting carbon sequestering trees or the establishment and restoration of wetlands;</i> 7. <i>energy efficiency and conservation practices, including use of energy efficient design, renewable energy and renewable electricity generation; and</i> 8. <i>building design with a Homestar™ certification rating of at least 6 for residential buildings, or a Green Star rating of at least 4 for commercial buildings, to assist in reducing energy consumption and greenhouse gas emissions.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.2</p>
<p>EI-P5: Manage adverse effects of energy and infrastructure</p> <p><i>Manage adverse effects of energy and infrastructure, including by the following:</i></p> <ol style="list-style-type: none"> 1. <i>enabling or providing for the ongoing operation, maintenance, repair, renewal, removal and minor upgrade of existing energy and infrastructure;</i> 2. <i>avoiding, remedying or mitigating adverse effects of more than minor upgrades to existing energy and infrastructure, including effects on:</i> <ol style="list-style-type: none"> a. <i>natural and physical resources;</i> b. <i>amenity values;</i> c. <i>sensitive activity;</i> 	<p>Consistent</p> <p>Refer to Section 9.10.2</p>

- d. *the safe and efficient operation of other infrastructure;*
- e. *the health, safety and well-being of people and communities;*
- 3. *new energy and infrastructure, or major upgrades to existing energy and infrastructure, should, to the extent considered practicable, ensure that the route or site is located outside of the following types of sensitive environments to protect such environments from significant adverse effects, taking into account the constraints imposed by the functional need or operational need of the energy and infrastructure:*
 - a. *ONF, ONL and SAL;*
 - b. *areas of ONC, VHNC and HNC, and natural character of scheduled freshwater bodies setbacks;*
 - c. *SNAs;*
 - d. *buildings, other structures and settings with heritage values, and archaeological sites;*
 - e. *SASM;*
 - f. *places adjoining the coastal marine area;*
- 4. *where new energy and infrastructure, or major upgrades to existing energy and infrastructure, cannot locate outside of the sensitive environments in (3) above, the energy and infrastructure should, to the extent considered practicable, ensure that the proposed route, site, structure and construction method demonstrate the following, taking into account the constraints imposed by the functional need or operational need of the energy and infrastructure:*
 - a. *energy and infrastructure will be located in more compromised parts of the areas in (3) above where that reduces adverse effects on the values of those areas;*
 - b. *techniques (such as structure selection or construction methodology) will be used to mitigate adverse effects on the areas in (3) above;*
 - c. *adverse effects on the areas in (3) above will be remedied or mitigated;*
- 5. *consider biodiversity offset for residual adverse effects on indigenous biodiversity that cannot otherwise be avoided, remedied or mitigated;*
- 6. *avoiding or mitigating potential significant adverse effects of the generation of radio frequency fields and electric and magnetic fields by requiring compliance with recognised standards or guidelines; and*
- 7. *promoting the undergrounding of new energy and infrastructure where it is:*
 - a. *technically feasible;*
 - b. *economically viable;*
 - c. *justified by the extent of adverse visual effects if not placed underground.*

EI-P6: Effects of other activities and development on energy and infrastructure

- Manage adverse effects of other activities and development on energy and infrastructure, including by the following:*
- 1. *ensuring such effects do not compromise or constrain access to or the safe, effective and efficient operation, maintenance, repair, upgrading and development of energy and infrastructure; and*
 - 2. *with regards to the National Grid and major electricity distribution lines, in addition to (1) above, by ensuring that:*
 - 3. *safe buffer distances are identified in the District Plan for managing the effects of incompatible activities and development on the National Grid and major electricity distribution lines including support structures;*
 - 4. *sensitive activity and development that may compromise the National Grid and major electricity distribution lines, including those associated with intensive*

Consistent

Refer to Section 9.10.2

<p><i>farming activities, are excluded from establishing within identified safe buffer distances;</i></p> <p>5. <i>changes to existing activities within identified safe buffer distances do not further constrain or restrict the operation, maintenance, repair, upgrading and development of the National Grid and major electricity distribution lines; and</i></p> <p>6. <i>ensuring buildings, other structures and vegetation do not obstruct or otherwise adversely affect radiocommunication pathways, either individually or cumulatively, including for radiocommunication associated with critical infrastructure, strategic infrastructure, regionally significant infrastructure, a lifeline utility, and for emergency purposes and day to day operations of an emergency service.</i></p>	
Contaminated Land	
<p>CL-O1: Contaminated land</p> <p><i>The subdivision, use and development of contaminated land does not adversely affect people, property, and the environment.</i></p>	<p>Consistent</p> <p>Refer to Section 9.10.3</p>
<p>CL-P1: Identify contaminated sites</p>	<p>Not Applicable</p> <p>This is an action on WDC.</p>
<p>CL-P2: Best practice management of contaminated land</p> <p><i>Require applications for subdivision, use or development of contaminated land, or potentially contaminated land, to include an investigation of the risks and to remediate the contamination, or manage activities on contaminated land, to protect the health of people and the environment. The remediation or mitigation works for contaminated land shall be undertaken in such a way to not pose further risk to human health or the environment than if remediation had not occurred.</i></p>	<p>Consistent</p> <p>Refer to Section 9.10.3</p>
<p>CL-P3: Earthworks on contaminated land</p> <p><i>Discourage the disturbance of contaminated land, unless for the purpose of contamination remediation, where the level, type and toxicity of the contamination could adversely affect natural values.</i></p>	<p>Consistent</p> <p>Refer to Section 9.10.3</p>
<p>CL-P4: Disposal of contaminated soil</p> <p><i>Avoid adverse effects on the health of people and the environment from the disposal of soil from contaminated land.</i></p>	<p>Consistent</p> <p>Refer to Section 9.10.3</p>
Transport	
<p>TRAN-O1: A safe, resilient, efficient, integrated and sustainable transport system</p> <p><i>An integrated transport system, including those parts of the transport system that form part of critical infrastructure, strategic infrastructure, regionally significant infrastructure, and strategic transport networks, that:</i></p> <ol style="list-style-type: none"> 1. <i>is safe, resilient, efficient and sustainable for all transport modes;</i> 2. <i>is responsive to future needs and changing technology;</i> 3. <i>enables economic development, including for freight;</i> 4. <i>supports healthy and liveable communities;</i> 5. <i>reduces dependency on private motor vehicles, including through public transport and active transport; and</i> 6. <i>enables the economic, social, cultural and environmental well-being of people and communities.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.4.</p>

<p>TRAN-O2: Parking, loading area and associated access and manoeuvring area</p> <p><i>Parking, where provided, loading area and associated access and manoeuvring area that:</i></p> <ol style="list-style-type: none"> 1. <i>caters for access, parking demand and manoeuvring in an efficient, functional and sustainable manner;</i> 2. <i>enhances the amenity values and function of town centres and Residential Zones;</i> 3. <i>results in safe places for people to use and move through;</i> 4. <i>is accessible and convenient for pedestrians;</i> 5. <i>provides secure, visible and convenient cycle parking, and cycling end-of-journey facilities for staff;</i> 6. <i>supports greater use of public transport, including through park and ride facilities; and</i> 7. <i>enables access, loading and manoeuvring without reducing amenity values or compromising safety.</i> 	<p>Consistent</p> <p>The Proposal makes provision for on-street parking in accessible and convenient locations (e.g. near the future commercial lot), and allotments that are capable of accommodating parking, loading and manoeuvring commensurate with land use requirements.</p>
<p>TRAN-O3: Adverse effects from the transport system</p> <p><i>The District's transport system provides for the transportation needs of people and freight whilst adverse effects from the transport system are avoided, remedied or mitigated.</i></p>	<p>Consistent</p> <p>Refer to Section 9.10.4.</p>
<p>TRAN-O4: Effects of activities on the transport system</p> <p><i>Adverse effects on the District's transport system from activities, including reverse sensitivity, are avoided, remedied or mitigated.</i></p>	<p>Consistent</p> <p>Refer to Section 9.10.4.</p>
<p>TRAN-O5: Rangiora Airfield</p> <p><i>Provide for the safe, efficient and effective development and use of Rangiora Airfield to ensure it continues to contribute to the social and economic well-being of the Waimakariri District.</i></p>	<p>Consistent</p> <p>The Proposal will not adversely impact the operation or development of the Rangiora Airfield.</p>
<p>TRAN-P1: Recognising the benefits of, and providing for, transport</p> <p><i>Recognise the benefits of transport by:</i></p> <ol style="list-style-type: none"> 1. <i>enabling the maintenance, repair, removal or minor upgrade of the transport system including land transport infrastructure;</i> 2. <i>ensuring adverse effects of more than minor or significant upgrades to, or the development of new, transport connections and land transport infrastructure are avoided, remedied or mitigated; and</i> 3. <i>recognising the social and economic importance of the transport system, including those parts of the transport system that form part of critical infrastructure, strategic infrastructure and regionally significant infrastructure, and the functions and responsibilities of the transport system as a lifeline utility during an emergency.</i> 	<p>Consistent</p> <p>The provision of Road 1 in alignment with the Rangiora Eastern Link will help facilitate the development of this future connection.</p>

<p>TRAN-P2: Environmentally sustainable outcomes</p> <p><i>Seek more environmentally sustainable outcomes associated with transport, including by promoting:</i></p> <ol style="list-style-type: none"> 1. <i>the use of public transport, active transport and sustainable forms of transport;</i> 2. <i>the use of green infrastructure;</i> 3. <i>the increased utilisation of renewable resources;</i> 4. <i>the use of low impact approaches (such as in site, route or structure selection or construction methodology);</i> 5. <i>using low carbon materials in construction;</i> 6. <i>changing the way activities that generate high greenhouse gas emissions are delivered;</i> 7. <i>offsetting greenhouse gas emissions through activities such as planting carbon sequestering trees or the establishment and restoration of wetlands; and</i> 8. <i>energy efficiency and conservation practices.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.4.</p>
<p>TRAN-P3: District Plan Road Hierarchy</p> <p><i>Maintain a road hierarchy in the District Plan and protect the functioning of the roads within it to enable the District's roads to function efficiently with minimal conflict between activities, traffic, and people through controls on activities according to the District Plan road hierarchy classification of roads adjoining those activities.</i></p>	<p>Consistent</p> <p>Refer to Section 9.10.4.</p>
<p>TRAN-P4: New activities</p> <p><i>New activities:</i></p> <ol style="list-style-type: none"> 1. <i>locate on or establish primary access to the classification of road within the District Plan road hierarchy best able to accommodate the level and type of traffic generated;</i> 2. <i>provide safe entry and exit for vehicles to and from a site to a road without compromising the safety or efficiency of the road corridor or rail corridor;</i> 3. <i>where a site has two or more road frontages, provide access from the classification of road within the District Plan road hierarchy best able to accommodate the level and type of traffic generated;</i> 4. <i>provide safe and efficient access, including ease of access by service and emergency service vehicles; and</i> 5. <i>provide facilities for safe active transport, including through marked on-road cycle lanes, separated cycle lane, sealed road shoulders with sufficient width to safely accommodate cyclists, off-road formed cycle paths, cycling end-of-journey facilities for staff, shared use path and footpaths.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.4.</p>

<p>TRAN-P5: High traffic generating activities</p> <p><i>Manage the adverse effects of high traffic generating activities on the transport system according to the extent that they:</i></p> <ol style="list-style-type: none"> 1. <i>generate additional vehicle movements beyond what the existing road design can safely or efficiently accommodate or what the classification of the road within the District Plan road hierarchy intends to accommodate;</i> 2. <i>are accessible by a range of transport modes and encourage public and active transport use;</i> 3. <i>do not compromise the safe, efficient or effective use of the transport system, including ease of access by service and emergency service vehicles;</i> 4. <i>provide patterns of development that optimise the use of the transport system;</i> 5. <i>maximise positive transport effects;</i> 6. <i>avoid, remedy or mitigate adverse transport effects;</i> 7. <i>mitigate other adverse effects, such as effects on communities, and on the amenity values of the surrounding environment, including through travel demand management measures;</i> 8. <i>provide for the transport needs of people whose mobility is restricted; and</i> 9. <i>integrate and coordinate with the transport system, including proposed land transport infrastructure and service improvements.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.4</p>
<p>TRAN-P6: Road/rail level crossings</p>	<p>Not Applicable</p> <p>The Proposal will not impact visibility at any road/rail crossings.</p>
<p>TRAN-P7: Connections between new development and public transport</p> <p><i>Achieve connections between public transport and new developments in major settlements by requiring:</i></p> <ol style="list-style-type: none"> 1. <i>new residential neighbourhoods to be designed to ensure convenient and safe walking distances from proposed residential allotments to public transport and other amenities; and</i> 2. <i>roading design that facilitates the provision of an efficient and convenient public transport system into, out of, and around the development.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.4</p>
<p>TRAN-P8: Parking and public transport</p> <p><i>Encourage the use of public transport by enabling parking that supports public transport services and infrastructure, including the provision of park and ride facilities to support public transport that are convenient, accessible and connected.</i></p>	<p>Consistent</p> <p>The Proposal encourages the use of public transport through safe pedestrian crossings and high connectivity to bus stops.</p>
<p>TRAN-P9: Cycle transport</p> <p><i>Encourage cycle transport through measures such as the provision of wider sealed road shoulders, marked on-road cycle lanes, separated cycle lane, shared use path and off-road formed cycle paths; the provision of cycle parking that is safe, convenient, visible and secure; and the provision of cycling end-of-journey facilities for staff such as showers and lockers.</i></p>	<p>Consistent</p> <p>Refer to Section 9.10.4</p>

<p>TRAN-P10: Pedestrian movement within and adjacent to parking and associated manoeuvring area</p> <p><i>Ensure safe pedestrian movement within and adjacent to parking and associated manoeuvring area by providing:</i></p> <ol style="list-style-type: none"> 1. <i>pedestrian routes that provide safe separation from vehicle movements and which are unimpeded by vehicles;</i> 2. <i>visibility between vehicles and pedestrians; and</i> 3. <i>pedestrian routes that are designed and constructed to be accessible.</i> 	<p>Consistent</p> <p>The Proposal provides for safe and accessible pedestrian movement through a legible network of footpaths and consideration of visibility. On-street parking bays have been designed with safety in mind. Visibility splays for right of ways and driveways adjacent to footpaths are proposed to be conditioned (Appendix P) to ensure good visibility between vehicles and pedestrians.</p>
<p>TRAN-P11 Parking and associated access and manoeuvring area</p>	<p>Not Applicable</p> <p>No parking areas are proposed (only parking bays within the road reserve).</p>
<p>TRAN-P12: Loading area and associated access and manoeuvring area</p>	<p>Not Applicable</p> <p>No loading areas are proposed.</p>

TRAN-P13: Activities within the transport system

Across the District:

1. *enable activities for transport purposes and ancillary activities within the transport system that seek to provide for, maintain or improve:*
 - a. *the safety, amenity values, efficiency or functionality of the transport system, in particular, those parts of the transport system that form part of critical infrastructure, strategic infrastructure and regionally significant infrastructure;*
 - b. *the safety of road design, taking into account the principles of CPTED and best practice Urban Design principles;*
 - c. *structures, facilities, services and installations of the transport system, including land transport infrastructure;*
 - d. *ease of access for service and emergency service vehicles; and*
 - e. *ease of navigation or route finding;*
2. *promote the preferred use of frangible vegetation for landscaping purposes within the road corridor for safety reasons, and the preferred use of indigenous vegetation naturally occurring within the ecological district within which planting will take place, or from a naturally occurring and ecologically similar origin, to enhance local or regional indigenous biodiversity; and*
3. *integrate landscaping in the road corridor with stormwater management, to the extent considered reasonably practicable, and may include the use of raingardens for stormwater collection and attenuation of runoff.*

Consistent

Refer to Section 9.10.4

TRAN-P14: Adverse effects on amenity values of adjacent activities

Ensure adverse effects of more than minor or significant upgrades to, or the development of new, transport connections and land transport infrastructure are avoided, remedied or mitigated so that the effects of the activity maintain the amenity values of adjacent activities to the extent considered reasonably practicable, whilst providing for the transport system to function efficiently and safely.

Consistent

Refer to Section 9.10.4

TRAN-P15: Effects of activities on the transport system

Ensure, to the extent considered reasonably practicable, that other activities do not compromise the safe and efficient operation, maintenance, repair, upgrading or development of the transport system, including through:

1. *managing access to the road corridor, and activities and development adjacent to road/rail level crossings, particularly where it is necessary to achieve protection of the safe and efficient functioning of the transport system, including those parts of the transport system that form part of critical infrastructure, strategic infrastructure and regionally significant infrastructure;*
2. *avoiding, remedying or mitigating adverse reverse sensitivity effects on the transport system; and*
3. *providing for ease of access for service and emergency service vehicles.*

Consistent

Refer to Section 9.10.4

Natural Hazards

NH-O1: Risk from natural hazards

New subdivision, land use and development:

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

Consistent

Refer to Section 9.10.5.

NH-O2: Infrastructure in natural hazard overlays

For infrastructure within natural hazard overlays:

1. *existing infrastructure can be upgraded, maintained and replaced;*
2. *new non-critical infrastructure does not increase the risk to life or property from natural hazard, including coastal hazard, events and is designed to maintain its integrity and ongoing function during and after natural hazard events, or is easily replaced;*
3. *critical infrastructure is avoided in high flood hazard areas and high coastal flood hazard areas, unless there is a functional need or operational need for the location or route.*

Consistent

Refer to Section 9.10.5.

NH-O3: Natural hazard mitigation

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

Consistent

Refer to Section 9.10.5.

NH-O4: Natural defences

Natural defences and systems are maintained to reduce the susceptibility of people, communities and property and infrastructure from natural hazard events.

Consistent

An appropriate setback is provided from the overland flow paths.

NH-P1: Identification of natural hazards and a risk-based approach

Identify natural hazards, including coastal hazards, through the use of overlays and assess the risk for the management of subdivision, use and development within the overlays based on:

1. *the sensitivity of the building occupation to loss of life, damage to property from a natural hazard and the ability for communities to recover after a natural hazard event; and*
2. *the level of hazard presented to people and property from a natural hazard, recognising that climate change will alter the frequency and severity of some natural hazard events.*

Consistent

Refer to Section 9.10.5.

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

Not Applicable

<p>NH-P3: Activities in high hazard areas for flooding outside of urban areas</p>	<p>High hazard areas are not defined in the pWDP (this assessment is to be undertaken as part of the flood assessment certificate process). The Site is not located within a high flood hazard area in the Waimakariri District Natural Hazards Interactive Viewer and therefore these Policies are not considered to apply.</p>
<p>NH-P4: Activities outside of high hazard areas for flooding</p> <p><i>Provide for subdivision, use and development associated with natural hazard sensitive activities outside of high flood hazard and high coastal flood hazard urban environments where it can be demonstrated that:</i></p> <ol style="list-style-type: none"> 1. <i>the nature of the activity means the risk to life and potential for building damage from flooding is low; or</i> 2. <i>minimum floor levels are incorporated into the design of development to ensure building floor levels are located above the flood level so that the risk to life and potential for building damage from flooding is avoided; and</i> 3. <i>the risk from flooding to surrounding properties is not significantly increased and the net flood storage capacity is not reduced; and</i> 4. <i>the ability for the conveyancing of flood waters is not impeded.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.5.</p>
<p>NH-P5: Activities within the Fault Awareness Overlay and Ashley Fault Avoidance Overlay</p>	<p>Not Applicable</p> <p>The site is not within the Fault Awareness Overlay or Ashley Fault Avoidance Overlay.</p>
<p>NH-P6: Subdivision within the Liquefaction Hazard Overlay</p> <p><i>Manage subdivision within the Liquefaction Hazard Overlay to ensure that the risk to life and property is low.</i></p>	<p>Consistent</p> <p>Refer to Section 9.10.5.</p>
<p>NH-P7: Additions to existing natural hazard sensitive activities</p>	<p>Not Applicable</p> <p>No additions are proposed to existing natural hazard sensitive activities on the Site.</p>
<p>NH-P8: Subdivision, use and development other than for any natural hazard sensitive activities</p> <p><i>Allow for subdivision, use and development associated with activities that are not natural hazard sensitive activities within all natural hazard overlays as there is a low risk to life and property.</i></p>	<p>Not Applicable</p> <p>The subdivision is for residential land use (a natural hazard sensitive activity).</p>

<p>NH-P9: Community scale natural hazard mitigation works</p>	<p>Not Applicable</p> <p>There are no natural hazard mitigation works that serve multiple properties that are being constructed and administered by the District Council, the Crown, the Regional Council or their nominated contractor or agent.</p>
<p>NH-P10: Maintenance and operation of existing infrastructure</p> <p><i>Allow for the operation, maintenance, replacement, minor upgrading, repair and removal of all existing infrastructure in identified natural hazard overlays.</i></p>	<p>Not Applicable</p> <p>The Proposal does not involve the maintenance and operation of existing infrastructure in an identified natural hazard overlay.</p>
<p>NH-P11: New below ground infrastructure and upgrading of infrastructure outside of high hazard areas</p> <p><i>Provide for new and upgrading of existing below ground infrastructure outside of high flood hazard and high coastal flood hazard areas, where:</i></p> <ol style="list-style-type: none"> <i>1. if located within a flood assessment or coastal flood assessment overlay, the original ground level is reinstated at completion of the works;</i> <i>2. it does not increase the risk to life or property from natural hazard events;</i> <i>3. it does not result in a reduction in the ability of people and communities to recover from a natural hazard event; and</i> <i>4. it is designed to maintain reasonable and safe operation during and after a natural hazard event.</i> 	<p>Consistent</p> <p>Refer Section 9.10.5.</p>
<p>NH-P13: New above ground critical infrastructure and upgrading of critical infrastructure within high flood hazard areas</p>	<p>Not Applicable</p> <p>High hazard areas are not defined in the pWDP (this assessment is to be undertaken as part of the flood assessment certificate process). The Site is not located within a high flood hazard area in the Waimakariri District Natural Hazards Interactive Viewer and therefore this Policy is not considered to apply.</p>

<p>NH-P14: New infrastructure and upgrading of infrastructure within fault overlays</p>	<p>Not Applicable</p> <p>The Site is not affected by the fault overlays.</p>
<p>NH-P15: Natural features providing natural hazard resilience</p> <p><i>Protect natural features which assist in avoiding or reducing the impacts from natural hazards, such as natural ponding areas, wetlands, water body margins and riparian margins, dunes, berms and beaches from inappropriate subdivision, use and development and restore, maintain or enhance the functioning of these features.</i></p>	<p>Consistent</p> <p>Refer Section 9.10.5</p>
<p>NH-P16: Redevelopment and relocation in coastal hazard and natural hazard overlays</p> <p><i>Encourage redevelopment, or changes in land use where that would reduce the risk of adverse effects from natural hazards, including managed retreat and designing for relocation or recoverability from natural hazard events.</i></p>	<p>Consistent</p> <p>Refer Section 9.10.5.</p>
<p>NH-P17: Hard engineering natural hazard mitigation within the coastal environment</p>	<p>Not Applicable</p> <p>The Site is not within the coastal environment.</p>
<p>NH-P18: Fire and ice risks</p> <p><i>Manage wildfire and vehicle crash risk on roads affected by ice hazard through restrictions on the planting of woodlots and shelterbelts.</i></p>	<p>Not Applicable</p> <p>The Proposal does not involve the planting of woodlots or shelterbelts; indeed, the existing shelterbelt along the Kippenberger Avenue frontage will be removed.</p>
<p>NH-P19- Other natural hazards</p> <p><i>Encourage the consideration of other natural hazards as part of subdivision, use and development.</i></p>	<p>Consistent</p> <p>No other natural hazards are considered relevant to this Proposal.</p>
<p>Historic Heritage</p>	
<p>HH-O1: Contribution to the district</p> <p><i>Historic heritage and its overall contribution to the identity of the District is recognised, protected and maintained.</i></p>	<p>Consistent</p> <p>Refer to Section 9.10.6</p>
<p>HH-P1: Identification of historic heritage</p>	<p>Not Applicable</p>
<p>HH-P2: Significance categories and scheduling</p>	<p>These are actions on WDC.</p>

<p>HH-P3: Heritage settings</p> <p><i>Recognise and maintain the relationship of historic heritage and any associated heritage setting for historic heritage listed in HH-SCHED2 within the context of subdivision, use and development.</i></p>	<p>Partly Consistent</p> <p>The Proposal recognises the Site's historic heritage and the associated setting, however the heritage setting will be modified in accordance with Policy HH-P5 below.</p>
<p>HH-P4: Archaeological sites</p> <p><i>Assist Te Ngāi Tūāhuriri Rūnanga and HNZPT to protect identified and any unmarked or unrecorded archaeological sites from modification, disturbance, damage and destruction.</i></p>	<p>Consistent</p> <p>Refer to Section 9.10.6</p>
<p>HH-P5: Adverse effects</p> <p><i>Manage the effects of subdivision, use and development on historic heritage and heritage settings, listed in HH-SCHED2, in a way that:</i></p> <ol style="list-style-type: none"> 1. <i>provides for ongoing use and re-use that is sensitive to identified heritage values;</i> 2. <i>enables heritage investigative and temporary works and maintenance or repair to meet Building Code requirements, that is sensitive to identified heritage values;</i> 3. <i>protects identified heritage values from inappropriate subdivision, use, and development, including any alteration, addition and the erection of a structure, building or addition to a building within a site or heritage setting; and</i> 4. <i>conserves, and where possible enhances, the authenticity and integrity of historic heritage and any heritage setting, particularly for 'Highly Significant' historic heritage.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.6.</p>
<p>HH-P6: Relocation of significant and highly significant historic heritage</p>	<p>Not Applicable</p> <p>The Proposal does not involve the relocation of the Belgrove homestead which is of significant historic heritage.</p>
<p>HH-P7 Siting of infrastructure</p> <p><i>Ensure the siting of new infrastructure protects the heritage values of historic heritage listed in HH-SCHED2, taking into account the functional need or operational need for the siting of the infrastructure.</i></p>	<p>Consistent</p> <p>Refer to Section 9.10.6.</p>
<p>HH-P8: Demolition of listed historic heritage</p>	<p>Not Applicable</p> <p>The Proposal does not involve the demolition of any listed historic heritage listed in HH-SCHED2 of the pWDP.</p>

Sites and Areas of Significance to Māori

SASM-O1: Ngā tūtohu whenua

The historic and contemporary cultural significance for Ngāi Tūāhuriri mana whenua, of and their relationship with ancestral lands, water, sites, wāhi tapu, wāhi taonga and coastal environment is recognised and provided for.

Consistent

Refer to Section 9.10.7.

SASM-P1: Integrated management of land and water

Adopt an integrated approach that reflects ki uta ki tai (from the mountains to the sea), by recognising the relationship between land use, ecosystems, natural processes and water.

Consistent

The proposal has adopted an integrated approach to the management of water and land use as outlined in the Infrastructure Report (Appendix F).

SASM-P2: Urupā

Not Applicable

There are no known urupā located within the Site.

SASM-P3: Wāhi tapu and wāhi taonga

Not Applicable

There are no known wāhi tapu and/or wāhi taonga areas located within the Site.

SASM-P4: Ngā tūranga tūpuna

Not Applicable

There are no areas of land within the Site that are identified as ngā tūranga tūpuna.

SASM-P5: Ngā Wai

Recognise the cultural significance of the waterbodies, repo/wetlands and those parts of the coastal environment identified as Ngā Wai, and manage the effects of land uses, and activities on the surface of water, to:

1. *protect the health of these waterbodies and associated coastal waters, including by maintaining their natural character where it is high and enabling enhancement where it is degraded, including through the reinstatement of original water courses where practicable;*
2. *recognise historic and contemporary Ngāi Tūāhuriri customary uses and values associated with these waterbodies and coastal waters and enhance opportunities for customary use and access;*
3. *ensure any land uses adjoining these sites, or structures and activities on the surface of water do not adversely affect taonga species or Ngāi Tūāhuriri customary uses in these areas;*
4. *ensure new land uses do not create an additional demand for the discharge of sewage or stormwater directly into Ngā Wai, and where the opportunity arises, reduce the need for existing land uses to discharge untreated wastewater or stormwater into these areas;*

Consistent

Refer to Section 9.10.7.

<p>5. <i>protect the health, natural functions and processes of riparian margins and the coastal environment from the adverse effects of adjoining land use activities; and</i></p> <p>6. <i>provide for opportunities for the recognition of cultural values within the design, location and installation of infrastructure, while enabling their safe, secure and efficient installation.</i></p>	
<p>SASM-P6: Archaeological sites</p> <p><i>Through the identification of sites and areas of cultural significance to Ngāi Tūāhuriri, assist Te Ngāi Tūāhuriri Rūnanga and HNZPT to protect identified and any unmarked or unrecorded archaeological sites from modification, disturbance, damage and destruction.</i></p>	<p>Consistent</p> <p>There is currently no evidence to suggest the potential for Māori archaeology within the Site. A Cultural Values Statement is being sought to confirm this as part of the Archaeological Authority Application for the Site.</p>
<p>SASM-P7 Access for customary activities</p> <p><i>Support access of Ngāi Tūāhuriri to sites of cultural significance in order to undertake customary activities.</i></p>	<p>Consistent</p> <p>Refer to Section 9.10.7.</p>
<p>SASM-P8: Engagement with rūnanga</p> <p><i>Te Ngāi Tūāhuriri Rūnanga and the District Council to encourage engagement with the Rūnanga prior to persons undertaking activities and/or applying for resource consent where the activity has the potential to adversely affect identified sites or areas of Ngāi Tūāhuriri cultural significance. Where prior engagement with Te Ngāi Tūāhuriri Rūnanga has not been undertaken by an applicant for an activity that has the potential to adversely affect an identified site, the District Council will consult with the Rūnanga.</i></p>	<p>Consistent</p> <p>Refer to Section 9.10.7.</p>
<p>Ecosystems and indigenous biodiversity</p>	
<p>ECO-O1: Ecosystems and indigenous biodiversity</p> <p><i>Overall, there is an increase in indigenous biodiversity throughout the District, comprising:</i></p> <ol style="list-style-type: none"> 1. <i>protected and restored SNAs; and</i> 2. <i>other areas of indigenous vegetation and habitat of indigenous fauna that are maintained or enhanced.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.8. The site does not contain any SNA's. The overland flow paths are to be enhanced with vegetation developed in consultation with the project ecologist.</p>
<p>ECO-P1: Identification of mapped SNAs</p>	<p>Not Applicable</p> <p>This is an action on WDC.</p>
<p>ECO-P2: Protection and restoration of SNAs</p> <p><i>Protect and restore SNAs by:</i></p> <ol style="list-style-type: none"> 1. <i>limiting indigenous vegetation clearance within SNAs;</i> 2. <i>limiting planting within mapped SNAs;</i> 	<p>Not Applicable</p> <p>Based on the pWDP definition of 'significant natural area', there are no mapped SNA's on</p>

<ol style="list-style-type: none"> 3. <i>limiting irrigation near mapped SNAs in order to provide a buffer from edge effects;</i> 4. <i>providing for an on-site bonus allotment or bonus residential unit within sites containing a mapped SNA;</i> 5. <i>supporting and promoting the use of covenants, reserves, management plans and community initiatives;</i> 6. <i>encouraging pest control; and</i> 7. <i>working with and supporting landowners, the Regional Council, the Crown, Queen Elizabeth the Second National Trust, NZ Landcare Trust, and advocacy groups, including by providing information, advice and advocacy.</i> 	<p>site and no other SNA's identified (the wetland is not considered to be a SNA given it is of low ecological value and comprises largely exotic vegetation)</p>
<p>ECO-P3: Bonus allotments and bonus residential units</p>	<p>Not Applicable</p> <p>The Site does not contain a mapped SNA</p>
<p>ECO-P4: Maintenance and enhancement of other indigenous vegetation and habitats</p> <p><i>Maintain and enhance indigenous vegetation and habitats of indigenous fauna that do not meet the significance criteria in ECO-APP1 by:</i></p> <ol style="list-style-type: none"> 1. <i>continuing to assess the current state of indigenous biodiversity across the District;</i> <ol style="list-style-type: none"> a. <i>restricting indigenous vegetation clearance or modification of habitat of indigenous fauna, by recognising that indigenous vegetation within:</i> b. <i>the Lower Plains Ecological District and High Plains Ecological District has been widely destroyed, fragmented and degraded by land use and pests and therefore clearance of any remaining indigenous vegetation needs to be restricted in order to protect what remains; and the Oxford Ecological District, Torlesse Ecological District and Ashley Ecological District, has a larger proportion of indigenous vegetation remaining and therefore some clearance of indigenous vegetation may be acceptable;</i> 3. <i>recognising that the District contains species that are threatened, at risk, or reach their national or regional distribution limits in the District, and naturally uncommon ecosystems, and limiting their clearance;</i> 4. <i>providing information, advice and advocacy to the landowner and occupier;</i> 5. <i>supporting and promoting the use of covenants, reserves, management plans and community initiatives; and</i> 6. <i>working with and supporting landowners the Regional Council, the Crown, the QEII National Trust, NZ Landcare Trust and advocacy groups.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.8.</p>
<p>ECO-P5: Offsetting residual effects</p>	<p>Not Applicable</p> <p>There are no residual adverse effects which cannot be practically avoided, remedied or mitigated on indigenous biodiversity.</p>

<p>ECO-P6: Cultural Heritage and Customary Rights</p>	<p>Not Applicable</p> <p>The Cam / Ruataniwha River is a dry ephemeral water body. The Mana Whenua Statement and Development Report attached at Appendix J has not identified the Cam / Ruataniwha River on the Site as a current customary harvesting area.</p>
<p>ECO-P7: Indigenous biodiversity in the coastal environment</p>	<p>Not Applicable</p> <p>The Proposal is not located in the coastal environment.</p>
<p>ECO-P8: Waterbodies</p> <p><i>Recognising Te Mana o te Wai, maintain the ecological integrity of waterbodies by avoiding indigenous vegetation clearance near them.</i></p>	<p>Partly Consistent</p> <p>Refer to Section 9.10.8.</p>
<p>Natural Character of Freshwater Bodies</p>	
<p>NATC-O1: Preservation of natural character</p> <p><i>The preservation of the natural character of the surface freshwater environment, its wetlands, and lakes and rivers and their margins.</i></p>	<p>Consistent</p> <p>Refer to Section 9.10.9</p>
<p>NATC-O2: Restoration of natural character</p> <p><i>Restoration of the natural character of surface freshwater bodies and their margins where degradation has occurred.</i></p>	<p>Consistent</p> <p>Refer to Section 9.10.9 and the Ecological Assessment attached at Appendix K.</p>
<p>NATC-O3: Use of freshwater body margins</p> <p><i>The use of wetlands, and lakes and rivers and their margins are managed to preserve their natural character.</i></p>	<p>Consistent</p> <p>Refer to Section 9.10.9</p>

<p>NATC-P1: Recognising natural character</p> <p><i>Recognise the following natural elements, patterns, processes and experiential qualities which contribute to the natural character values of freshwater bodies:</i></p> <ol style="list-style-type: none"> 1. <i>freshwater bodies and their margins in their natural state or close to their natural state;</i> 2. <i>freshwater landforms and landscapes, biophysical, geologic and morphological aspects;</i> 3. <i>hydrological and fluvial processes, including erosion and sedimentation;</i> 4. <i>indigenous biodiversity, habitats and ecosystems;</i> 5. <i>water flow and levels, colour and clarity, and water quality;</i> 6. <i>the cultural values of the water body to Ngāi Tūāhuriri, including values associated with traditional and contemporary uses and continuing ability of the freshwater body to support taonga species and mahinga kai activities; and</i> 7. <i>the experience of the above elements, patterns and processes.</i> 	<p>Consistent</p> <p>The assessment of NATC-01, NATC-02 and NATC-03 has been taken based on recognising natural character as outlined in Policy NATC-P1.</p>
<p>NATC-P2: Identify, map and schedule significant freshwater bodies</p>	<p>Not Applicable</p> <p>This is an action on WDC.</p>
<p>NATC-P3: Customary harvesting and Ngāi Tūāhuriri values within the freshwater body and their margins</p>	<p>Not Applicable</p> <p>The Cam / Ruataniwha River is a dry ephemeral water body. The Mana Whenua Statement and Development Report attached at Appendix J has not identified the Cam / Ruataniwha River on the Site as a current customary harvesting area.</p>
<p>NATC-P4: Preservation of natural character values</p> <p><i>Preserve the natural character values of wetlands, and lakes and rivers and their margins, and protect those values by:</i></p> <ol style="list-style-type: none"> 1. <i>ensuring that the location, intensity, scale and form of subdivision, use and development of land takes into account the natural character values of the surface freshwater bodies;</i> 2. <i>minimising indigenous vegetation clearance and modification, including where associated with ground disturbance and the location of structures, near wetlands, and lakes and rivers and their margins;</i> 3. <i>requiring setbacks of activities from wetlands, and lakes and rivers and their margins, including buildings, structures, impervious surfaces, plantation forestry, woodlots and shelterbelts; and</i> 4. <i>promoting opportunities to restore and rehabilitate the natural character of surface freshwater bodies and their margins, such as the removal of plant and animal pests, and supporting initiatives for the regeneration of indigenous biodiversity values, and spiritual, cultural and heritage values.</i> 	<p>Partly Consistent</p> <p>Refer to Section 9.10.9.</p>

<p>NATC-P5: Structures within surface freshwater body setbacks</p> <p><i>Enable activities that have a functional need or operational need to be located within the freshwater body setbacks, provided that adverse effects on natural character values are avoided, remedied or mitigated.</i></p>	<p>Inconsistent</p> <p>Refer to Section 9.10.9.</p>
<p>NATC-P6: New and existing structures within and over freshwater bodies</p> <p><i>Provide for new structures, and upgrades to existing structures, on the surface of freshwater where:</i></p> <ol style="list-style-type: none"> <i>1. public access to, and along, the freshwater body is maintained;</i> <i>2. the structure has a functional need or operational need to be located on the surface of freshwater;</i> <i>3. the structure does not compromise the use of the surface of freshwater for existing users;</i> <i>4. the structure does not disturb the habitat of indigenous species or hinder passage of migratory fish species;</i> <i>5. the structure avoids creating new, or exacerbating existing natural hazards, or river or stream bank erosion; and</i> <i>6. any adverse effects to the natural character and cultural values, associated with freshwater bodies are avoided, remedied or mitigated in order to preserve those values.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.9.</p>
<p>Public Access</p>	
<p>PA-O1: Provision of public access</p> <p><i>Public access to and along the CMA, water bodies, and to reserves with high recreational, scenic or amenity values is provided for, maintained and enhanced, where this does not create adverse effects to natural character, landscape, indigenous biodiversity, cultural or recreational values, health and safety, or the rights of private property owners.</i></p>	<p>Consistent</p> <p>Refer to Section 9.10.10.</p>
<p>PA-P1: Maintaining and enhancing public access</p> <p><i>Maintain and enhance existing public access to and along the CMA, surface freshwater bodies, and reserves by managing the adverse effects of activities and development, where these would limit public access, or compromise the use or enjoyment of these areas.</i></p>	<p>Consistent</p> <p>Refer to Section 9.10.10.</p>
<p>PA-P2: Providing for public access</p> <p><i>Provide for new and enhanced public access to and along the CMA, water bodies and reserves by:</i></p> <ol style="list-style-type: none"> <i>1. encouraging or requiring the creation of esplanade reserves, strips or easements in areas where there are benefits for public access, recreation, cultural values for mana whenua (including customary harvesting) or maintenance;</i> <i>2. work with land owners to provide for safe and appropriate public access to reserves with high recreational, scenic, natural character and cultural values; and</i> <i>3. encouraging the use of mechanisms such as easements to provide for public walking access when a land use or development provides an opportunity for access.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.10.</p>

<p>PA-P3: Adverse effects of public access</p> <p><i>Restrict public access to and along the CMA and water bodies with high values, where it is necessary to protect:</i></p> <ol style="list-style-type: none"> 1. <i>naturally rare or threatened indigenous flora and fauna; or</i> 2. <i>dunes, estuaries, the margins of rivers, lakes and wetlands, or any other sensitive environments; or</i> 3. <i>sites of cultural significance to Māori, including archaeological sites;</i> 4. <i>public health or safety; or</i> 5. <i>the rights of private property owners, where providing for public access would significantly compromise these rights.</i> 	<p>Consistent</p> <p>It is not necessary, nor proposed, to restrict public access along the Cam / Ruataniwha River or Northern Flow Channel.</p>
Earthworks	
<p>EW-01: Earthworks</p> <p><i>Earthworks are undertaken in a way that minimises adverse effects on amenity values, cultural values, property, infrastructure and the health and safety of people and the environment.</i></p>	<p>Consistent</p> <p>Refer to Section 9.10.11.</p>
<p>EW-P1: Enabling earthworks</p> <p><i>Enable earthworks where they:</i></p> <ol style="list-style-type: none"> 1. <i>are compatible with the character, values and qualities of the location and surrounding environment;</i> 2. <i>avoid, remedy or mitigate any adverse effects on any sites or areas identified as ONL, ONF, SAL, Coastal Environment Overlay, SNA, sites and areas of significance to Māori, Natural Open Space Zone, surface freshwater bodies and their margins, or any notable tree, historic heritage or heritage setting;</i> 3. <i>minimise erosion and avoid adverse effects from stormwater or sediment discharge from the site;</i> 4. <i>avoid increasing the risk to people or property from natural hazards;</i> 5. <i>maintain the stability of land including adjoining land, infrastructure, buildings and structures;</i> 6. <i>minimise the modification or disturbance of land, including any associated retaining structures, on the visual amenity values of the surrounding area; and</i> 7. <i>minimise adverse dust, vibration and visual effects beyond the site.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.11.</p>
<p>EW-P2: Earthworks within Flood Assessment Overlays</p> <p><i>Allow earthworks within the Urban Flood Assessment Overlay and Non-Urban Flood Assessment Overlay where:</i></p> <ol style="list-style-type: none"> 1. <i>the earthworks do not increase the flooding risk to the site or neighbouring sites through the displacement of flood waters;</i> 2. <i>the earthworks associated with proposed subdivision, development or use do not increase the risk to life or property; and</i> 3. <i>the ability to convey flood waters is not impeded as a result of the earthworks.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.11.</p>

<p>EW-P3: Archaeological sites, and sites and areas of significance to Māori</p> <p><i>Earthworks avoid, remedy or mitigate adverse effects on archaeological sites and sites and areas of significance to Māori, by having regard to:</i></p> <ol style="list-style-type: none"> <i>the particular cultural or historical values of the site and the extent to which these values may be affected;</i> <i>any consultation with mana whenua, in particular any identified mitigation measures or the incorporation of mātauranga Māori into the scale and extent of the earthworks; and</i> <i>any consultation with HNZPT.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.11.</p>
<p>EW-P4: Scale of earthworks within or adjacent to urban environments</p> <p><i>Minimise adverse effects related to the scale of earthworks on character, and amenity values within or adjacent to urban environments by:</i></p> <ol style="list-style-type: none"> <i>encouraging the integrated design and management of earthworks associated with subdivision, development and use;</i> <i>minimising any off-site effects of earthworks by controlling the duration and sequencing of earthworks; and</i> <i>avoiding quarry, landfill, cleanfill area, mining, or dam activities within or adjacent to urban environments.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.11</p>
<p>EW-P5: Rehabilitation</p> <p><i>Require site rehabilitation during or immediately following the completion of earthworks activity to:</i></p> <ol style="list-style-type: none"> <i>minimise adverse effects on amenity values, natural values, cultural values, quality of the surrounding environment and the future use of the site, and</i> <i>encourage rehabilitation that incorporates ecological enhancement and habitat for indigenous fauna and the use of locally sourced indigenous vegetation.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.11.</p>
<p>EW-P6: Water resources</p> <p><i>Avoid adverse effects of earthworks on ground and surface water bodies that could result in water contamination and adverse effects on mahinga kai.</i></p>	<p>Consistent</p> <p>Refer to Section 9.10.11.</p>
<p>Light</p>	
<p>LIGHT-O1: Outdoor lighting</p> <p><i>Outdoor lighting enables a range of activities including work, rural production, recreation activities, sport, entertainment, and transportation to occur beyond daylight hours while:</i></p> <ol style="list-style-type: none"> <i>minimising adverse effects on amenity values, health and safety, ecology, significant natural values, areas of historic or cultural significance; and</i> <i>maintaining the safe operation of the transport system.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.12</p>
<p>LIGHT-O2: Sky Glow</p> <p><i>Dark sky visibility is maintained and enables ongoing use of the Oxford Observatory.</i></p>	<p>Consistent</p> <p>The Proposal will not compromise dark sky visibility or the operations of the Oxford Observatory.</p>

<p>LIGHT-P1: Outdoor Lighting</p> <p><i>Enable outdoor lighting for night-time activities, safety and security while:</i></p> <ol style="list-style-type: none"> 1. <i>remediating or mitigating adverse effects from light spill or glare on the receiving environment by controlling the intensity, shielding, colour temperature and direction of light;</i> 2. <i>ensuring that outdoor lighting does not distract traffic or interfere with any traffic aids and signals on the road, air or sea; and</i> 3. <i>ensuring lighting is compatible with the zone or zones in which the light spill and glare is received by applying the light levels for the receiving zone.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.12</p>
<p>LIGHT-P2: Outdoor lighting design – sky glow</p> <p><i>Reduce the potential for upward light spill that contributes to sky glow, by controlling the location, direction, design and operation of outdoor lighting to minimise adverse effects on:</i></p> <ol style="list-style-type: none"> 1. <i>amenity values including ability to view the night sky;</i> 2. <i>health and well-being of people and ecosystems; and</i> 3. <i>ongoing use of the Oxford Observatory.</i> 	<p>Consistent</p> <p>All proposed outdoor lighting will comply with LIGHT-S2 and not be directed upwards.</p>
Noise	
<p>NOISE-O1: Adverse noise effects</p> <p><i>Noise does not adversely affect human health, communities, natural values and the anticipated amenity values of the receiving environment.</i></p>	<p>Consistent</p> <p>Refer to Section 9.10.13</p>
<p>NOISE-O2: Reverse sensitivity</p> <p><i>The operation of regionally significant infrastructure and strategic infrastructure, activities within Commercial and Mixed Use Zones and Industrial Zones and identified existing activities are not adversely affected by reverse sensitivity effects from noise sensitive activities.</i></p>	<p>Consistent</p> <p>Refer to Section 9.10.13</p>
<p>NOISE-P1: Minimising adverse noise effects</p> <p><i>Minimise adverse noise effects by:</i></p> <ol style="list-style-type: none"> 1. <i>limiting the noise level, location, duration, time, intensity and any special characteristics of noise generating activities, to reflect the function, character and amenity values of each zone;</i> 2. <i>requiring lower noise levels during night hours compared to day time noise levels to protect human health, natural values and amenity values of sensitive environments; and</i> 3. <i>requiring sound insulation, or limiting the location of noise sensitive activities where they may be exposed to noise from existing activities.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.13</p>
<p>NOISE-P2: Limited duration noise generating activities</p> <p><i>Enable specific noise generating activities of limited duration that are:</i></p> <ol style="list-style-type: none"> 1. <i>required for anticipated activities within zones or the District, including construction noise, audible bird scaring devices, frost control fans, temporary activities and emergency services, and</i> 2. <i>where noise levels and characteristics are consistent with the character and amenity values of the receiving environment.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.13</p>
<p>NOISE-P3: Rail and roads</p> <p><i>Protect the operation of rail and road infrastructure by identifying locations where acoustic mitigation measures for any new noise sensitive activities are required.</i></p>	<p>Consistent</p> <p>Refer to Section 9.10.13</p>

Signs

SIGN-O1: Safety, well-being and amenity

Signs provide for the District's economic and community well-being without compromising transport safety, character and amenity values, landscape values, natural values or heritage values.

Consistent

Refer to Section 9.10.14

SIGN-P1: Enable specific signs

Support:

1. *the safe functioning of activities by enabling, while managing the effects of, official signs, off-site directional signs, and community signs; and*
2. *the economic viability and functionality of activities within Commercial and Mixed Use Zones and Industrial Zones by enabling, while managing the effects of, on-site signs.*

Consistent

Refer to Section 9.10.14

SIGN-P2 Temporary signs

Provide for temporary signs relating to a temporary activity, real estate including subdivisions under development, and local elections while managing their size, height, duration and number in order to maintain amenity values and transport safety.

Consistent

Refer to Section 9.10.14

SIGN-P3: Transport safety

Ensure signs do not adversely affect transport safety by causing a distraction or obstruction to road users and pedestrians by:

1. *managing the size, number, location, content, illumination, and design of signs;*
2. *limiting digital signs; and*
3. *managing off-site signs in Industrial Zones, and avoiding off-site signs in all other zones.*

Consistent

Refer to Section 9.10.14

SIGN-P4: Amenity values and character

Maintain the character and amenity values of zones by:

1. *limiting the size, height and the number of freestanding signs;*
2. *ensuring signs do not protrude above the roofline or fence line where attached to a building or fence;*
3. *limiting the height of signs on verandahs in any Town Centre Zone, Local Centre Zone, Neighbourhood Centre Zone or Mixed Use Zone;*
4. *limiting the extent of signs on windows in any Town Centre Zone;*
5. *limiting proliferation of off-site signs by:*
 - a. *managing such signs in Industrial Zones including the interface with non-industrial zones; and*
 - b. *avoiding such signs in Residential Zones, Rural Zones, Commercial and Mixed Use Zones, Open Space and Recreation Zones, and Special Purpose Zones;*
6. *limiting digital signs; and*
7. *avoiding permanent signs identifying a subdivision development to support the integration of new developments with surrounding areas.*

Consistent

Refer to Section 9.10.14

Subdivision	
<p>SUB-O1: Subdivision design</p> <p><i>Subdivision design achieves an integrated pattern of land use, development, and urban form, that:</i></p> <ol style="list-style-type: none"> 1. <i>provides for anticipated land use and density that achieve the identified future character, form or function of zones;</i> 2. <i>consolidates urban development and maintains rural character except where required for, and identified by, the District Council for urban development;</i> 3. <i>supports protection of cultural and heritage values, conservation values; and</i> 4. <i>supports community resilience to climate change and risk from natural hazards.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.15.</p>
<p>SUB-O2: Infrastructure and transport</p> <p><i>Efficient and sustainable provision, use and maintenance of infrastructure; and a legible, accessible, well connected transport system for all transport modes.</i></p>	<p>Consistent</p> <p>Refer to Section 9.10.15.</p>
<p>SUB-O3: Esplanade reserves and esplanade strips</p> <p><i>Esplanade reserves and esplanade strips created through subdivision adjacent to the sea, lakes and rivers contribute to:</i></p> <ol style="list-style-type: none"> 1. <i>the protection of conservation values;</i> 2. <i>public access to or along rivers and lakes or the coast; or</i> 3. <i>enable public recreational use where it is compatible with conservation values.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.15.</p>
<p>SUB-P1 Design and amenity</p> <p><i>Enable subdivision that:</i></p> <ol style="list-style-type: none"> 1. <i>within Residential Zones, incorporates best practice urban design, access to open space, and CPTED principles;.</i> 2. <i>minimises reverse sensitivity effects on infrastructure including through the use of setbacks;</i> 3. <i>avoids subdivision that restricts the operation, maintenance, upgrading and development of the National Grid;</i> 4. <i>recognises and provides for the expression of cultural values of mana whenua and their connections in subdivision design; and</i> 5. <i>supports the character, amenity values, form and function for the relevant zone.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.15.</p>
<p>SUB-P2: Allotment layout, size and dimension</p> <p><i>Ensure that allotment layout, size and dimensions:</i></p> <ol style="list-style-type: none"> 1. <i>in Residential Zones:</i> <ol style="list-style-type: none"> a. <i>enables a variety of allotment sizes to cater for different housing types and densities to meet housing needs;</i> b. <i>supports the achievement of high quality urban design principles for multi-unit residential development;</i> 2. <i>in Rural Zones:</i> <ol style="list-style-type: none"> a. <i>retains the ability for rural land to be used for primary production activities; and</i> 3. <i>in Open Space and Recreation Zones:</i> <ol style="list-style-type: none"> a. <i>provides a variety of types and sizes of open space and recreation areas to meet current and future recreation needs.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.15.</p>

<p>SUB-P3: Sustainable design</p> <p><i>Ensure that subdivision design:</i></p> <ol style="list-style-type: none"> 1. <i>maximises solar gain, including through:</i> <ol style="list-style-type: none"> a. <i>road and block layout; and</i> b. <i>allotment size, dimension, layout and orientation;</i> 2. <i>in Residential Zones, Commercial and Mixed Use Zones, and Open Space and Recreation Zones, supports walking, cycling and public transport; and</i> 3. <i>promotes:</i> <ol style="list-style-type: none"> a. <i>water conservation,</i> b. <i>on-site collection of rainwater for non-potable use,</i> c. <i>water sensitive design, and</i> d. <i>the treatment and/or attenuation of stormwater prior to discharge, and</i> e. <i>recognises the need to maintain the design capacity of infrastructure within the public network and avoid causing flooding of downstream properties.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.15.</p>
<p>SUB-P4: Integration and connectivity</p> <p><i>Achieve integration and connectivity by ensuring:</i></p> <ol style="list-style-type: none"> 1. <i>in urban environments that there is effective integration of subdivision patterns and multi-modal transport connections within new development and to existing development;</i> 2. <i>subdivision on the boundaries between new and existing development is managed to:</i> <ol style="list-style-type: none"> a. <i>avoid or mitigate significant adverse effects, including reverse sensitivity effects, through the use of setbacks, landscaping to achieve screening, and other methods; and</i> b. <i>continuation of transport and pedestrian or cycle linkages.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.15.</p>
<p>SUB-P5: Density in residential zones</p> <p><i>Provide for a variety of site sizes within Residential Zones, while achieving minimum residential site sizes that are no smaller than specified for the zone.</i></p>	<p>Consistent</p> <p>Refer to Section 9.10.15.</p>
<p>SUB-P6: Criteria for Outline Development Plans</p>	<p>Not Applicable</p> <p>This is an action on WDC.</p>
<p>SUB-P7: Requirements of Outline Development Plans</p> <p><i>Ensure that subdivision is in accordance with the fixed or flexible elements of any relevant ODP.</i></p>	<p>Consistent</p> <p>The Proposal is in accordance with the NER-ODP (refer Section 4.3.4)</p>
<p>SUB-P8: Infrastructure</p> <p><i>Achieve integrated and comprehensive infrastructure with subdivision by ensuring:</i></p> <ol style="list-style-type: none"> 1. <i>upgrade of existing infrastructure where the benefit is solely for the subdivision and subsequent development, or otherwise provide for cost-sharing or other arrangements for any upgrade, such as financial contributions, that are proportional to the benefit received;</i> 2. <i>adequate infrastructure provision and capacity to service the scale and nature of anticipated land uses, including:</i> <ol style="list-style-type: none"> a. <i>wastewater disposal that will maintain public health and minimise adverse effects on the environment, while discouraging small-scale standalone community facilities;</i> 	<p>Consistent</p> <p>Refer to Section 9.10.15</p>

<ul style="list-style-type: none"> b. <i>water supply;</i> c. <i>stormwater management;</i> d. <i>phone, internet and broadband connectivity can be achieved, with new lines being underground in urban environments, except within the Special Purpose Zone (Kāinga Nohoanga);</i> e. <i>electricity supply, with new lines being underground in new urban environments except within the Special Purpose Zone (Kāinga Nohoanga);</i> <ol style="list-style-type: none"> 3. <i>where reticulated wastewater disposal is available, that any new site is to be provided with a means of connection to the system; and</i> 4. <i>where a reticulated wastewater system is not available, ensure that onsite treatment systems will be installed.</i> 	
<p>SUB-P9: Access to, protection and enhancement of margins of water bodies</p> <p><i>During subdivision development:</i></p> <ol style="list-style-type: none"> 1. <i>ensure the protection and enhancement of the margins of water bodies: and</i> 2. <i>maintain the diversity, quality and quantity of any resources valued for mahinga kai through protection or restoration.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.15.</p>
<p>SUB-P10: Esplanade reserves and esplanade strips</p> <p><i>Provide for the creation of esplanade reserves or esplanade strips in areas where there is an actual or potential benefit for access, recreation, conservation or natural hazard mitigation by:</i></p> <ol style="list-style-type: none"> 1. <i>identifying water bodies where such reserves or strips will be provided, regardless of subdivision site size;</i> 2. <i>recognising that provision of other areas that provide public benefit will be desirable; and</i> 3. <i>providing for minimum site sizes to be calculated as if any esplanade reserve resulting from the subdivision was part of the overall subdivision area.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.15</p>
Residential	
<p>RESZ-O1: Residential growth, location and timing</p> <p><i>Sustainable residential growth that:</i></p> <ol style="list-style-type: none"> 1. <i>provides more housing in appropriate locations in a timely manner according to growth needs;</i> 2. <i>is responsive to community and district needs; and</i> 3. <i>enables new development, as well as redevelopment of existing Residential Zones.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.18.</p>
<p>RESZ-O2: Residential sustainability</p> <p><i>Efficient and sustainable use of residential land and infrastructure is provided through appropriate location of development and its design.</i></p>	<p>Consistent</p> <p>Refer to Section 9.10.18.</p>
<p>RESZ-O3: Residential form, scale, design and amenity values</p> <p><i>A form, scale and design of development that:</i></p> <ol style="list-style-type: none"> 1. <i>achieves a good quality residential environment that is attractive and functional;</i> 2. <i>supports community health, safety and well-being;</i> 3. <i>maintains differences between zones; and</i> 4. <i>manages adverse effects on the surrounding environment.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.18.</p>

<p>RESZ-O4: Non-residential activities</p> <p><i>Small-scale non-residential activities that take place in residential areas support the function of local communities.</i></p>	<p>Not Applicable</p> <p>The Proposal does not involve the establishment of small-scale non-residential activities on the residential lots.</p>
<p>RESZ-O5: Housing choice</p> <p><i>Residential Zones provide for the needs of the community through:</i></p> <ol style="list-style-type: none"> 1. <i>a range of residential unit types; and</i> 2. <i>a variety of residential unit densities.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.18.</p>
<p>RESZ-P1: Design of development</p> <p><i>New development in residential areas is well designed and laid out, including by:</i></p> <ol style="list-style-type: none"> 1. <i>ensuring that the bulk, scale and location of buildings on sites is consistent with the environment anticipated for the zone, and that impacts in relation to dominance, privacy and shadowing are minimised, while recognising the ability for larger sites in the General Residential Zone and Medium Density Residential Zone to absorb greater height;</i> 2. <i>ensuring that the combination of buildings, paved surface, and landscaped permeable surface coverage retain a landscaped component for residential sites and provide opportunity for on-site stormwater infiltration, and where this is reduced that it is offset by suitable planting, other green surface treatment, and stormwater attenuation;</i> 3. <i>maintaining streetscapes in Residential Zones where garaging and buildings are set back from the street, and where these setbacks are reduced, that sufficient space is still available for vehicle manoeuvring and impacts of dominance on the streetscape are minimised;</i> 4. <i>facilitating passive surveillance and active residential frontages through controls on glazing, avoidance of blank facades, provision of habitable rooms and front door entrances to residential units facing the street, and consider modification of those controls only where other active design features such as verandas are incorporated;</i> 5. <i>minimising the adverse impact of high fences on streetscape character and public safety; and</i> 6. <i>ensuring that residential activities are provided with sufficient on-site outdoor living space for residents through access to outdoor living space that is complements the housing typology, or where not directly provided, take into account alternative arrangements for open space (either within the site or within close proximity to the site).</i> 	<p>Consistent</p> <p>Refer to Section 9.10.18.</p>

RESZ-P2: Multi-unit residential development

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

- 1. ensuring that the development provides for active and passive engagement with the street at ground level, or where this is not provided that there are alternative design features that promote interaction;*
- 2. ensuring that outdoor storage is integrated with the development to avoid adverse visual effects on the streetscape;*
- 3. considering the context and character of the surrounding area and the extent to which it complements surrounding residential development;*
- 4. ensuring that the development maintains or enhances amenity values and public safety by addressing the street, and where relevant, other areas of public open space;*
- 5. minimising visual bulk of development through articulation of facades, using a variety of materials, and providing for a human scale to multi-storey buildings;*
- 6. incorporating open space into the design that encourages interaction of people within developments, as well as the use of landscaping features to soften built form and provide for external and internal amenity value, including encouraging the retention of mature trees;*
- 7. providing for vehicle and pedestrian access in a manner that recognises public safety, and a pedestrian entrance that is obvious and accessible;*
- 8. clearly demarcating public and private space, in particular where this faces the street, while continuing to provide for visual interaction; and*
- 9. encouraging variation in residential unit sizes within a development to support housing choice.*

Consistent

Refer to Section 9.10.18

RESZ-P3: Safety and well-being

Provide for safety and well-being by:

- 1. taking into account the following CPTED principles in the design of structures, residential units, outdoor areas and public open spaces:*
 - a. access – safe movement and connections;*
 - b. surveillance and sightlines – see and be seen;*
 - c. layout - clear and logical orientation;*
 - d. activity mix – eyes on the street;*
 - e. sense of ownership – showing a space is cared for;*
 - f. quality environments - well designed, managed and maintained environments;*
 - g. physical protection – using active security measures; and*
- 2. providing for peaceful and pleasant living environments which enable limited opportunities for signs, appropriately manage the impacts of on-site traffic generation to minimise impacts on neighbouring properties and road networks, and minimise adverse effects of noise and light, particularly in night time hours.*

Consistent

Refer to Section 9.10.18.

<p>RESZ-P4: Sustainable design</p> <p><i>In relation to design of buildings in Residential Zones, encourage and advocate for:</i></p> <ol style="list-style-type: none"> 1. <i>minimisation of energy and water use, and the use of low impact design such as optimal site layout, passive solar design, solar power and water heating, and rainwater collection, detention and use; and</i> 2. <i>universal design which provides for all stages of life development, size, and abilities, in particular in relation to retirement village living and minor residential units.</i> 	<p>Consistent</p> <p>The Proposal will deliver residential allotments of a size, dimension and orientation that will provide the opportunity for purchasers to implement sustainable building design measures.</p>
<p>RESZ-P5: Residential Commercial Precinct</p>	<p>Not Applicable</p> <p>The Site is not located within the Residential Commercial Precinct.</p>
<p>RESZ-P6: Non-residential activities</p> <p><i>Non-residential activities are provided for in a manner that:</i></p> <ol style="list-style-type: none"> 1. <i>avoids, or where appropriate remedies or mitigates, actual and potential adverse effects from structures, signs, glare, noise and hazardous substances, including controls on timing or duration of activities;</i> 2. <i>ensures that the scale of the activity does not significantly impact on the amenity values of adjoining residential activities, including their pleasantness and aesthetic coherence; and</i> 3. <i>recognise that the following non-residential activities serve a benefit to the surrounding community and are provided for, subject to appropriate management of their effects:</i> <ol style="list-style-type: none"> a. <i>community facilities;</i> b. <i>educational facilities; and</i> c. <i>childcare facilities.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.18.</p>
<p>RESZ-P7: Commercial activity in the General Residential and Medium Density Residential Zones</p> <p><i>Except in the Residential Commercial Precinct, only provide for commercial activities or upgrades to lawfully established commercial activity in the General Residential and Medium Density Residential Zones that:</i></p> <ol style="list-style-type: none"> 1. <i>are of a scale that is ancillary to residential use; or</i> 2. <i>provide a public health benefit and need to be readily accessible within a residential zone, while maintaining residential amenity values through residential scale and design; or</i> 3. <i>are established commercial activity that minimises impacts on residential amenity values, including through controls on operating hours, traffic, signs, noise, glare and light spill; and</i> 4. <i>do not give rise to significant adverse distributional or urban form effects on key activity centres or townships due to the scale of the activity.</i> 	<p>Not Applicable</p> <p>Development of the future commercial lot (Lot 1500) will be the subject of a separate resource consent process once design and tenancy mix has been determined. Regardless, the lot is of a size and location commensurate with commercial activity that is ancillary to residential use and aligned with the NER-ODP.</p>

<p>RESZ-P8: Housing choice</p> <p><i>Enable a range of residential unit types, sizes and densities where:</i></p> <ol style="list-style-type: none"> 1. <i>good urban design outcomes are achieved; and</i> 2. <i>development integrates with surrounding residential areas and infrastructure.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.18.</p>
<p>RESZ-P9: Commercial activity in the Settlement Zone</p>	<p>Not Applicable</p> <p>The Proposal is not located in the Settlement Zone.</p>
<p>RESZ-P10: Retirement villages</p>	<p>Not Applicable</p> <p>The Proposal does not involve the establishment of Retirement villages.</p>
<p>RESZ-P11: Minor residential units</p>	<p>Consistent</p> <p>While the Proposal does not provide for minor residential units, it does not prevent their development.</p>
<p>RESZ-P12: Outline development plans</p> <p><i>Use and development of land subject to an ODP shall:</i></p> <ol style="list-style-type: none"> 1. <i>be in accordance with the development requirements and fixed and flexible elements in the relevant ODP, or otherwise delivers equivalent or better outcomes while achieving an efficient, effective and consolidated urban form, except relation to any interim use and development addressed in (3);</i> 2. <i>ensure that development:</i> <ol style="list-style-type: none"> a. <i>contributes to a strong sense of place, and a coherent, functional and safe neighbourhood;</i> b. <i>contributes to residential areas that comprise a diversity of housing types;</i> c. <i>retains and supports the relationship to, and where possible enhances, recreational, historic heritage and ecological features and values; and</i> d. <i>achieves a high level of visual and landscape amenity;</i> 3. <i>interim use and development of land subject to an ODP shall not compromise the timely implementation of, or outcomes sought by, the ODP.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.18.</p>
<p>RESZ-P13: Location of higher density development</p> <p><i>Locate higher density housing to support and have ready access to:</i></p> <ol style="list-style-type: none"> 1. <i>commercial business areas, community facilities and open space; and</i> 2. <i>public transport and well-connected walkable communities.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.18.</p>

<p>RESZ P14: Development density</p> <p><i>Development densities for new Development Areas and Large Lot Residential Zone Overlays shall be as follows:</i></p> <p><i>1. in new Development Areas, achieve a minimum net density of 15 households per ha averaged across the whole of the residential Development Area within the relevant ODP, unless there are demonstrated constraints then no less than 12 households per ha.</i></p>	<p>Partly Consistent</p> <p>Refer to Section 9.10.18.</p> <p>The Site has demonstrated constraints (i.e. heritage resource and overland flow paths) that justify a development density of approximately 13.2hh/ha.</p>
<p>Medium Density Residential Zone</p>	
<p>MRZ-O1: Provision of medium density housing</p> <p><i>A higher density suburban residential zone located close to amenities with a range of housing typologies providing for predominantly residential use.</i></p>	<p>Consistent</p> <p>Refer to Section 9.10.19.</p>
<p>MRZ-P1: Residential character</p> <p><i>Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone, which provides for:</i></p> <ol style="list-style-type: none"> <i>1. higher density living in areas with better access for walking to parks, main centres or local commercial centres;</i> <i>2. multi-unit redevelopment opportunities through flexible development controls and encouragement for multi-site redevelopment;</i> <i>3. high quality building and landscape design for multi-unit residential development with appropriate streetscape landscaping and positive contribution to streetscape character;</i> <i>4. provides for a peaceful residential environment, in particular minimising the adverse effects of night time noise and outdoor lighting, and limited signs;</i> <i>5. appropriate internal amenity within sites;</i> <i>6. a mix of detached, semi-detached and multi-unit living;</i> <i>7. small-scale commercial, or community-based activities, that service the local community, and home businesses; and</i> <i>8. a wider range of home business-based commercial activity in the Residential Commercial Precinct adjacent to Rangiora Town Centre.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.19.</p>
<p>Local Centre Zone</p>	
<p>LCZ-O1: Local Centre Zone activities</p> <p><i>Local Centres:</i></p> <ol style="list-style-type: none"> <i>1. are the focal point for a range of commercial, community and service activities at a smaller scale than Town Centres to provide for the daily/weekly shopping needs of the local residential or nearby rural area, including enabling a range of convenience activities;</i> <i>2. activities do not adversely affect the role and function of Town Centres; and</i> <i>3. amenity values are managed within the zone and at the interface with adjacent residential zones.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.20</p>

<p>LCZ-P1: Design and integration</p> <p><i>Within Local Centres:</i></p> <ol style="list-style-type: none"> <i>enable commercial, community, convenience and service activities that provide for the daily/weekly shopping needs of the local residential or nearby rural catchment and do not adversely affect the role and function of Town Centres, nor undermine investment in their public amenities and facilities;</i> <i>enable a range of Local Centres which, excluding the Woodend Local Centre, generally comprise 1,000m² to 4,000m² total floor space and up to 15 shops with a maximum retail tenancy of 350m² GFA;</i> <i>ensure Local Centres are integrated into the transport system to promote efficient safe and accessible modal choice, and manage adverse effects on the operation of the transport system; and</i> <i>adverse amenity effects are managed within the zone and at the interface with neighbouring more sensitive zones.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.20</p>
<p>North East Rangiora Development Area</p>	
<p>DEV-NER-O1: Development Area</p> <p><i>North East Rangiora Development Area contributes to achieving feasible development capacity for residential activities.</i></p>	<p>Consistent</p> <p>Refer to Section 9.10.17</p>
<p>DEV-NER-P1: Future urban development</p> <p><i>Provide for future urban development in a Development Area (in accordance with DEV-NER-APP1 - North East Outline Development Plan) through a certification process by the Chief Executive Officer or their delegate when:</i></p> <ol style="list-style-type: none"> <i>the development will provide additional residential capacity to help achieve or exceed the projected total residential demand as identified in UFD-O1 (for the medium term);</i> <i>water supply, wastewater and stormwater infrastructure capacity is sufficient to support the proposed development; and</i> <i>an agreement is in place between the District Council and the developer on the method, timing and funding of any necessary water supply, wastewater and stormwater infrastructure, open space and transportation infrastructure.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.17</p>
<p>DEV-NER-P2: Subdivision and activities</p> <p><i>Only allow subdivision and activities where:</i></p> <ol style="list-style-type: none"> <i>after certification by the Chief Executive Officer or their delegate, it is in accordance with the objectives, policies and rules of the Medium Density Residential Zone, Local Centre Zone and the relevant District wide provisions; and</i> <i>prior to certification by the Chief Executive Officer or their delegate, it will not undermine or inhibit the future development of the Development Area as per the North East Rangiora Outline Development Plan.</i> 	<p>Consistent</p> <p>Refer to Section 9.10.17</p>