

APPENDIX FOUR

RELEVANT PROPOSED DISTRICT PLAN OBJECTIVES AND POLICIES

UFD-13 - The district develops in a cohesive, compact and structured way that:

- 1. maintains a compact urban form that provides for connected, liveable communities;**
- 2. manages impacts on the natural and cultural environment;**
- 3. recognises the relationship of tangata whenua with their culture, traditions, ancestral lands, waterbodies, sites, areas and landscapes and other taonga of significance;**
- 4. enables greater productivity and economic growth;**
- 5. enables greater social and cultural vitality;**
- 6. takes into account the short, medium and long-term potential impacts of climate change and the associated uncertainty;**
- 7. utilises existing infrastructure and/or can be efficiently serviced with new infrastructure; and**
- 8. meets the community's short, medium and long-term housing and industrial needs.**

UFD-15 - A variety of housing types, sizes and tenures are available across the district in quality living environments to meet the community's diverse social and economic housing needs in the following locations:

- 1. suburban housing forms in established residential neighbourhoods;...**

UFD-19 - Urban environments are liveable, connected, accessible, safe and well-designed spaces for the community to live, work and play, which:...

- 2. recognise the local context and character of an area...**
- 7. are adequately serviced by utilising and/or upgrading existing infrastructure or with new infrastructure.**

TRAN-03 - Activities generate a type or level of traffic that is compatible with the local road transport network they obtain access to and from.

TRAN-P9 - Ensure that on-site parking for activities in centres is located appropriately having regard to:...

- 2. allowing ease of movement within, to and from the activity for a variety of users;...**
and
- 4. impacts on streetscape and amenity.**

TRAN-P13 - Require that activities provide for the safe and efficient movement of vehicles on-site, onto and along the road transport network by:

- 1. providing appropriately designed and/or located vehicle access points, on-site parking,... driveways, manoeuvring space and queuing space to reduce disruption to traffic flow, driver distraction and road congestion;...**

TRAN-P14 - Ensure that activities do not constrain or compromise the safe and efficient operation of the road transport network by:

1. minimising conflict between vehicles, pedestrians and cyclists;... and
3. managing adverse cumulative effects.

TRAN-P17 - Ensure the type and level of traffic using the road transport network is appropriate by:... 3. avoiding, remedying or mitigating adverse amenity, character, safety and cumulative effects.

TRAN-P19 - Require activities that generate vehicle trips associated with construction to minimise any adverse traffic effects having regard to:

1. the types of vehicles serving the site, their frequency, the time of vehicle movement and anticipated traffic generation;
2. the duration of the traffic generation and the extent to which it creates adverse amenity effects and/or sleep disturbances for surrounding sensitive activities;
3. the capacity of the site and adjoining roads to accommodate parking for workers associated with the construction work;
4. any potential adverse effects on the safety and efficiency of the transport network; and/or
5. the outcomes or recommendations of a Construction Traffic Management Plan undertaken by a suitably qualified traffic specialist.

NH-01 - The risks associated with natural hazards and their impact on people, property and the environment are recognised and avoided or mitigated, including the likely long-term effects of climate change.

NH-02 - Activities do not create new or exacerbate existing natural hazards.

NH-03 - Activities are designed and located to minimise exposure to risk of damage from natural hazards.

NH-P2 - Manage the activities that can occur in identified natural hazard areas, or areas which have significant potential to be affected by a natural hazard, including:

1. building activities;
2. earthworks;
3. subdivision;

SUB-01 - Subdivision results in the efficient use of land and achieves patterns of development which deliver good quality community environments that are compatible with the role, function and predominant character of each zone.

SUB-02 - Subdivision is designed to avoid, remedy or mitigate adverse effects on the environment and occurs in a sequenced and coherent manner that:

1. responds positively to the site's physical characteristics and context;
2. is accessible, connected and integrated with the surrounding neighbourhoods;
3. contributes to the local character and sense of place;
4. recognises the value of natural systems in sustainable stormwater management and water sensitive design...

SUB-03 - Infrastructure is planned to service proposed subdivision and development and to connect with the wider infrastructure network in an

integrated, efficient, coordinated and future-proofed manner and is provided at the time of subdivision.

SUB-P1 - Allow subdivision that results in the efficient use of land, provides for the needs of the community and supports the policies of the District Plan for the applicable zones, where subdivision design:

1. reflects patterns of development that are compatible with, and reinforce the role, function and predominant character of the zone;
2. maintains the integrity of the zone with lot sizes sufficient to accommodate intended land uses;... and
6. in the... Residential... zones, incorporates sufficient space for on-site stormwater disposal....

SUB-P3 - Manage significant risks from natural hazards by restricting subdivision that:

1. creates new or exacerbates existing natural hazards including coastal hazards, erosion, slippage, subsidence, falling debris or flooding; or
2. results in adverse effects on the stability of land and buildings; and
3. does not provide safe, flood free and stable building platforms at the time of subdivision.

SUB-P4 - Require infrastructure to be provided in an integrated and comprehensive manner by:

1. demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure; and
2. ensuring that the appropriate infrastructure for the subsequent use of the land is in place at the time of subdivision or development; and
3. requiring connections to Council's reticulated systems in urban areas; or
4. requiring appropriate on-site infrastructure to be provided at the time of subdivision.

SUB-P5 - Require efficient and sustainable stormwater control and disposal systems to be designed and installed at the time of subdivision that:...

2. mitigates the effects of development on-site using stormwater management areas to avoid inundation within the subdivision or on adjoining land...

SUB-P6 - Allow residential infill and residential subdivision that:

1. complements residential density, patterns of development or housing types that are suitable or anticipated for the zone; and
2. provides allotment size and shape that:
 - a. supports a range of housing types and sizes, which offers different housing choices
 - b. allows sufficient sunlight to living and outdoor spaces, and enables on-site amenity and privacy....

SUB-P7 - Allow subdivision in the Residential Zones that does not comply with the minimum lot design and parameters when:

1. the site size and configuration is appropriate for development intended by the zone; and
2. the subdivision design maintains residential character and amenity; and
3. it can be demonstrated that it is consistent with the quality and types of development envisaged by Residential Zone Objectives and Policies and the Residential Design Guide.

GRZ-O1 - **The General Residential Zone is predominantly used for residential activities and characterised by residential housing.**

GRZ-O3 - A variety of housing types, sizes and tenures are available in different locations to respond to community needs, while also responding appropriately and sensitively to the context, character and amenity values of the surrounding neighbourhood.

GRZ-P1 - Allow activities that are compatible with the role, function and predominant character of the General Residential Zone, while ensuring their design, scale and intensity is appropriate, including:

21. residential activities;...

GRZ-P7 - Require the effects generated by activities to be of a type, scale and level that is appropriate for the General Residential Zone, including by:...

4. managing earthworks, subdivision and construction work;...

GRZ-P8 - Require that buildings reinforce the spacious qualities and characteristics of the residential setting and maintain residential amenity for surrounding properties and public places by:

1. designing buildings in general accordance with the Residential Design Guide;
2. ensuring that the siting, scale and appearance of the building is compatible with surrounding development patterns, neighbourhood character and/or the residential setting;
3. maintaining visual amenity with relatively low building heights and by controlling the placement of accessory buildings and garages in front yards;
4. providing outdoor living spaces and controlling building site coverage to create space between buildings;
5. increasing the opportunities for landscaping and permeable surface areas by limiting the amount of hard surfacing used;
6. retaining visually prominent trees, indigenous habitat and established landscaping that contribute to the amenity of the site and/or the neighbourhood and/or ecological connectivity; and
7. allowing passive surveillance of the street or public open space by minimising the use of high fences or walls on road boundaries.

GRZ-P9 - Ensure buildings achieve high-quality on-site amenity, having regard to:

1. whether buildings are designed in general accordance with the Residential Design Guide;
2. the extent to which a reasonable level of sunlight access and privacy is achieved;
3. the provision of sufficient separation distances between buildings to minimise adverse enclosure and dominance effects; and
4. the availability of private, outdoor living spaces of sufficient size to maintain amenity for residents.

GRZ-P10 - In addition to policy GRZ-P8, require new multi-unit developments to achieve high-quality on-site amenity as well as maintaining the amenity of surrounding properties and public places by:

1. designing and orientating buildings and providing landscaping to mitigate against adverse dominance, privacy and amenity impacts;

2. breaking down unarticulated, large blank facades into smaller elements through variations in facades, materials, roof form, building separation and/or other design elements;
3. providing insulation to minimise adverse noise effects between residential units (if attached) and road noise (if located next to state highways, arterial roads or railways); and
4. providing adequate storage space and utility and/or refuse areas to accommodate typical residential living requirements.

GRZ-P11 - Encourage living activities that are healthy, accessible and sustainable by:

1. using universal design to cater for people of all ages and abilities;
2. orientating buildings to maximise solar gain for natural light, warmth and moisture control;
3. incorporating innovative design to assist occupants in minimising energy and water consumption; and
4. providing small-scale on-site energy generation to meet the needs of occupants.