

Plan Change amendments

Amend policy UFD-P7 and principal reason UFD-PR1 as set out below:

UFD - Urban Form and Development

The National Planning Standards 2019 requires an urban form and development chapter. This is mandatory as this is where future growth planning and information required by National Policy Statement for Urban Development Capacity (NPS-UDC) will be placed.

Urban form includes the physical characteristics that make up built-up areas such as their shape, size, density and the configuration of settlements on them. Urban development refers to the different aspects of urbanisation, including:

- a. physical (land-use change such as urban sprawl and increase in artificial surfaces)
- geographical (population and employment concentration)
- economic (markets, agglomeration economies and knowledge spill overs)
- societal (social and cultural change).

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Policies

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UFD-P7	Provide for a comprehensive living environment
To provide for a comprehensive living environment <u>in the Ocean Ridge Development Area just west of Kaikōura Township.</u>	

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Principal Reasons

UFD-PR1	Infrastructure and natural effects on the environment
On-site sewage treatment and disposal has the potential to adversely affect groundwater quality. Wherever possible, it is preferable for urban developments to be serviced with a reticulated sewage treatment and disposal system, as such systems reduce the likelihood	

of sewage treatment and disposal adversely affecting ground water quality. Urban water supplies should also be serviced by a reticulated potable water supply that is adequate and reliable.

Parts of Kaikōura township and surrounding land have a high probability of being flooded from the Kowhai River and other streams in the Kaikōura Plains catchment. Other natural hazards prevalent in the District include the threat of coastal erosion or inundation in coastal areas, and seismic hazards. In order to reduce risks to life and property, it is important that urban development does not take place in areas at high risk of being affected by natural hazards. For flood hazard and inundation, low flood risk generally means land which is outside the risk areas as indicated on the flood hazard maps, or for areas not included in these maps, where the probability of a flood event is less than a 10% chance in 50 years (0.2% Annual Exceedance Probability). The risk from coastal erosion is low on land outside the Coastal Hazard Lines, as shown in the Regional Council's Proposed Regional Coastal Environment Plan.

To maintain the safety and efficiency of State Highway 1, urban development should be contained within defined settlements.

Any future growth of urban areas must take into account potential conflicts with nearby activities. The perceptions of people to the effects of surrounding land uses can vary considerably. For example, there may be concern regarding the potential for conflicts between residential activities in the rural area and traditional farming activities. The need to protect the amenities of existing and future residential areas from the potential adverse effects of some rural activities must be balanced against the need to enable farmers and other rural landowners to use their land.

Unplanned urban development between existing coastal settlements of the District has the potential to adversely affect the amenity of this environment as viewed from the State Highway.

Recognition of the Council's obligations in terms of the Treaty of Waitangi and the needs of Te Rūnanga o Ngāi Tahu is important in respect of urban growth. Te Rūnanga o Ngāi Tahu would like to see consideration of Te Rūnanga o Ngāi Tahu values in any future urban developments, through the adoption of Māori place names, planting of native species and provision of services which meet high water quality and waste disposal standards.

Provision has been made for a ~~comprehensive residential living environment~~ master-planned neighbourhood on 135 hectares of rolling hill country just west of Kaikōura Township between State Highway 1 and Green Lane/Ludstone Road. ~~Unlike Relative to the General Residential and Commercial Zones, the Ocean Ridge Comprehensive Development Area has specific controls on~~ uses a combination of rules, standards and an Outline Development Plan to manage the number, type, scale and location of houses,

which are to be developed in a setting of complemented by open space and native restoration plantings.

The Ocean Ridge ~~Comprehensive~~ Development Area is connected with Kaikōura Township in multiple ways, ~~being reliant on the town's services including being connected to the town's reticulated sewerage system, the transport network and other physical, social and cultural respects.~~ While also reliant to a greater extent on the town's businesses, the zone provides the opportunity for some commercial, community, educational and visitor accommodation activities ~~and other small-scale business such as a convenience store~~ to establish within the zone. The establishment of such activities ~~small-scale business~~ will be convenient for residents, ~~will~~ reduce the frequency that residents may need to travel into the township and ~~will~~ assist in fostering a sense of community.

A high degree of transport connectivity is also to be provided ~~between~~ through the Ocean Ridge Development Area ~~and the existing township,~~ including for active transport and micromobility modes ~~that of alternative transport to private motor vehicles.~~ Development of Ocean Ridge will also provide a new major roading connection between State Highway 1 and Green Lane, which will enhance the connectivity and resilience of the local transport network. In time the Ocean Ridge Development Area will form a natural outer extent for Kaikōura Township in this direction with the Kaikōura Golf Course and the Kowhai River forming the western barrier.